



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager 

DATE: September 15, 2022

SUBJECT: Issues Update

The following are issues related to the City for the weekly Issues Update. If there are additional items you believe should be included, please let me know.

Citizens Leadership Academy Stop at City Hall

On September 8, participants from the City/County Citizens Leadership Academy came to City Hall to learn about local government. After a tour of the historic building, they visited with Mayor Ali and City Manager Urich.



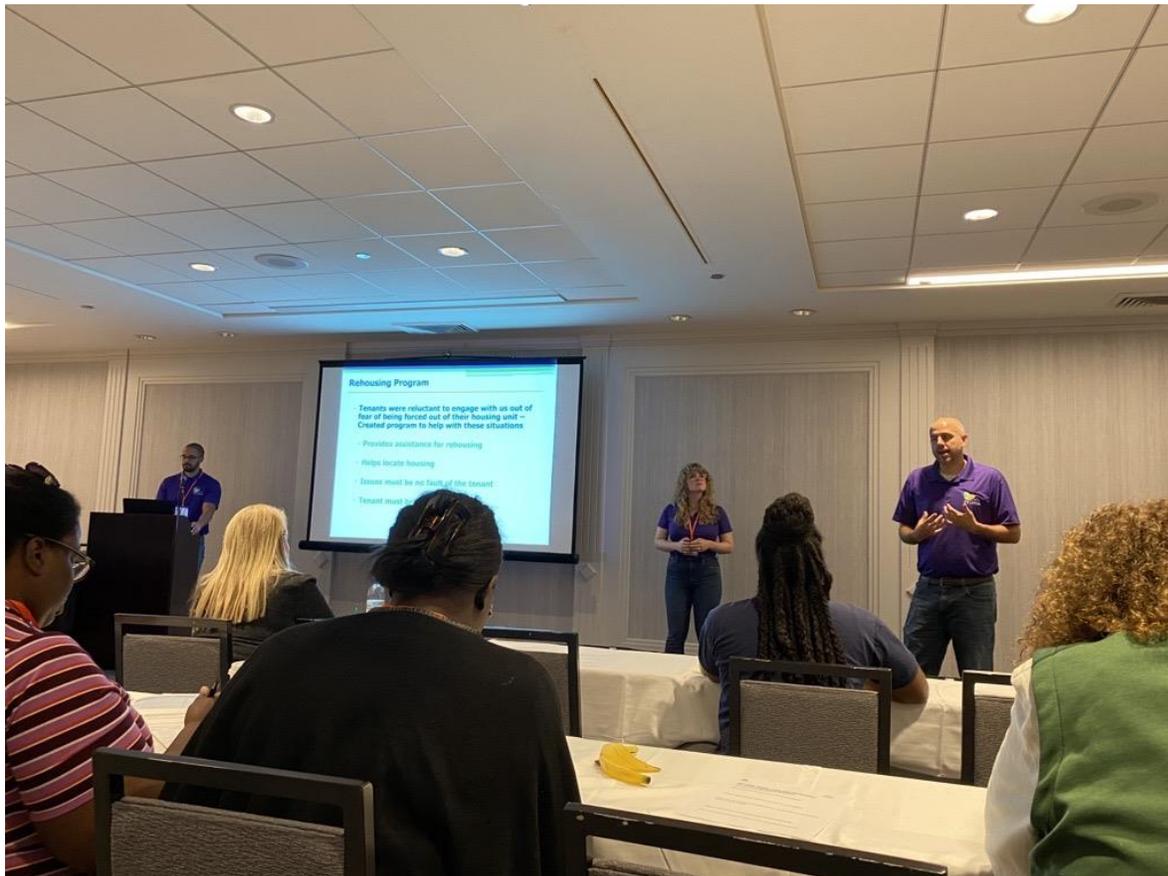
Community Development - 2022 Reclaiming Vacant Properties Conference



From September 7th through the 9th, members of the Community Development staff attended the 2022 Reclaiming Vacant Properties Conference held in Chicago. Attendees from all over the nation learned about new strategies and revitalization practices to reclaim vacant, abandoned, and deteriorated properties as assets for community members.

Director Joe Dulin, Neighborhood Enhancement Coordinator Kaylee Drea, and Code Enforcement Manager Ashley Elias presented their strategic approach to code encouragement by transitioning from traditional code enforcement to community engagement and code encouragement to achieve long-term code compliance.

The Reclaiming Vacant Properties Conference is hosted by the Center for Community Progress, a national nonprofit resource for communities seeking to address the full cycle of property revitalization.



Community Development - 2022 Housing Rehabilitation Program Application Open

Applications are still open for the 2022 Housing Rehabilitation Program. Developed by the Community Development Department, this program provides a 50/50 matching grant with up to \$15,000 of assistance to property owners of single-family residential properties within Qualified Census Tracts (QCT) for exterior building and site improvements.

The purpose of the 2022 Housing Rehabilitation Program is to increase the owner-occupancy rate within the census tract, improve the outward appearance of homes, and increase property values.

To qualify for assistance, the homeowner must be located within a QCT and the total household income must be at or below 120% of the area median income by household size. Applicants must have homeowner's insurance, be current on their property taxes, cannot owe any fees or fines to the City of Peoria, and cannot have any environmental code violations.

To determine if a property is in a QCT, please visit www.appreciatepeoria.com and select "Qualifying Census Tracts" from the dropdown menu under "Neighborhoods" on the toolbar at the top of the page.

To view income qualification requirements, please visit the "Grants Management" section on the Community Development page at peoriagov.org. Go to the section titled "Applications & Forms". Alternatively, you can click on this link to apply:

<http://www.peoriagov.org/community-development/neighborhood-development-division/>

Applications, along with a brief training recording, are available at the above link. Applications will be accepted and reviewed until the funds are exhausted.

For more information, please contact Project Coordinator Lane Andrews at 309-494-8636 or landrews@peoriagov.org.

Community Development - Down Payment Assistance Program is still Accepting Applications

The 2022 Down Payment Assistance Program is still accepting applications. This program provides homebuyers within Qualifying Census Tracts (QCTs) down payment assistance of either \$5,000 or up to 10% of the purchase price of a single-family home purchase at or below \$125,000 with a primary mortgage.

Applications will be reviewed and funded on a first come, first served basis until the funds are exhausted. Applications may be found at www.appreciatepeoria.com/assistance.

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For more information, please contact the City of Peoria Land Bank at (309) 494-8600 or landbank@peoriagov.org.

Peoria Police Department – New Recruit Officers



The Peoria Police Department would like to welcome its newest Recruit Officers who were recently sworn in with family and friends in attendance.

Peoria Police Department – Support the Special Olympics

Peoria Police Officers are setting up shop in local stores like Schnucks to sell cool merchandise for Special Olympics. They may show up at your neighborhood store soon.



Peoria Public Schools – Update from Superintendent Dr. Sharon Desmoulin-Kherat

Hispanic Heritage Month begins Thursday, September 15 and goes through Saturday, October 15. September 15 and 16 is Día de la Independencia for Mexico and many Latin American countries.

Spanish is the first language of approximately eight percent of Peoria Public School students. Our dual-language classrooms at Annie Jo Gordon Community Learning Center, Glen Oak Community Learning Center, Lincoln K-8, Whittier Primary School, and Valeska Hinton Early Childhood Education Center have a month of parades, activities, and events planned.

On Friday morning, September 16, preschool children at Valeska Hinton ECEC will have a parade outside the building wearing costumes reflective of their families' heritage.

Glen Oak Community Learning Center teachers are using Hispanic Heritage Month to sharpen students' research skills. The school library will be decorated with flags of Spanish-speaking countries and posters of famous Latinos from sports, science, the arts, and history, giving students a wide range of choices for their research reports.

Classroom doors throughout the district will be decorated for Hispanic Heritage Month with winning classrooms celebrating with pizza parties and out-of-uniform days.

There are advantages to living in two languages! Research shows that children who learn two languages at an early age gain significant cognitive advantages. The ability to think, read and communicate in two or more languages literally improves their cognitive functioning, enabling them to more easily understand complex ideas introduced in other areas like math and science. Learning two languages gives children more awareness of the global world and builds empathy. According to PPS Director of Multicultural and Bilingual Programs, Anna Rose, research even points to lifelong multi-lingual abilities as a deterrent to age-related cognitive declines such as Alzheimer's Disease.

Of course, many PPS schools with dual-language classes will celebrate Hispanic Heritage Month with potluck meals featuring delicious, authentic food from Mexico and other countries. This is what our students, parents, and staff members look forward to – regardless of their background – the joy of celebrating each other's vibrant, colorful heritage.

With Gratitude,



Issues Update
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Code Violation Docket

- Please see attached

Community Development Weekly Report

- Please see attached

Inspector	Docket No.	Property Owner(s)	Property Address
AW	22-CV-17610	JOSHUA TREE HOLDINGS LLC	721 E ILLINOIS AVE
AW	22-CV-17611	JOSHUA TREE HOLDINGS LLC	721 E ILLINOIS AVE
AW	22-CV-17636	JAY JULIUS RAND	1610 N INDIANA AVE
AW	22-CV-17638	REJUVENATE PEORIA LLC	401 E RAVINE AVE
AW	22-CV-17639	JOHN UNZICKER	1713 N MISSOURI AVE
AW	22-CV-17640	KRISTIN CARUSO	306 E RAVINE AVE
AW	22-CV-17641	TIMOTHY BOLLIS	1706 N MISSOURI AVE
AW	22-CV-17658	LYNDA BECKWITH	726 E ILLINOIS AVE
BE	22-CV-17593	RASHAD KATTOM	515 W LOUCKS AVE
BE	22-CV-17655	NINEMAV LLC	1116 W NEBRASKA AVE
CT	22-CV-17569	D J MEYERS	2115 W ANTOINETTE ST
DF	22-CV-17602	CHRISTINE PORTER	1510 NE MADISON AVE
DF	22-CV-17604	JAY JULIUS RAND	503 CORNHILL ST
DF	22-CV-17606	SEAN MCPARTLAN	613 VORIS ST
DF	22-CV-17614	KENT JONES & ARA JONES	109 ABINGTON ST
DF	22-CV-17633	IGNACIO ARREGUIN	1112 NE MADISON AVE
DF	22-CV-17635	RHEA & JIYA INVESTMENTS LLC	616 MORTON ST
DF	22-CV-17643	JAY JULIUS RAND	503 CORNHILL ST
DF	22-CV-17682	ZEEBOORIS LLC	1602 NE JEFFERSON AVE
DH	22-CV-15863	SAM MACH	1106 N FRINK ST
DH	22-CV-17580	SHANNON LAMIE	1215 N FRINK ST
DH	22-CV-17581	SILVIA GONZALEZ & FELIPE SANCHEZ RECINOS	1207 N FRINK ST
DH	22-CV-17583	MILTON SMITH ABBY LIPPER	1100 N GLENWOOD AVE
DH	22-CV-17587	VIP INVESTMENTS OF PEORIA LLC	1105 N GARFIELD AVE
DH	22-CV-17588	DAVID FEHR	1107 N GARFIELD AVE
DH	22-CV-17589	TAM VAN NYUGEN	1111 N GARFIELD AVE
DH	22-CV-17590	AMANDA JUNEMAN	1121 N FRINK ST
DH	22-CV-17631	COTTEN REAL ESTATE LLC OF PEORIA	1424 N SHERIDAN RD
DH	22-CV-17632	RAJENDHAR UDDAVOLU	1211 N UNDERHILL ST
DS	22-CV-17585	ROBERT MONROE	3408 N STERLING AVE
DS	22-CV-17616	SHARON GILE	3313 W PARKRIDGE DR
DS	22-CV-17617	CHRISTOPHER HALLOR	1800 W FORREST HILL AVE
DS	22-CV-17620	MAI DAO	3634 N GALE AVE
DS	22-CV-17671	AZZE SANANY	3026 N GALE AVE
JR	22-CV-17565	D J MEYERS	703 FAIRHOLM AVE
JR	22-CV-17600	SHERRCE MCGHEE & TINA MILLER WOODS	302 NE LAKE VIEW AVE
JR	22-CV-17625	ALFONSO OCAMPO	519 HARVARD ST
JR	22-CV-17626	MICHELLE GULLETTE	5419 N SHERWOOD AVE
JR	22-CV-17627	MC DAVIS PROPERTIES LLC	414 W BIRCHWOOD AVE
JR	22-CV-17629	OLIVIA DYE	2305 NE MADISON AVE
JS	22-CV-17607	JOSHUA TREE HOLDINGS LLC	721 E ILLINOIS AVE
JS	22-CV-17678	XIAOMEI FENG CASTRO	1003 W COLUMBIA TER
KW	22-CV-17654	JENNIFER MIRAMONTES	820 NE MADISON AVE
MH	22-CV-17568	JEFFREY LOCKE, ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS	610 W FORREST HILL AVE
MH	22-CV-17574	SUNDAY DAVIS	1205 W MCCLURE AVE
MH	22-CV-17595	ZACHARY JONES	2113 N BROADWAY ST
MH	22-CV-17613	PROVIDENCE ASSETS LLC	1108 W RICE ST
MH	22-CV-17621	DAKOTA HEFNER & ASHLEY CLARK	723 W MEADOWS PL
MH	22-CV-17622	RHEA & JIYA INVESTMENTS LLC	1020 W WILLCOX AVE
MH	22-CV-17623	ELIZABETH VOSS & ANDREW VOSS	1508 W FORREST HILL AVE

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
MH	22-CV-17624	MARIAH RIGGENBACH	1325 W GIFT AVE
MH	22-CV-17657	RHEA & JIYA INVESTMENTS LLC	1013 W MCCLURE AVE
MH	22-CV-17675	RHEA & JIYA INVESTMENTS LLC	1020 W WILLCOX AVE
MH	22-CV-17676	LYNNE ANN DAVIS-JOHNSON	1919 N MILTON CT
MH	22-CV-17677	ISAAC CRUMRINE	1916 N MILTON CT
NR	22-CV-17570	DAVID RILEY & JEQUINTEY MCLAURIN	5833 N MACKINAC DR
NR	22-CV-17573	THE ESTATE OF RUTH STINSON	5809 W BROOKMERE ST
NR	22-CV-17630	SUZANNE MEYER	106 E OAK PARK DR
NR	22-CV-17662	ROBERTA CARTER	5715 N UNIVERSITY ST
NR	22-CV-17665	NICHOLAS HAMBY	5424 N SHERWOOD AVE
NR	22-CV-17667	JEANNE YEAGLE	4227 N WYCLIFFE RD
RF	22-CV-17644	JOSHUA TREE ASSOCIATES LLC	1301 S LIVINGSTON ST
RF	22-CV-17672	TONI-LYNN BENNETT	1923 W LINCOLN AVE
RF	22-CV-17681	KATRINA GARNER	1719 S FARADAY AVE
SD	22-CV-16634	RHEA & JIYA INVESTMENTS LLC	1810 NORTH MARYLAND AVENUE
TW	22-CV-17584	TIMOTHY BEHM & CATHERINE BEHM	2111 N PROSPECT RD
TW	22-CV-17651	SHORT LLC	1405 E ROUSE AVE
TW	22-CV-17652	MARK SHORT	1407 E TRIPP AVE
TW	22-CV-17664	LINDA BASSETT	817 E VIRGINIA AVE

Date: 9/14/2022

This summary document is produced on a weekly basis. It is used as an agenda for the City Development Review Board and as a transparency tool to allow the public to be aware of development in Peoria.

1. Summary Information

- **One Stop Shop** is held every Monday at 1:30 PM in City Hall. This is a free service for anyone who wants to discuss development with staff from various City departments, local utility companies, the Health Department, and CityLink.
- **Development Center Permits** can typically be issued immediately and/or do not require an extensive review period. These permits include most trade (electrical, plumbing, HVAC, etc.) permits, repair permits, new single-family residential construction, alteration/additions, and demolitions.
- Each permit application includes a self-reported value of the project. The **Total Value of Development (YTD)** is the sum of these reported values.

	This Week	YTD
One Stop Shop Customers	3	44
Development Center Permits Issued	42	1,300
Total Value of Development	\$ 934,314	\$ 108,338,066

2. Development Review Board Projects

- The **Development Review Board** is a group of City staff, local utility representatives, and other local government agencies that review and comment on more complex development applications and cases that are required to go to a public hearing.
- Items listed below with the prefixes HPC, PZC or ZBA in the first column are considered **Plans**. **Plans** are development applications that require multiple departments to review for compliance and include a public hearing before a City Commission; in some cases, **Plans** may also require a final decision by the City Council.
- All other items listed below are **Building Permits**. **Building Permits** are development applications that require multiple departments to review for compliance but do not require a public hearing or City Council review.
- The **Staff Assigned** to each item is the primary contact person for any inquires.

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
COM-6003-2022	10811 N Knoxville Ave	Commercial Alteration	Int. & Ext. Alt. – St. Jude Catholic Church (Phase 2)	5	BE
COM-6009-2022	6120 N Northmoor Ct	Commercial Alteration	Cell Tower Upgrade – Verizon	5	BE
COM-6010-2022	4614 N University St	Commercial Alteration	Cell Tower Upgrade – AT&T	3	KW
COM-6023-2022	1519 W Martin St	Commercial Accessory Structure	Pavilion - Build Peoria	1	JN
COM-6044-2022	4114 N Brandywine Dr	Commercial Alteration	Fun Zone Addition – Pizza Ranch	2	KW

COM-6048-2022	435 S Western Ave	Commercial Alteration	Cell Tower Upgrade – Verizon	1	JN
COM-6051-2022	7301 N Allen Rd	Commercial Alteration	Int. & Ext. Alt. – Lexus of Peoria	5	BE
RES-6000-2022	2404 W Miners Dr	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6030-2022	11230 N Greenview Ln	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6040-2022	4422 N Nelson Dr	Solar Voltaic	Roof Mounted Solar	2	KW
PZ-1069-2022	7620 N State Route 91	Special Use	Adult Cannabis Dispensary	4	JN

Additional Activity

- These projects are not subject to review by the Development Review Board.

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
SIGN-6001-2022	4513 N Sterling Ave	Permanent Sign	Sign Package – Crumbl Cookies	4	JH
SIGN-6049-2022	3311 N Sterling Ave	Permanent Sign	1 Wall Sign – Levels	1	JN

3. Certificates of Occupancy Issued

- **Certificates of Occupancy** are issued after the work authorized by a permit has been inspected and substantially meets all applicable codes and regulations.

Address	Type	Business Name	Council District
-	-	-	-

4. Land Bank Activity

- The **City Land Bank** acquires properties to hold for future development, it transfers properties to new owners when possible, and it demolishes unsafe and abandoned structures to reduce blight in the community.

Properties Acquired			
Parcel Number	Address	Council District	Received Through
-	-	-	-

Properties Transferred to New Owner			
Parcel Number	Address	Council District	Transferred Through
14-34-180-006	2702 N Prospect Rd	3	Side Lot Program
18-04-206-008	1707 N Peoria Ave	3	Quit Claim Deed
18-04-206-009	1705 N Peoria Ave	3	Quit Claim Deed
18-04-208-013	1623 N Peoria Ave	3	Quit Claim Deed

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
18-08-326-036	1505 W Widenham St	1	Private - Emergency
18-07-479-032	2201 W Lincoln Ave	1	City - Planned
18-07-454-035	2333 W Lincoln Ave	1	City - Planned
14-18-403-015	5833 N Mackinac Dr	1	Private - Planned
18-08-357-024	1615 W Lincoln Ave	1	Private - Emergency
18-18-431-029	1531 S Easton Ave	1	Private - Emergency

5. Peoria City/County Health Department License Information

- The **Peoria City/County Health Department** licenses multiple types of food establishments. The information in this table is provided for informational purposes only.

Address	Business Name	Description	Council District
-	-	-	-

Community Development Department Contact Information

Staff who are typically assigned to manage development applications.

Leah Allison (LA)
Asst. Director of Com. Dev.
494-8667

Josh Naven (JN)
Senior Urban Planner
494-8657

Kerilyn Weick (KW)
Senior Urban Planner
494-8606

Julia Hertaus (JH)
Urban Planner
494-8649

Blake Eggleston (BE)
Urban Planner
494-8612

Rich Storm (RS)
Building Safety Manager
494-8632

Matt Ziller (MZ)
Building Inspector
494-8628

Craig Reid (CR)
Building Inspector
494-8925

Issac Garcia (IG)
Building Inspector
494-8921

David Miller (DM)
Electrical Inspector
494-8923