



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: September 22, 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.

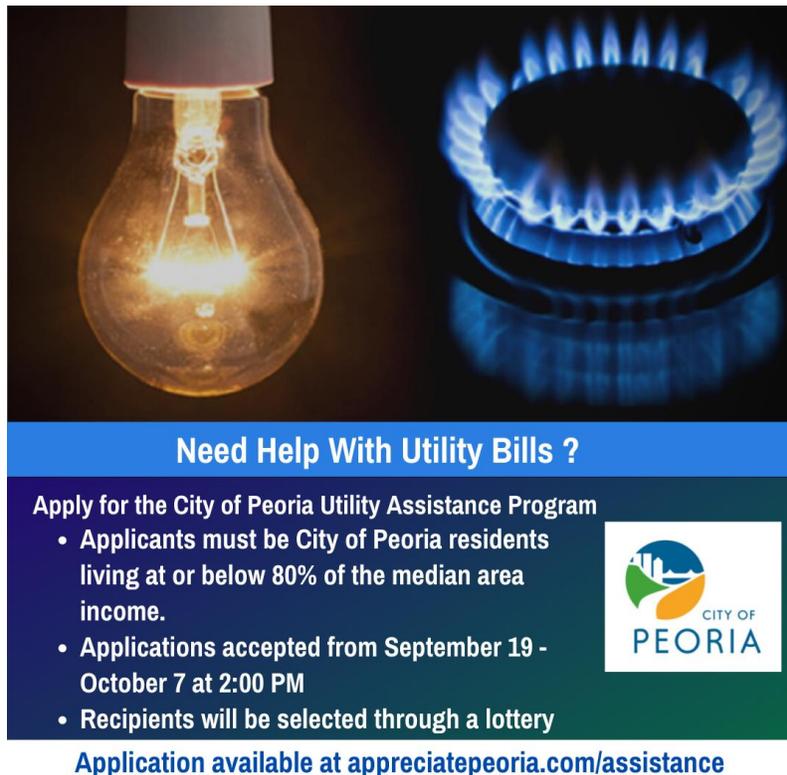
Community Development – Community Cleanup at Peoria Public Library/McClure Branch



The Community Development Department hosted a “pop-up” Community Cleanup at the McClure Branch of the Peoria Public Library on Wednesday, September 14th. Staff picked up over 25 bags of trash.

For more information on future community cleanup events, please contact Neighborhood Enhancement Coordinator Kaylee Drea at 309-494-8624 or kdrea@peoriagov.org.

Community Development - 2022 Utility Assistance Program Application Open



Need Help With Utility Bills ?

Apply for the City of Peoria Utility Assistance Program

- Applicants must be City of Peoria residents living at or below 80% of the median area income.
- Applications accepted from September 19 - October 7 at 2:00 PM
- Recipients will be selected through a lottery

Application available at [appreciatepeoria.com/assistance](https://www.appreciatepeoria.com/assistance)

On Monday, September 19, the City launched the Utility Assistance Program to provide financial relief to low-income renters and homeowners impacted by energy rate increases. A total of \$300,000 has been dedicated to the program to provide up to four consecutive months of payments for gas and electric bills. The City will make payments directly to Ameren Illinois. Residents who are currently enrolled in the Low-Income Home Energy Assistance Program (LIHEAP) are ineligible for this program. This program was funded through the federal American Rescue Plan Act.

Who qualifies for this program?

Applicants must be City of Peoria residents living at or below 80% of the median area income.

Annual household income limits are as follows:

- Household of 1 person = \$47,800 or less
- Households of 2 people = \$54,600 or less
- Households of 3 people = \$61,450 or less
- Households of 4 people = \$68,250 or less
- Households of 5 people = \$73,750 or less
- Households of 6 people = \$79, 200 or less

When is the application period?

The application period begins at 9:00 AM on Monday, September 19th, and ends at 2:00 PM on Friday, October 7th.

How do you apply?

- Online applications are available at <http://appreciatepeoria.com/assistance/>
- Paper applications are available at City Hall, 419 Fulton Street, Room 203, Monday through Friday from 8:00 AM – 12:00 PM. Questions may be directed to 309-494-8600.
- Training is available through an online video. The training session will be posted to www.appreciatepeoria.com/assistance on Monday, September 19th which will walk through the application process.

How will the City award the financial assistance?

An online lottery will be held on Tuesday, October 11th at 10:00 AM via GoToMeeting. To receive a link for this meeting, please contact grants@peoriagov.org. Applicants do not need to be present. The selected applicants will be contacted by City staff and a list of the selected applicants will be available at www.appreciatepeoria.com.

Peoria Fire Department -Hydrangeas, Junipers, and Chokeberries Oh, my!



The new landscaping has been planted and mulch has been spread. The scenery around Peoria Fire Central House is finally changing. Thank you to Darren Graves and the PeoriaCorps members for all their hard work in the heat and for helping to beautify our city.

PeoriaCorps at Fire Central

L-R Jayleen Green, Darren Graves,
Ricardo Nellem, and Erin Williams

Peoria Fire Department - SAFER Grant

Yesterday it was announced that the Peoria Fire Department was awarded the SAFER (Staffing for Adequate Fire and Emergency Response) grant. The SAFER grant was created to provide funding to fire departments and voluntary departments to help increase or maintain the number of trained “frontline” firefighters in their community. With this grant, the Fire Department can hire 11 firefighters. This has been the largest monetary grant awarded to the Fire Department since 2015.



Peoria Fire Department - CPAT

The Candidate Physical Abilities Test (CPAT) is currently underway. There are plenty of open gyms in the next coming months. If you know of anyone who would be a good fit for the Fire Department, please have them email our recruitment group at firecareer@peoriagov.org.

AED from AMT

The Peoria Fire Department extends its appreciation to AMT for the donation of a new AED (automated external defibrillator) machine. This machine is located in our lobby and is ready for



use. The old machine was donated over 6 years ago. Thank you to Josh Bradshaw and AMT for this generous donation that can save lives in our community.

Peoria Public Works – Wisconsin Avenue Rehabilitation Project

The City of Peoria Department of Public Works will be hosting on-street demonstrations for the Wisconsin Avenue Rehabilitation Project from 3-6 pm on Thursday, September 29. These demonstrations will be held on Wisconsin Avenue near the intersections of Gift and Arcadia avenues.

The City is requesting additional input from residents and property owners along the Wisconsin Avenue Corridor regarding the need for parking and the locations of sidewalks and a multi-use path. The proposed locations for a multi-use path and sidewalks will be marked to help visualize the improvements along the corridor.

At both locations, tents will be set up in the parking lanes with more information about the project. The public is welcome to visit either location and provide feedback about the project. Both locations will have the same information.

The goal of the Wisconsin Avenue Rehabilitation Project is to improve the roadway and provide better access for bicyclists and pedestrians. Currently, the pavement and sidewalks are in poor condition.

The Thursday, September 29 on-street demonstrations is the third meeting regarding proposed improvements along the Wisconsin Avenue Corridor. A walk audit with residents and neighborhood activists was held on May 17, and an informational public meeting presenting the design concepts from the walk audit was held on July 20.

Peoria Public Works - Glen Avenue Reconstruction Project Meeting – September 28

The City of Peoria Department of Public Works will host an informational public meeting regarding the Glen Avenue Reconstruction Project at 5 pm on Wednesday, Sept. 28 at Concordia Lutheran School, 2000 W. Glen Avenue. This construction project will impact residents and businesses along Glen Avenue between W War Memorial Drive and N University Street. Meeting attendees can learn about the construction sequence and schedule and have their questions answered by the project managers and engineers. If you are unable to attend the meeting, please contact Mandy Mooberry at mooberry@peoriagov.org.

Peoria Public Works - Citizens Leadership Academy

Citizens Leadership Academy participants visited the City of Peoria Department of Public Works on Tuesday, September 13 to learn about all the aspects of what it takes to plan, design, build, maintain, and operate public infrastructure throughout the City. The group engaged with Public Works Deputy Directors Andrea Klopfenstein and Sie Maroon and took a tour of the facilities.



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



Peoria High School’s Interact and Key Club hosted a successful Community Take Back Night last Wednesday, September 14th on the Peoria High School football field. Designed to change the narrative surrounding the school, a club of over sixty students led by the featured student leaders and faculty sponsor, Dana Sanders, coordinated a

Issues Update
September 22, 2022

night full of fun for the whole family. Attendees enjoyed local vendors, food trucks, face painting, bouncy houses, games, a dunk tank, and more. All proceeds were donated to the Carver Center. These young leaders exemplify the passionate and resilient spirit that moves Peoria Public Schools and our wider community forward.



With Gratitude,

A handwritten signature in black ink that reads "Sharon Desmarais". The signature is written in a cursive style.

Code Violation Docket for September 27

- Please see attached

Community Development Weekly Report

- Please see attached

Housing Docket for September 27

- Please see attached

Planning and Zoning Agenda

- Please see attached

Inspector	Docket No.	Property Owner(s)	Property Address
AA	22-CV-17716	PHILIP HAPPE	1306 W MARTIN ST
AA	22-CV-17717	PHILIP HAPPE	1308 W MARTIN ST
AA	22-CV-17718	NATIONWIDE COMMUNITY REVITALIZATION LLC	319 S WEBSTER ST
AA	22-CV-17719	DONTARIOUS JOHNSON	207 N CHARLTON ST
AA	22-CV-17720	DOLLIE PEYTON	1408 W BUTLER ST
AA	22-CV-17722	GLORIA DUFF	1801 W WIDENHAM ST
AA	22-CV-17725	AFFLUENCE INVESTMENTS LLC	1114 W FOURTH ST
AA	22-CV-17727	AFFLUENCE INVESTMENTS LLC	1116 W FOURTH ST
AA	22-CV-17728	FELIX ENTERPRISES LLC	1109 W LINCOLN AVE
AA	22-CV-17729	FRANZEN GIFTS INC	1003 W SMITH ST
AA	22-CV-17730	THE ESTATE OF JAMES LOBDELL	512 SW CENTER ST
AW	22-CV-17764	LDG PEORIA SW AVE IL LLC	137 S WESTERN AVE
AW	22-CV-17772	MARHES ENTERPRISES LLC	2408 N KNOXVILLE AVE
BE	22-CV-17707	FREDRIC NATHAN & BRANDON PARKER	312 W MCCLURE AVE
BE	22-CV-17746	MICHELLE GULLETTE	5419 N SHERWOOD AVE
BE	22-CV-17754	CENTRAL FIXTURE & PLATING COMPANY	215 W MCCLURE AVE
BE	22-CV-17766	FREDRIC NATHAN & BRANDON PARKER	312 W MCCLURE AVE
BE	22-CV-17769	BRIAN CRAMER, TINA ABBOTT, LITTLE BEE MILWAUKEE LLC	1011 W NEBRASKA AVE
DF	22-CV-17701	MIGUEL CISNEROS	2216 NE PERRY AVE
DF	22-CV-17702	ZEEBOORIS LLC	1602 NE JEFFERSON AVE
DF	22-CV-17732	GREGORY HIGHTOWER JR	818 NE MADISON AVE
DH	22-CV-17700	THOMAS KEANE SARAH KEANE	1417 N MACHIN AVE
DH	22-CV-17713	WILLIAM LIESSE	1518 W BARKER AVE
DH	22-CV-17740	PINSON HARDIN	1101 N GARFIELD AVE
DH	22-CV-17786	COOK ENTERPRISES LLC	625 W MAIN ST
DH	22-CV-17787	EQUITY AND HELP INC TRUST: 1118ORA606 TRUST	1118 N ORANGE ST
DM	22-CV-17714	DALE RAMSEY JR	3621 N MARBLEWAY DR
DS	22-CV-17426	WILLIAM HEAVER	1933 W FORREST HILL AVE
DS	22-CV-17765	TERESA ALWAN HENRI ALWAN	3108 N STERLING AVE
JR	22-CV-17685	MARTIN ZAVALA & CATALINA ZAVALA	632 PARK AVE
JR	22-CV-17690	COTTEN REAL ESTATE LLC OF PEORIA	538 HOMESTEAD AVE
JR	22-CV-17692	BTAX PROPERTIES LLC	3015 NE ADAMS ST
JR	22-CV-17696	STANISLAS ADJODHA	647 SPITZNAGLE AVE
JR	22-CV-17763	DAVID CHRISTOPHER	519 HOMESTEAD AVE
JR	22-CV-17779	STEVE'S MIDWEST RENTALS INC	608 PHELPS ST
JS	22-CV-17684	DUNLAP FALLS OWNER LLC	6700 N SUMMERSHADE CIR
JS	22-CV-17704	SUPERIOR HOME CAPITAL LLC	2417 N UNIVERSITY ST
JS	22-CV-17705	WOODLANDS APARTMENTS HOLDINGS LLC	3300 W WOODHILL LN
JS	22-CV-17706	C'EST ALLY SPA	10405 N CENTERWAY DR STE B
JS	22-CV-17733	GREGORY HIGHTOWER JR	818 NE MADISON AVE
JS	22-CV-17773	SANCTION COMMUNITY OUTREACH	1828 W MARTIN ST
JS	22-CV-17775	MIREYA MELLA	1101 E FRYE AVE
JS	22-CV-17776	JOSE HEREDIA	1102 NE MONROE ST
JS	22-CV-17777	Q & A REALTOR LLC	1103 E FRYE AVE
MH	22-CV-17691	SO SINCERE S CORP	1020 W MCCLURE AVE
MH	22-CV-17693	ZEEBOORIS LLC	1018 W MCCLURE AVE
MH	22-CV-17694	KEILA SHINKLE	2229 N SHERIDAN RD
MH	22-CV-17708	MARIAH RIGGENBACH	1325 W GIFT AVE
MH	22-CV-17709	ERIK SPONG AMY STARK	810 W MELBOURNE AVE
MH	22-CV-17737	SMALLPLEX INVESTMENTS LLC	905 W MACQUEEN AVE
MH	22-CV-17757	204GAL604 TRUST ATTN: EQUITY & HELP INC	2049 N GALE AVE

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
MH	22-CV-17758	SCOTT LEE SIMONSEN	923 W MCCLURE AVE
MH	22-CV-17759	LUCY ESPARAZA	1000 W MCCLURE AVE
MH	22-CV-17761	SFR3-040 LLC	814 W MEADOWS PL
MH	22-CV-17767	JR HOLDINGS 2022 LLC	1016 W MCCLURE AVE
MH	22-CV-17770	BRIAN CRAMER, TINA ABBOTT, LITTLE BEE MILWAUKEE LLC	1011 W NEBRASKA AVE
MH	22-CV-17771	GEORGETTE LIRA	1019 W HANSSLER PL
MH	22-CV-17780	JOHN THORSON & SUSAN THORSON	723 W MACQUEEN AVE
MH	22-CV-17781	WALTER CLARK	719 W MACQUEEN AVE
MH	22-CV-17782	JLM REAL ESTATE LLC	715 W MACQUEEN AVE
MH	22-CV-17783	HIRAM ANDRADES	716 W MACQUEEN AVE
MH	22-CV-17784	DENNIS BROWN	720 W MACQUEEN AVE
NR	22-CV-17745	LORI RIEGLER	7510 N OXFORD PL
RF	22-CV-17683	TROY MARTIN, SUSAN WILLIAMS, THE ESTATE OF LLOYD SCF	2307 W STARR ST
RF	22-CV-17723	OSCAR MORENO	2329 W MARQUETTE ST
RF	22-CV-17731	SO SINCERE S CORP	1530 S FARADAY AVE
RF	22-CV-17747	MICHAEL MCNARY	1316 S FARADAY AVE
RF	22-CV-17750	JOSHUA EMMER & KIMBERLY EMMER	1512 S FARADAY AVE
RF	22-CV-17751	EVELYN CRAMER	3208 W PROCTOR PL
RF	22-CV-17755	JOHN KING SR	2005 W MALONE AVE
TW	22-CV-17697	HAROLD FRANZEN & MARY FRANZEN	2204 N PROSPECT RD
TW	22-CV-17742	JASON YORDY	1015 E VIRGINIA AVE
TW	22-CV-17762	CATHARSIS HOLDINGS LLC	1015 E WILLCOX AVE
TW	22-CV-17788	ROBERT SMITH	1403 E PARIS AVE

WEEKLY DEVELOPMENT ACTIVITY REPORT

CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

Date: 9/21/2022

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	1	42
Development Center Permits Issued	48	1,366
Total Value of Development	\$ 1,271,587	\$ 110,023,719

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 inquiries.

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
COM-6064-2022	321 MAIN ST	Commercial Alteration	Int. Alt. – Beer Garden	2	KW
COM-6128-2022	7707 N KNOXVILLE AVE UNIT: SUITE 200	Commercial Alteration	Int. Alt. – Cullinan Properties	5	BE
COM-6137-2022	2415 W. PARK 74 DR	Commercial Accessory Structure	Cell Tower-Verizon	5	BE
COM-6082-2022	3133 N PROSPECT RD	Commercial Alteration	Int. Alt. – Event Space	3	KW
RES-6131-2022	5900 WEST EAGLECREEK DR	Solar Voltaic	Roof Mounted Solar	1	JN

**WEEKLY DEVELOPMENT ACTIVITY REPORT
CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT**

RES-6069-2022	4735 N NELSON DR	Solar Voltaic	Roof Mounted Solar	2	KW
RES-6083-2022	4504 N CAROLA CT	Solar Voltaic	Roof Mounted Solar	4	JH
RES-6078-2022	2927 W SCHOOL ST	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6135-2022	2830 W LAKE TRAIL CT	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6141-2022	2423 W WISWALL ST	Solar Voltaic	Roof Mounted Solar	1	JN
RES-6131-2022	5900 W EAGLECREEK DR	Solar Voltaic	Roof Mounted Solar	1	JN
RES-6148-2022	6209 N DEVONSHIRE DR	Solar Voltaic	Roof Mounted Solar	4	JH
RES-6156-2022	6219 N TEAL WOOD CIR	Solar Voltaic	Roof Mounted Solar	4	JH
PZC-1089-2022	6525 N TALISMAN TER	Planning and Zoning Commission	Special Use – Short Term Rental	4	JH
ZBA-1080-2022	1703 NE JEFFERSON AVE	Zoning Board of Appeals	Minor Variance – Fencing	3	KW
HPC-1086-2022	942 NE GLEN OAK AVE	Historic Preservation Commission	District/ Landmark – Flanagan House	3	KW
ZBA-1087-2022	5907 N SHERWOOD AVE	Zoning Board of Appeals	Minor Variance – Fencing	3	KW
ZBA-1088-2022	5903 N SHERWOOD AVE	Zoning Board of Appeals	Minor Variance – Fencing	3	KW

Additional Activity

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

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
SIGN-6066-2022	111 NE JEFFERSON AVE	Permanent Sign	1 Wall Sign – International Mission Jesus	2	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
2323 W. PIONEER PKWY	Commercial	NSI Investments	5
916 MAIN ST	Commercial	Glen Oak Towers	1

**WEEKLY DEVELOPMENT ACTIVITY REPORT
CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT**

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

WEEKLY DEVELOPMENT ACTIVITY REPORT CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

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
512 East Kansas	Food Coma Spot	Plans Received	-
2244 West Glen Ave	Jeff Scott's Tamales	Plans Received	2
4518 North Sterling Ave	Chick-Fil-A	Plans Received	4
10500 North Centerway Drive	Culvers	Plans Received	5
4509 North Sterling Ave	Crumbl Cookies	Plans Received	4
2441 North Knoxville Ave	Mason's Express	Plans Received	2
7501 North University St	Le Peep	Plans Received	5

Community Development Department Contact Information

Staff who are typically assigned to manage development applications.

<p>Leah Allison (LA) <i>Asst. Director of Com. Dev.</i> 494-8667</p>	<p>Rich Storm (RS) <i>Building Safety Manager</i> 494-8632</p>
<p>Josh Naven (JN) <i>Senior Urban Planner</i> 494-8657</p>	<p>Matt Ziller (MZ) <i>Building Inspector</i> 494-8628</p>
<p>Kerilyn Weick (KW) <i>Senior Urban Planner</i> 494-8606</p>	<p>Craig Reid (CR) <i>Building Inspector</i> 494-8925</p>
<p>Julia Hertaus (JH) <i>Urban Planner</i> 494-8649</p>	<p>Issac Garcia (IG) <i>Building Inspector</i> 494-8921</p>
<p>Blake Eggleston (BE) <i>Urban Planner</i> 494-8612</p>	<p>David Miller (DM) <i>Electrical Inspector</i> 494-8923</p>

INSP	O.O	PROPERTY OWNER	CASE #	ENERGOV #	PROPERTY ADDRESS	APPEARANCE
AA	OO	WARITH R MUHAMMAD	22-HC-224	002122-2022	2904 W ANTOINETTE ST	REVIEW
AA	OO	PAMELA RUSSELL	22-HC-453	005162-2022	1202 S BLAINE ST	REVIEW
AA	NO	PETRIKA & ARIANA BINO	22-HC-632	005157-2022	312 S CHARLTON ST	FIRST APPEARANCE
AA	NO	CHRISTIAN MONTOYA	21-HC-520	020922-2021	2511 W GARDEN ST	PETITION FOR REHEARING
AA	C	BB JAM LLC	22-HC-597	006352-2022	1400 S GRISWOLD ST	FIRST APPEARANCE
AA	NO	CHARLES BELLEMEY	22-HC-379	004813-2022	2607 W HAYES ST	REVIEW
AA	OO	DAVID POLNITZ	21-HC-651	023469-2021	1707 W HOWETT ST	REVIEW
AA	OO	BRANDON RUSSELL	22-HC-516	007502-2022	1107 W HOWETT ST	REVIEW
AA	C	NSB INVESTMENTS LLC	22-HC-616	008932-2022	1310 W JOHN H GWYNN JR AVE	FIRST APPEARANCE
AA	C	EQUITY & HELP - 131 JOH605 TRUST	22-HC-618	008934-2022	1315 W JOHN H GWYNN JR AVE	FIRST APPEARANCE
AA	NO	EUGENE GATHERS	22-HC-374	004685-2022	1015 W JOHNSON ST	REVIEW
AA	NO	FENG XIAOMEI CASTRO	22-HC-417	006034-2022	314 LELAND ST	REVIEW
AA	OO	TRICIA RICKS	22-HC-627	008541-2022	1717 W LINCOLN AVE	FIRST APPEARANCE
AA	NO	BENJAMIN BOLDEN	22-HC-628	008683-2022	1716 W LINCOLN AVE	FIRST APPEARANCE
AA	C	NORTH ILLINOIS INVESTMENTS LLC	22-HC-629	008675-2022	1713 W LINCOLN AVE	FIRST APPEARANCE
AA	NO	WELSEY J WAINWRIGHT	22-HC-630	008687-2022	1504 W LINCOLN AVE	FIRST APPEARANCE
AA	NO	JIMMY D SMITH ESTATE	22-HC-631	008686-2022	1522 W LINCOLN AVE	FIRST APPEARANCE
AA	C	VILLAGE GREEN APARTMENTS, LLS	22-HC-604	008658-2022	128 N MERRIMAN CT	FIRST APPEARANCE
AA	NO	WILLIE SIMMONS NATIONWIDE COMMUNITY REVITALIZATION LLC ATTN: SONIA BECERRA	21-HC-602	022602-2021	2423 W PROCTOR ST	REVIEW
AA	OO	DARRYL BULLOCK	22-HC-190	001553-2022	801 S SHELLEY ST	REVIEW
AA	C	BELLA IL INC	22-HC-200	001651-2022	1509 W SMITH ST	REVIEW
AA	C	RENT PEORIA HOMES LLC	22-HC-542	007344-2022	1600 S STANLEY ST	REVIEW
AA	C	RHEA & JIYA INVESTMENTS LLC	22-HC-364	004022-2022	2315 W STARR ST	REVIEW
AA	OO	LARRY CARLOCK	22-HC-345	003462-2022	924 S TONTI CIR	REVIEW
AW	NO	STACEY MCQUOWN	22-HC-461	006496-2022	421 E ARCADIA AVE	REVIEW
AW	OO	MELISA M RETEGUIN QUINTERO	22-HC-603	008637-2022	320 E ARCADIA AVE	FIRST APPEARANCE
AW	C	BELL & BELLA PROPERTIES LLC	22-HC-641	008041-2022	404 E ARCADIA AVE	FIRST APPEARANCE
AW	NO	CHERYL HORTON	21-HC-588	022381-2021	1818 N CALIFORNIA AVE	REVIEW
AW	NO	CARLA NOLAN	22-HC-599	009788-2022	802 CAROLINE ST	FIRST APPEARANCE
AW	OO	MICHAEL ROTRAMEL	22-HC-335	003319-2022	1015 NE GLEN OAK AVE	REVIEW
AW	C	RHEA & JIYA INVESTMENTS LLC	22-HC-193	001605-2022	1013 NE GLENDALE AVE	REVIEW
AW	NO	DEMETRIA TREJO	21-HC-445	019204-2021	1109 NE GLENDALE AVE	REVIEW
AW	OO	MAURICE BLUEFORD-ANDERSON	21-HC-444	019202-2021	1505 NE GLENDALE AVE	REVIEW
AW	C	REEVES ACQUISTIONS	22-HC-267	002795-2022	1220 HAMILTON BLVD	REVIEW
AW	NO	LYNN LUSCH	22-HC-274	002884-2022	1228 HAMILTON BLVD	REVIEW

AW	C	AWF HOLDINGS LLC C/O ANTHONY FREIDT	22-HC-376	004766-2022	1309 E HILLCREST PL	REVIEW
AW	C	P & I INVESTMENTS LLC	22-HC-600	009662-2022	2214 N KNOXVILLE AVE	FIRST APPEARANCE
AW	NO	THOMAS HAMM	22-HC-638	008806-2022	508 W MCCLURE AVE	FIRST APPEARANCE
AW	O	JARVIS HIGHTOWER	21-HC-118	014271-2021	606 E PENNSYLVANIA AVE	PETITION FOR REHEARING
AW	OO	SANDRA THOMPSON	22-HC-226	002212-2022	2003 N PEORIA AVE	REVIEW
AW	NO	ROBERT WALLENFANG	22-HC-235	025145-2021	1905 N PROSPECT RD	PETITION FOR REHEARING
AW	OO	MARK ROSE	21-HC-403	018174-2021	224 NE RANDOLPH AVE	REVIEW
AW	OO	CJ JOWERS	21-HC-586	022331-2021	308 E THRUSH AVE	REVIEW
AW	NO	MICHAEL BROOKS	22-HC-606	008688-2022	303 E THRUSH AVE	FIRST APPEARANCE
AW	NO	KENT C & ARA L JONES	22-HC-636	008997-2022	309 E THRUSH AVE	FIRST APPEARANCE
AW	C	PHOENIX PROPERTIES INC	22-HC-494	021449-2021	1815 N WISCONSIN AVE	REVIEW
DF	C	RHEA & JIYA INVESTMENTS LLC	22-HC-633	008609-2022	3423 NE ADAMS ST	FIRST APPEARANCE
DF	NO	REBECCA GABBERT	22-HC-073	025359-2022	1319 NE JEFFERSON AVE	REVIEW
DF	NO	JUAN PABLO	22-HC-622	008853-2022	1703 NE JEFFERSON AVE	FIRST APPEARANCE
DF	OO	JANET CHRISTY	22-HC-449	002550-2022	704 LAVELLE ST	REVIEW
DF	NO	DOROTHY J DAVIS	22-HC-605	008671-2022	3327 NE MADISON AVE	FIRST APPEARANCE
DF	OO	SARA NASH	22-HC-640	008665-2022	3325 NE MADISON AVE	FIRST APPEARANCE
DF	C	RHEA & JIYA INVESTMENTS	22-HC-484	007153-2022	1005 NE MONROE ST	REVIEW
DF	NO	OSCAR SILVA	22-HC-634	007121-2022	703 NE MONROE ST	FIRST APPEARANCE
DF	NO	MELISSA A TREJO	22-HC-259	002716-2022	613 MORTON ST	REVIEW
DF	C	MADEINCANARIAS INC	22-HC-602	008645-2022	805 NE PERRY AVE	FIRST APPEARANCE
DF	NO	JEFF COHEN	22-HC-624	008843-2022	238 NE ROCK ISLAND AVE	FIRST APPEARANCE
DF	NO	MAVERICK & STACY WOODWARD	22-HC-450	025224-2022	612 WAYNE AVE	REVIEW
DS	NO	MYLES MEGYESI	22-HC-613	008803-2022	401 W ARMSTRONG AVE	FIRST APPEARANCE
DS	C	CONSOLIDATED PROPERTIES LLC	22-HC-615	008804-2022	400 W ARMSTRONG AVE	FIRST APPEARANCE
DS	NO	MICHAEL DEWITTE	22-HC-625	008556-2022	3016 N AVALON PL	FIRST APPEARANCE
DS	OO	BARRY CALVERT	22-HC-251	002628-2022	1821 W BARKER AVE	REVIEW
DS	OO	AMIE HESTER	22-HC-428	006178-2022	2125 N BIGELOW ST	REVIEW
DS	NO	SOUAD GHANTOUS	22-HC-388	005365-2022	1819 W BRADLEY AVE	REVIEW
DS	NO	ARA JONES	22-HC-288	002960-2022	1314 N BROADWAY ST	REVIEW
DS	OO	DUANE STONE ESTATE	22-HC-610	008750-2022	821 W BRONS AVE	FIRST APPEARANCE
DS	C	AWF HOLDINGS LLC C/O ANTHONY FREIDT	22-HC-311	003090-2022	503 W COLUMBIA TER	REVIEW
DS	C	LILLIE WILLIAMS	21-HC-640	023347-2021	915 W COLUMBIA TER	REVIEW
DS	NO	DERRICK C KNIGHT	22-HC-530	007560-2022	607 W COLUMBIA TER	REVIEW
DS	OO	AMY URBANSKI	22-HC-528	007557-2022	521 W COLUMBIA TER	REVIEW
DS	NO	MICHAEL DEWITTE	22-HC-507	007336-2022	610 W COLUMBIA TER	REVIEW
DS	NO	DAVID FEHR	22-HC-502	007285-2022	411 W COLUMBIA TER	REVIEW

DS	NO	CHRIS HAWKINS	22-HC-596	025063-2021	706 W COLUMBIA TER	FIRST APPEARANCE
DS	OO	GREGORY DOTHARD	22-HC-109	000669-2022	3305 N EL VISTA AVE	REVIEW
DS	NO	TALLAT SHAHEEN	21-HC-086	000281-2022	1210 N ELMWOOD AVE	REVIEW
DS	NO	BRIAN MONGE	22-HC-611	008726-2022	3625 N FINNELL AVE	FIRST APPEARANCE
DS	C	VIP INVESTMENTS OF PEORIA LLC	22-HC-612	008719-2022	3631 N FINNELL AVE	FIRST APPEARANCE
DS	NO	JUAN D QUINTERO	22-HC-526	007554-2022	1210 N FLORA AVE	REVIEW
DS	C	FORTUNE USA LLC	22-HC-367	004284-2022	1808 W FREDONIA AVE	REVIEW
DS	NO	TIMOTHY BEHM	22-HC-054	025286-2022	2111 NE GALE AVE	PETITION FOR REHEARING
DS	C	HOLLOWAY HOLDINGS LLC	22-HC-298	002995-2022	2414 N GALE AVE	REVIEW
DS	OO	RANDY C HARVEY	22-HC-623	008852-2022	1018 W GIFT AVE	FIRST APPEARANCE
DS	C	COMMUNITY HOUSING CORP	22-HC-545	007202-2022	1738 N GREAT OAK DR 3	REVIEW
DS	C	PARKWOOD COMMONS LLC	22-HC-537	007674-2022	1606 N GREAT OAK DR 4	REVIEW
DS	NO	JOSEPH ROSS	22-HC-279	002928-2022	1702 N MACHIN AVE	REVIEW
DS	C	BELLA IL INC	22-HC-111	000689-2022	2123 N MACHIN AVE	REVIEW
DS	OO	YOLANDA JACKSON	22-HC-607	008713-2022	704 W MEADOWS PL	FIRST APPEARANCE
DS	NO	YAGEZ BEN ITZHAK & YAARA BEN ITZHAK	22-HC-150	000106-2022	1124 W NEBRASKA	REVIEW
DS	NO	RICHARD & JUDITH KOCH	22-HC-614	008802-2022	1415 N NORTH ST	FIRST APPEARANCE
DS	C	CONSOLIDATED PROPERTIES LLLC SERIES NP	22-HC-617	008820-2022	1409 N NORTH ST	FIRST APPEARANCE
DS	NO	HONG T NGUYEN	22-HC-619	008823-2022	1311 N NORTH ST	FIRST APPEARANCE
DS	C	SFR3-070 LLC	22-HC-620	008821-2022	1313 N NORTH ST	FIRST APPEARANCE
DS	NO	JUAN D QUINTERO	22-HC-621	008824-2022	1307 N NORTH ST	FIRST APPEARANCE
DS	NO	CAMERON DOBBINS	22-HC-639	008827-2022	1301 N NORTH ST	FIRST APPEARANCE
DS	C	PROFESSIONAL LEASING SERVICES	21-HC-680	023942-2021	2719 W RESERVOIR BLVD	REVIEW
DS	OO	BRIAN FITCHPATRICK	22-HC-115	000775-2022	2031 W RICHWOODS BLVD	PETITION FOR REHEARING
DS	NO	TIMOTHY WASSON	22-HC-430	005364-2022	1214 N SHERIDAN RD	REVIEW
DS	C	WYEXA LLC	22-HC-440	005624-2022	1209 N SHERIDAN RD	REVIEW
DS	C	CONSOLIDATED PROPERTIES LLC	22-HC-540	007695-2022	1421 N SHERIDAN RD	REVIEW
DS	C	CONSOLIDATED PROPERTIES LLC	22-HC-538	007691-2022	1412 N SHERIDAN RD	REVIEW
DS	C	MESSIAH PROPERTIES LLC	22-HC-608	008714-2022	2009 N SHERIDAN RD	FIRST APPEARANCE
DS	NO	THOMAS ZIMMERMAN	22-HC-626	008641-2022	1208 N SHERIDAN RD	FIRST APPEARANCE
MZ	C	GLOBAL ONE PROPERTIES INC	22-HC-499	006818-2022	4103 SW ADAMS ST	REVIEW
MZ	NO	TYLER SEIBERT	22-HC-199	001643-2022	4201 SW ADAMS ST	REVIEW
MZ	NO	RONALD LIGHTBODY	21-HC-518	020910-2021	1118 W LINCOLN AVE	REVIEW
MZ	NO	MAGED ELSAYEGH	22-HC-265	002777-2022	505 SPRING ST	PETITION FOR REHEARING
MZ	C	RUMBERGER HOLDING GROUP LLC	22-HC-002	024655-2021	2106 N UNIVERSITY ST	REVIEW
MZ	NO	FLOYD RASHID	22-HC-130	000879-2022	1213 N NORTH ST	PETITION FOR REHEARING
NR	OO	CHERYL BOLLINGER	21-HC-693	024167-2021	4501 W ANDOVER DR	REVIEW

NR	C	CONSOLIDATED PROPERTIES LLC	22-HC-534	007642-2022	4019 W BRIGHTON AVE	REVIEW
NR	OO	S WIL WILSON	22-HC-598	009354-2022	5105 N CHERRILL ST	FIRST APPEARANCE
NR	OO	LOIS CASTO	22-HC-435	005549-2022	4614 N EDGEBROOK DR	REVIEW
NR	OO	CHAD CUSACK	22-HC-313	003092-2022	4718 N IDLEWOOD CT	PETITION FOR REHEARING
NR	NO	WILLARD PLOTKIN	22-HC-637	008872-2022	4809 N KNOXVILLE AVE 1D	FIRST APPEARANCE
NR	C	H&L PROPERTY ASSOCIATION LLC	21-HC-550	021584-2021	1211 W MERLE LN	REVIEW
NR	NO	PAUL DOBROVOLSKY	22-HC-419	006045-2022	3906 N SHERIDAN KNOLLS CT	REVIEW
NR	C	KB HEARTLAND PROPERTIES LLC	22-HC-473	007232-2022	911 W SHERMOOR ST	REVIEW
NR	C	PETRAKIS TRUST #8922-GLP	22-HC-601	009523-2022	5917 N SHERWOOD AVE	FIRST APPEARANCE
NR	NO	JERRY L CRAYTON	22-HC-535	007644-2022	3817 W VINTON AVE	REVIEW
NR	C	L&M PROPERTIES OF CENTRAL ILLINOIS LLC	22-HC-635	009108-2022	2215 W WILLOW KNOLLS DR	FIRST APPEARANCE
SD	OO	TAMMY OLIVER	22-HC-434	005548-2022	3926 N ASHTON AVE	REVIEW
SD	NO	MICHAEL BOURSCHIEDT	22-HC-609	003090-2022	503 W COLUMBIA TER	FIRST APPEARANCE
SD	NO	FLOYD J RASHID	22-HC-544	008612-2022	109 W CORRINGTON AVE	REVIEW
SD	C	ML&WM LLC	21-HC-668	023700-2021	3730 N HARVARD AVE	REVIEW
SD	OO	STACY SMITH	22-HC-187	001516-2022	1101 E MCCLURE AVE	REVIEW
SD	OO	BARR PROPERTIES INC	21-HC-476	019894-2021	1210 E NORWOOD AVE	PETITION FOR REHEARING
SD	NO	TIMOTHY BEHM	22-HC-253	002639-2022	2111 N PROSPECT RD	PETITION FOR REHEARING
SD	OO	LUKE RUSSELL	22-HC-436	005555-2022	1018 E RICHWOODS BLVD	REVIEW
SD	C	EMPIRE REAL ESTATE CORP	21-HC-695	024407-2021	1016 E VIRGINIA AVE	REVIEW



**PLANNING & ZONING COMMISSION
THURSDAY, OCTOBER 6, 2022
CITY HALL, ROOM 400 – 1:00 P.M**

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF SEPTEMBER 1, 2022 MINUTES

4. REGULAR BUSINESS

Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

CASE NO. PZ 1051-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Steve Hodel, of Zendavor Signs and Graphics Inc, on behalf of the Greater Peoria Family YMCA, to amend an existing Special Use Ordinance No. 15,476, in a Class R-3 (Single-Family Residential) District for a Legally Nonconforming Recreational Facility to add a Freestanding Sign for the property located at 7000 N Fleming Lane (Parcel Identification No. 14-07-427-001 and 14-07-476-007), Peoria IL (Council District 4)

CASE NO. PZ 1065-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Abbey Buehler, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 2724 W Newman Parkway (Parcel Identification No. 14-31-178-002), Peoria, IL (Council District 1)

CASE NO. PZ 1069-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Christopher Oswald for Northern Cardinal Ventures, LLC, to amend an existing Special Use Ordinance No. 15,584, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to allow an Adult Use Cannabis Dispensary with Waivers for the property located at 7628 N Route 91. This includes properties located at 7618 N Route 91, 7708 N Route 91, 7716 N Route 91, 7806 N Route 91, and 7810 N Route 91, (Parcel Identification Nos. 13-11-200-013, 13-11-201-002, 13-11-201-003, 13-11-201-005, 13-11-201-006, 13-11-202-001, 13-11-203-002, and 13-11-203-003, Peoria, IL (Council District 4)

CASE NO. PZ 1072-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to Amend Appendix A, the Unified Development Code, relating to Family Care Facilities

5. ELECTION OF OFFICERS

6. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

7. ADJOURNMENT