



**OFFICE OF THE CITY MANAGER**



**TO: Honorable Mayor and Members of the City Council**

**FROM: Patrick Urich, City Manager** 

**DATE: October 6, 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.

**City of Peoria Welcomes Peoria Housing Authority Chief Executive Officer**

*CEO Crawford has served in this position since April 2022*

October 4, 2022 (Peoria, IL) The city of Peoria hosted a press conference today to welcome Armea N. Crawford, Chief Executive Officer of the Peoria Housing Authority (PHA). Ms. Crawford was named to that position in April 2022. Prior to her arrival in Peoria, she served as the Chief Operating Officer of Real Estate Management at Detroit Housing Commission. Mayor Ali and Ms. Crawford were joined by PHA Board of Commissioners Chairman Carl Cannon.

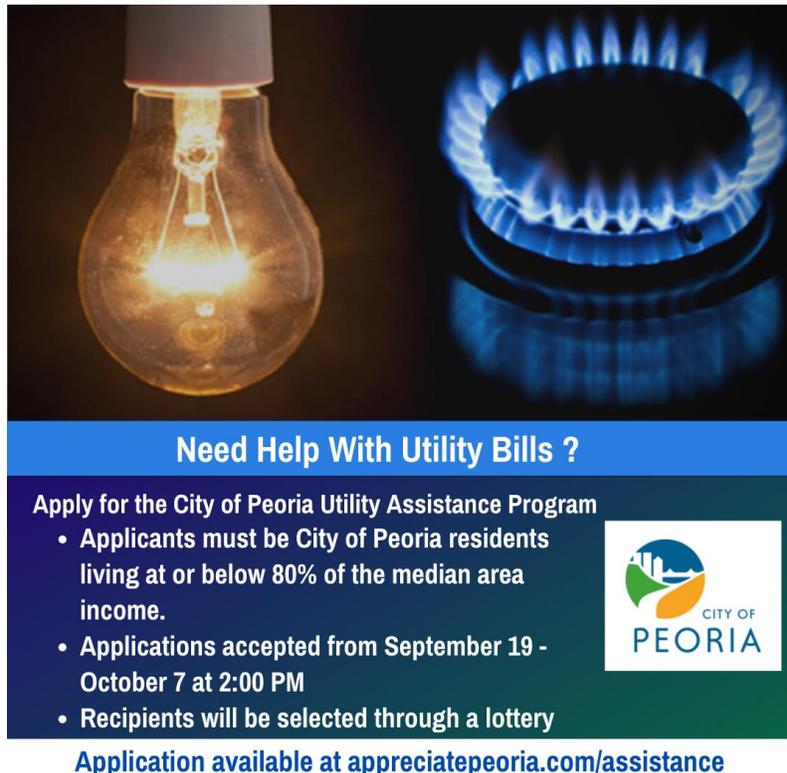
CEO Crawford has extensive experience in Real Estate Asset Management, including working with public housing, blended finance housing programs, Low-Income Housing Tax Credits, Neighborhood Stabilization Program Home Funds, and other HUD programs. She holds a bachelor's degree in accounting.

At today's press conference, Mayor Ali noted, "Providing quality, affordable housing for our residents is one of the most important obligations of a city's leadership. I welcome Ms. Crawford, a proven housing leader, and our new partner in creating safe and affordable homes for Peoria families."

The city of Peoria appoints Board Members to the Peoria Housing Authority Board. There is currently one vacancy. Applicants must be residents of a Peoria Housing Authority property. To

apply to any of the City's Boards or Commissions, please visit [www.peoriagov.org/boards-commissions](http://www.peoriagov.org/boards-commissions). A video of the press conference can be viewed on the City's [YouTube channel](#).

### **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](http://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

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- 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](http://www.appreciatepeoria.com/assistance) on Monday, September 19th which will walk through the application process.

### **How will the City award the financial assistance?**

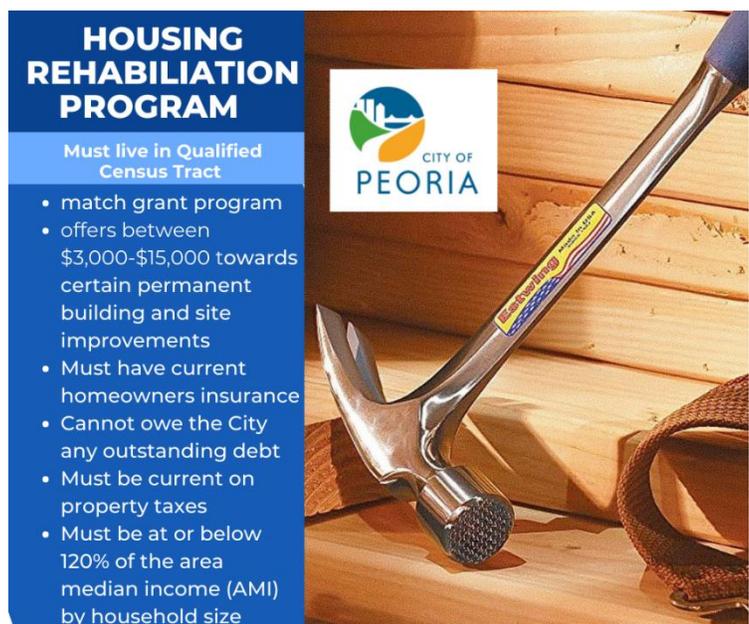
An online lottery will be held on Tuesday, October 11th at 10:00 AM via GoToMeeting. To receive a link for this meeting, please contact [grants@peoriagov.org](mailto:grants@peoriagov.org). Applicants do not need to be present. The selected applicants will be contacted by City staff and a list of the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

### **Community Development - Housing Rehabilitation Program is Still Accepting Applications**

On Wednesday, August 24, applications opened 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



**HOUSING REHABILITATION PROGRAM**

Must live in Qualified Census Tract

- match grant program
- offers between \$3,000-\$15,000 towards certain permanent building and site improvements
- Must have current homeowners insurance
- Cannot owe the City any outstanding debt
- Must be current on property taxes
- Must be at or below 120% of the area median income (AMI) by household size

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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](http://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](http://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](mailto:landrews@peoriagov.org).

### **Peoria Police Department – CareerSpark**

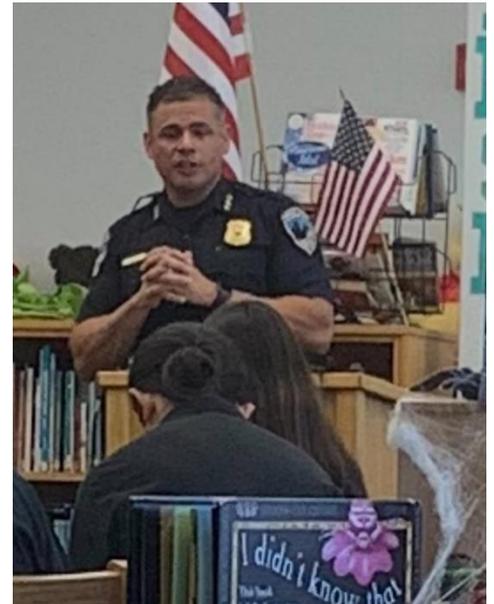
Peoria Police Officers are proud to be a part of this year's annual CareerSpark event happening at the Peoria Civic Center on October 5 and 6. Career Spark offers eager young minds the opportunity to learn and interact with real-world career professionals.



### **Peoria Police Department- AVID Students**



Peoria Police Chief Eric Echevarria opened up about his journey to becoming Chief of Police with 6th-thru-8th grade AVID students at Lincoln Middle School Friday, September 30, 2022. During his conversation, Chief Echevarria told those in attendance the importance of getting a good education, choosing the right friends and accomplishing goals for a bright future.



### **Peoria Public Works - Glen Avenue and Wisconsin Avenue Project Meetings**



Last week, the City of Peoria Department of Public Works held a pair of construction project meetings regarding the reconstruction of Glen Avenue from War Memorial Drive to University Street, and the rehabilitation of the Wisconsin Avenue Corridor.

Attendees learned about the impacts and timeframes of the projects and discussed various improvements with each project. The Wisconsin Avenue meeting had on-street demonstrations

at the intersections of Gift and Wisconsin avenues, and Arcadia and Wisconsin avenues. Thank you to Concordia Lutheran School for hosting the Glen Avenue meeting, and District 2 Councilman Chuck Grayeb and District 3 Councilman Timothy Riggenbach for speaking to attendees.



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



**Career-focused week for Peoria Public Schools**

From middle to high school, Peoria Public School students are all about careers this week. Students from 8<sup>th</sup> grade went to CareerSpark at the Peoria Civic Center to interact firsthand with critical industry clusters and employers including manufacturing, healthcare, innovation and technology, business and finance, and more. Organized by the Greater Peoria Economic Development Council and Junior Achievement of Central Illinois, CareerSpark has been

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“sparking” students’ interest in up-and-coming careers for the past 6 years. CareerSpark is held on October 5-6.

On the other hand, high schoolers from Peoria High, Manual, Richwoods, and Quest High Schools are headed to Bradley University tomorrow, October 6th for the DIGIM college fair. Representatives from colleges and industries across the country will be in attendance to connect students to careers in politics, healthcare, entrepreneurship, and more.

PPS’s vision is a re-imagined education that ignites passion and empowers students to be responsible and successful. Any opportunity to bring students closer to becoming passionate and productive members of society is a job well done.

With Gratitude,



**Code Violation Docket**

- Please see attached

**Community Development Weekly Report**

- Please see attached

**Housing Docket**

- Please see attached

**Zoning Board of Appeals Agenda**

- Please see attached

Inspector	Docket No.	Property Owner(s)	Property Address
AA	22-CV-17887	SHIRLEY FARMER & VALERIE YOUNGER	1213 W JOHN H GWYNN JR AVE
AA	22-CV-17834	RAFAEL MALAGA	1202 W JOHN H GWYNN JR AVE
AA	22-CV-17856	JOSEPH MOREDOCK	2801 SW ADAMS ST
AA	22-CV-17838	JAVID ALI	1618 W AYRES AVE
AA	22-CV-17888	MARVIN NEAL	130 N WEBSTER ST
AA	22-CV-17862	SHELLEY SHARP	1311 S BLAINE ST
AA	22-CV-17836	JOSHUA PAGE	1212 S WESTERN AVE
AA	22-CV-17858	WADONDRA CARR	2904 SW JEFERSON AVE
AW	22-CV-17806	MARCUS DENSON	719 E LASALLE ST
AW	22-CV-17807	MARCUS DENSON	729 E LASALLE ST
AW	22-CV-17808	MARCUS DENSON	729 E LASALLE ST
AW	22-CV-17772	MARHES ENTERPRISES LLC	2408 N KNOXVILLE AVE
BE	22-CV-17872	THOMAS HAMM	1713 N GALE AVE
BE	22-CV-17846	JCT INC 3 REALES INC	1621 N KNOXVILLE AVE
BE	22-CV-17797	HECTOR GONZALEZ BARRON & HALEY WULFMAN	401 W MAYWOOD AVE
BE	22-CV-17944	ROBERT MORRIS	509 W LAKE AVE
DF	22-CV-17937	KIRK MCCUNE	2414 NE MONROE ST
DF	22-CV-17831	DAVID CHRISTOPHER	519 HOMESTEAD AVE
DF	22-CV-17842	RENT PEORIA HOMES LLC	614 HOMESTEAD AVE
DF	22-CV-17860	SFCD LIMITED PARTNERSHIP	2400 NE ADAMS ST
DF	22-CV-17881	EMILY STEIN	535 HOMESTEAD AVE
DF	22-CV-17845	RHEA & JIYA INVESTMENTS LLC	405 PHELPS ST
DF	22-CV-17938	RHEA & INVESTMENTS LLC	510 SPITZNAGLE AVE
DH	22-CV-15863	SAM MACH	1106 N FRINK ST
DM	22-CV-17863	SIMONSON INVESTMENTS LLC	1029 N UNIVERSITY ST
DM	22-CV-17818	THE ESTATE OF BETTY WASHINGTON	2803 W CRESTON LN
DS	22-CV-17924	TARA HARVEY	1929 W HUDSON ST
DS	22-CV-17798	ROBERTINO JACKSON JR	2134 N NORTHCREST DR
DS	22-CV-17904	PHI-VU NGUYEN	3601 W SAYMORE LN
JS	22-CV-17895	SLUMLORD MILLIONAIRE LLC	1210 W MCCLURE AVE
JS	22-CV-17902	JESUS CRUS MONTEJANO	1212 N SHERIDAN RD
JS	22-CV-17900	KATHY BELLEMEY	1211 E CORRINGTON AVE
JS	22-CV-17935	JAKOVSI YAIR LOYA OLGUIN	1221 NE MONROE ST
JS	22-CV-17853	SOPHIA PROPERTIES TRUST: 004 LLC	1203 E NEBRASKA AVE
JS	22-CV-17903	TIMOTHY WASSON	1214 N SHERIDAN RD
JS	22-CV-17891	ROBBIE J CRISS SANCTION COMMUNITY OUTREACH	1209 N DOUGLAS ST
JS	22-CV-17821	MARWIN SPILLER	1115 N ORANGE ST
JS	22-CV-17819	FELIX ENTERPRISES LLC	1109 W LINCOLN AVE
JS	22-CV-17851	JULIA RAYBURN	1200 E KANSAS ST
JS	22-CV-17159	SANDIA SALON SPA	4701 N UNIVERSITY ST
JS	22-CV-17158	SANDIA SALON SPA	4701 N UNIVERSITY ST
JS	22-CV-17852	AIPING COPE	1200 N ORANGE ST
JS	22-CV-17799	EDWARD BANKS	2409 N SHERIDAN RD
JS	22-CV-17919	CARISSA DURAN	1522 E PARIS AVE
JS	22-CV-17894	CLEAR VISION LLC	1209 S WARREN ST
JS	22-CV-17802	JAMES GARRABRANT	1107 N GLENWOOD AVE
JS	22-CV-17855	JAMES GARRABRANT	1206 N UNIVERSITY ST
JS	22-CV-17901	RIVER CITY VENTURE LLC	1211 N ELLIS ST
JS	22-CV-17933	RIVER CITY VENTURE LLC	1217 N FRINK ST
MH	22-CV-17875	DANIEL NYUMAH & JULIE HORNBAACH	1016 W COLUMBIA TER
MH	22-CV-17916	RANDY HARVEY	1018 W GIFT AVE
MH	22-CV-17928	WILMA LOBBEZOO	909 W MCCLURE AVE

Inspector	Docket No.	Property Owner(s)	Property Address
MH	22-CV-17948	PEORIA PORTFOLIO I-IV APARTMENTS LP	2401 N GALE AVE
MH	22-CV-17822	SFR3-040 LLC	814 W MEADOWS PL
MH	22-CV-17850	RICH KAWCZYNSKI	2806 W WINTERBERRY LN
MH	22-CV-17870	DENNIS BROWN	720 W MACQUEEN AVE
MH	22-CV-17908	JOSHUA MEISTER & BRIAN LADEAIROUS	925 W NOWLAND AVE
MH	22-CV-17864	KATHLEEN JOHNSON	4607 N EDGEBROOK DR
MH	22-CV-17878	MICHAEL BURRELL II	5908 W RIDGECREST CIR
MH	22-CV-17823	ALICIA HARRIS	721 W BRONS AVE
MH	22-CV-17911	DAKOTA HEFNER	723 W MEADOWS PL
MH	22-CV-17946	RYAN HINTON	7707 N GALENA RD
MH	22-CV-17874	BRIAN WEBBER	828 W MEADOWS PL
MH	22-CV-17805	ZEEBOORIS LLC	727 W MACQUEEN AVE
MH	22-CV-17876	ZEEBOORIS LLC	1224 N FRINK ST
MH	22-CV-17877	RIVER CITY VENTURE LLC	1217 N FRINK ST
NR	22-CV-17840	MICHAEL STEWART	1107 W PURTSCHER DR
NR	22-CV-17913	ROBERTA CARTER	5715 N UNIVERSITY ST
NR	22-CV-17917	CLAYTON MCNEIL	601 W FLORENCE AVE
NR	22-CV-17898	MELISSA MORGAN	2908 W GLEN AVE
RF	22-CV-17830	MATTHEW NIXON	2500 W LATROBE ST
RF	22-CV-17835	GARRISON COLLINS	1409 S STANLEY ST
RF	22-CV-17828	WILLIAM POMEROY & JENNY SASSMAN	1529 S FOLKERS AVE
RF	22-CV-17868	DEMARCO SCROGGINS	2100 W HOWETT ST
RF	22-CV-17816	GALTEL HOMAR GONZALEZ PADRON & DAVID RILEY	2206 W MALONE AVE
RF	22-CV-17934	JIMMIE JENKINDS JR	2009 W ANN ST
RF	22-CV-17865	RENT PEORIA HOMES LLC	2124 W WISWALL ST
RF	22-CV-17790	JOSHUA CHILDERS	1712 S FARADAY AVE
RF	22-CV-17794	EQZEQUIEL SALGADO JR	2516 W FREMONT ST
RF	22-CV-17899	JOHN KING	1516 S LYDIA AVE
RF	22-CV-17469	EDDIE WALTON	2012 W MARQUETTE ST
RF	22-CV-17892	TEKIA CHILDS	1319 S ARAGO ST
RF	22-CV-17890	JAYVON CULVER	2005 W LINCOLN AVE
RF	22-CV-17829	CLEAR VISION LLC	2813 W FREMONT ST
RF	22-CV-17795	OSCAR SILVA	1534 S FARADAY AVE
RF	22-CV-17815	BENTAL MANAGEMENT LLC	2017 W MALONE AVE
RF	22-CV-17923	PEORIA PROPERTIES 2020 LLC	1417 S LIVINGSTON ST
RF	22-CV-17789	LESIA NETTERVILLE	1031 S LARAMIE ST
RF	22-CV-17932	ALBERT RAYFORD	2014 W ANN ST
RF	22-CV-17896	VERNON SPILLER	1404 S ARAGO ST
RF	22-CV-17889	PHOENIX PROPERTIES INC	2101 W LINCOLN AVE
RF	22-CV-17796	FREDERICK HODGES	1532 S FARADAY AVE
TW	22-CV-17812	JAMES WILLIAMS	1217 E WILLCOX AVE
TW	22-CV-17810	SK INVESTORS LLC	608 E MAYWOOD AVE
TW	22-CV-17885	MARDOQUEO GUZMAN	214 E CORRINGTON AVE
TW	22-CV-17813	JAMES BURCHETT, DALE SCHUMACHER, CANDY BURCHETT	807 E MCCLURE AVE
TW	22-CV-17827	PATRICIA ESPERON	1109 E GIFT AVE

**Date: 10/05/2022**

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	49
Development Center Permits Issued	53	1,469
Total Value of Development	\$ 1,675,661	\$ 114,152,596

**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-6269-2022	1601 W Gift Ave	Commercial Alteration	Cell Tower Upgrade – Dish Wireless	2	KW
COM-6307-2022	614 Spring St	Commercial Alteration	Int. Alt. Springboard Kitchen	3	KW
COM-6309-2022	3517 N Dries Ln	Commercial Alteration	Int. & Ext. Alt. – Comcast Facility	2	KW
MULT-6316-2022	6711 N University St	Multi-Family Alteration	Interior Alteration	4	JH
RES-6273-2022	2309 W Winnebago Dr	Solar Voltaic	Roof Mounted Solar	2	KW
RES-6275-2022	11012 N Waterton Dr	Solar Voltaic	Roof Mounted Solar	5	BE

RES-6278-2022	2616 N Lehman Rd	Solar Voltaic	Roof Mounted Solar	1	JN
RES-6282-2022	915 E Fair Oaks Ave	Solar Voltaic	Roof Mounted Solar	3	KW
RES-6284-2022	815 E Seneca Pl	Solar Voltaic	Roof Mounted Solar	3	KW
RES-6292-2022	5217 N Merrimac Ave	Solar Voltaic	Roof Mounted Solar	2	KW
RES-6294-2022	3910 N Donna Ln	Solar Voltaic	Roof Mounted Solar	1	JN
RES-6297-2022	5822 N Old Orchard Dr	Solar Voltaic	Roof Mounted Solar	2	KW
RES-6303-2022	908W Brookforest Dr	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6313-2022	3021 W Wardcliffe Dr	Solar Voltaic	Roof Mounted Solar	1	JN
RES-6315-2022	2900 W Rushford Ct	Solar Voltaic	Roof Mounted Solar	4	JH
RES-6332-2022	11022 N Moonstone Ct	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6340-2022	11220 North Brooklyn Place	Solar Voltaic	Roof Mounted Solar	1	JN
HPC-1102-2022	1205 N Ellis St	Certificate of Appropriateness	Ext. Alt. – Windows, Doors, Soffits, and Front Porch	2	KW

**Additional Activity**

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

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
RES-6272-2022	2606 W Altorfer Dr	Permanent Sign	1 Freestanding Sign – Yesco	5	BE
SIGN-6277-2022	2601 W Lake Ave	Permanent Sign	1 Canopy Sign – Five Guys	4	JH

**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
18-08-418-015	913 W Johnson St	1	Warranty Deed
18-08-419-002	920 W Johnson St	1	Warranty Deed
18-08-419-005	914 W Johnson St	1	Warranty Deed
18-08-419-006	912 W Johnson St	1	Warranty Deed
18-08-419-007	910 W Johnson St	1	Warranty Deed
18-08-419-008	908 W Johnson St	1	Warranty Deed
18-08-419-009	906 W Johnson St	1	Warranty Deed
18-08-419-018	911 W McBean St	1	Warranty Deed

Properties Transferred to New Owner			
Parcel Number	Address	Council District	Transferred Through
18-17-305-010	1403 S Greenlawn Ave	1	Side Lot Program

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
18-18-256-006	2318 W Marquette Ave	1	Private - Emergency
18-03-187-004	1410 NE Madison Ave	3	Private - Planned

#### 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
6025 N University	Noah Market	Plans Approved	2
10500 North Centerway Drive	Culvers of Peoria	Plans Approved	5

**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

INSP	O.O	PROPERTY OWNER	CASE #	ENERGOV #	PROPERTY ADDRESS	APPEARANCE
AA	NO	AMINATA BONGAY	22-HC-491	007026-2022	1805 W BUTLER ST	REVIEW
AA	OO	JEFFREY BELL	21-HC-409	018290-2021	2711 W FREMONT ST	REVIEW
AA	OO	JOE MCNEAR	22-HC-551	008521-2022	1405 W HOWETT ST	REVIEW
AA	OO	IRMA HORN	22-HC-581	008507-2022	1310 W HOWETT ST	REVIEW
AA	OO	JUDITH LOOK	22-HC-651	008999-2022	1834 S KNEER AVE	FIRST APPEARANCE
AA	NO	JUNIUS HAWKINS	22-HC-645	008842-2022	921 S LOUISA ST	FIRST APPEARANCE
AA	C	SAMAHA ESTATES LLC, C/O ELIAS SAMAHA	22-HC-140 & 2	000942-2022	2513 W MARQUETTE ST	REVIEW
AA	NO	TIRREL BAYMON	21-HC-080	000088-2022	2207 W MILLMAN ST	REVIEW
AA	C	RHEA & JIYA INVESTMENTS LLC	22-HC-364	004022-2022	2315 W STARR ST	REVIEW
AA	NO	ROBERT & CAROL RIEKENA	22-HC-344	003461-2022	922 S TONTI CIR	REVIEW
AA	C	LINCOLN TERRACE LLP	22-HC-646	008901-2022	800 S WISWALL CT	FIRST APPEARANCE
AW	NO	HARRY JOHNSON	22-HC-500	007145-2022	417 E ARCADIA AVE	REVIEW
AW	NO	TERESA ALWAN	22-HC-396	005238-2022	206 E ARCHER AVE	REVIEW
AW	C	FAMILY LEASE LLC	22-HC-061	025383-2022	814 E BEHREND'S AVE	REVIEW
AW	C	MANNIES PROPERTIES LLC	22-HC-091	000370-2022	1701 N CALIFORNIA AVE	REVIEW
AW	NO	SERAFIN LOPEZ	22-HC-670	009290-2022	1025 NE GLENDALE AVE	FIRST APPEARANCE
AW	NO	BONNIE WILLIAMS	22-HC-257	002704-2022	1020 E KANSAS ST	REVIEW
AW	NO	JOHN PINK & ILARIA TURNER	22-HC-133	000899-2022	1822 N NEW YORK AVE	REVIEW
AW	C	JOHN & JOCELYN SMITH	21-HC-029	012260-2020	2219 N NORTH ST	REVIEW
AW	NO	STEVEN MILLER	21-HC-516	020783-2021	1908 N PEORIA AVE	REVIEW
AW	OO	DENNIS KALLVY	22-HC-554	008135-2022	259 NE RANDOLPH AVE	REVIEW
AW	OO	CHARLOTTE L THOMAS	22-HC-644	008907-2022	607 E THRUSH AVE	FIRST APPEARANCE
AW	NO	JOSE GUERRERO	22-HC-656	008991-2022	305 E THRUSH AVE	FIRST APPEARANCE
DF	C	RHEA & JIYA INVESTMENTS LLC	22-HC-633	008609-2022	3423 NE ADAMS ST	REVIEW
DF	C	MARHES ENTERPRISES, LLC	21-HC-632	023227-2021	408 NE GLENDALE AVE	REVIEW OF DEMOLITION
DF	NO	BRIAN RUSSELL	21-HC-461	012721-2021	1001 NE MONROE ST	REVIEW
DF	OO	ROBIN COPELAND	22-HC-493	007019-2022	502 NE MONROE ST	REVIEW
DF	OO	GERARDO CASTRO	22-HC-403	005059-2022	640 PARK AVE	REVIEW
DF	OO	ALLEN G BARBER	22-HC-409	004964-2022	628 PARK AVE	REVIEW
DF	NO	JORGE GUTIERREZ	22-HC-657	008993-2022	1111 NE PERRY AVE	FIRST APPEARANCE
DF	C	MARHES ENTERPRISES LLC	21-HC-606	022666-2021	710 SPALDING AVE	REVIEW OF DEMOLITION
DF	C	MARHES ENTERPRISES LLC	21-HC-605	022665-2021	714 SPALDING AVE	REVIEW OF DEMOLITION
DF	OO	TANAJYA HARDGES	22-HC-654	008952-2022	709 VORIS ST	FIRST APPEARANCE
DS	NO	BRIAN MONGE	22-HC-549	003138-2022	2913 N AVALON PL	REVIEW

DS	OO	DOUGLAS CROWE	22-HC-486	007146-2022	1301 W BARKER AVE	REVIEW
DS	C	RENT PEORIA HOMES LLC	22-HC-386	004939-2022	1319 N BOURLAND	REVIEW
DS	NO	MOICES CONTRERAS	22-HC-456	006326-2022	1336 N BROADWAY ST	REVIEW
DS	NO	TODD DAVIS	22-HC-320	003155-2022	815 W BRONS AVE	REVIEW
DS	C	4303 LYNHURST 2 LLC	22-HC-474	007228-2022	514 W COLUMBIA TER	REVIEW
DS	NO	CONSOLIDATED PROPERTIES LLC	22-HC-506	007327-2022	417 W COLUMBIA TER	REVIEW
DS	NO	ED O EDEM	22-HC-504	007313-2022	419 W COLUMBIA TER	REVIEW
DS	NO	GWENDOLYN MONTFORD	22-HC-295	002991-2022	1619 N DOUGLAS ST	REVIEW
DS	NO	DANIEL M ARMICH	22-HC-595	009061-2022	909 N DOUGLAS ST	REVIEW
DS	NO	LINDA K SCHMITT	22-HC-655	008986-2022	3417 N EL VISTA AVE	FIRST APPEARANCE
DS	NO	WILFRED TOY	22-HC-552	008530-2022	1217 N ELLIS ST	REVIEW
DS	C	CONSOLIDATED PROPERTIES LLC	22-HC-472	007213-2022	2318 N GALE AVE	REVIEW
DS	C	SOUTH BIMINI LLC c/o S&S PROPERTY MNG	22-HC-550	008511-2022	1107 W GILBERT AVE	REVIEW
DS	OO	SETH M SMITH	22-HC-128	000860--2022	1116 W HANSSLER PL	REVIEW
DS	OO	EARL MURPHY	22-HC-468	006599-2022	423 W HIGH ST	REVIEW
DS	OO	CELENA STENSON	22-HC-104	000623-2022	2311 N IDAHO ST	REVIEW
DS	OO	DAVID & MARY PATCH	21-HC-682	023975-2021	2112 N LINN ST	REVIEW
DS	C	PREMIER ASPEN BLUFF PEORIA INC	22-HC-429	005358-2022	3604 W MARENGO DR 2M	REVIEW
DS	C	SFR3-080 LLC	22-HC-643	008854-2022	724 W MAYWOOD AVE	FIRST APPEARANCE
DS	C	SLUMLORD MILLIONAIRE LLC	22-HC-399	005178-2022	1210 W MCCLURE AVE	REVIEW
DS	C	EQUITY AND HELP INC	22-HC-056	025347-2022	823 W MCCLURE AVE	REVIEW
DS	NO	LUCY ESPARZA	22-HC-548	002985-2022	1000 W MCCLURE AVE	REVIEW
DS	NO	ROBERT KEITH MIDDLETON & MARY ANN W MIDDLETON	22-HC-547	006166-2022	1514 W MOSS AVE	REVIEW
DS	NO	PHUONG NGUYEN	22-HC-668	009193-2022	2326 N NORTHCREST DR	FIRST APPEARANCE
DS	NO	SHANNON R LOGSDON	22-HC-425	006163-2022	1119 N ORANGE ST	REVIEW
DS	C	ZERLA PROPERTIES LLC	22-HC-482	007174-2022	926 N SHERIDAN RD	REVIEW
DS	OO	MANUEL VARGAS GONZALES	22-HC-432	005525-2022	1223 N SHERIDAN RD	REVIEW
DS	OO	ANTOINISHA WADDELL	22-HC-539	007693-2022	1417 N SHERIDAN RD	REVIEW
DS	C	ILLINOIS ESTATES LLC, TRUST: SHERIDAN	22-HC-555	008164-2022	1111 N SHERIDAN RD	REVIEW
DS	NO	GILBERTO VAZQUEZ GARCIA	22-HC-557	008170-2022	1105 N SHERIDAN RD	REVIEW
DS	NO	MICHAEL DORSEY	22-HC-558	008167-2022	1107 N SHERIDAN RD	REVIEW
DS	NO	DONNA L DIDESCH	22-HC-559	008192-2022	1325 N SHERIDAN RD	REVIEW
DS	OO	RONDALE LUNDY	22-HC-593	007696-2022	1419 N SHERIDAN RD	REVIEW
DS	NO	JOSEPH FRIERI	22-HC-442	005631-2022	1205 N SHERIDAN RD	REVIEW
DS	OO	ROBERT JOYNT	21-HC-383	017732-2021	718 W ST JAMES ST	REVIEW
DS	C	KLBGC LLC	22-HC-647	008923-2022	1023 N UNIVERSITY ST	FIRST APPEARANCE
DS	C	KLBGC LLC	22-HC-648	008916-2022	1019 N UNIVERSITY ST	FIRST APPEARANCE
DS	NO	LESLIE TATE	22-HC-649	008925-2022	1025 N UNIVERSITY ST	FIRST APPEARANCE
DS	NO	SOUAD GHANTOUS	22-HC-650	008927-2022	1027 N UNIVERSITY ST	FIRST APPEARANCE

DS	C	CONSOLIDATED PROPERTIES LLC	22-HC-652	008928-2022	1101 N UNIVERSITY ST	FIRST APPEARANCE
DS	NO	PERRY TATE	22-HC-653	008929-2022	1103 N UNIVERSITY ST	FIRST APPEARANCE
DS	C	LPD PROPERTIES LLC	22-HC-658	008994-2022	1109 N UNIVERSITY ST	FIRST APPEARANCE
DS	NO	NATHAN SIEVERS	22-HC-659	008996-2022	1121 N UNIVERSITY ST	FIRST APPEARANCE
DS	OO	NATALIE STORM	22-HC-661	009176-2022	1110 N UNIVERSITY ST	FIRST APPEARANCE
DS	C	CONSOLIDATED PROPERTIES LLC	22-HC-662	009178-2022	1112 N UNIVERSITY ST	FIRST APPEARANCE
DS	NO	JAMES M MURPHY	22-HC-663	009179-2022	1200 N UNIVERSITY ST	FIRST APPEARANCE
DS	NO	TEMITOPE AKINLUA	22-HC-664	009181-2022	1202 N UNIVERSITY ST	FIRST APPEARANCE
DS	NO	JAMES GARRABRANT	22-HC-273	002875-2022	1206 N UNIVERSITY ST	PETITION FOR REHEARING
DS	C	PLAN A PROPERTIES LLC	22-HC-665	009183-2022	1216 N UNIVERSITY ST	FIRST APPEARANCE
DS	C	SHEAR RENTALS LLC	22-HC-666	009182-2022	1214 N UNIVERSITY ST	FIRST APPEARANCE
DS	NO	TROY SETTLES	22-HC-667	009210-2022	1220 N UNIVERSITY ST	FIRST APPEARANCE
DS	NO	JAMES GARRABRANT	22-HC-671	009212-2022	1222 N UNIVERSITY ST	FIRST APPEARANCE
IG	C	CHICAGO TITLE & TRUST	22-HC-307	003052-2022	701 NE PERRY AVE	REVIEW
MZ	C	H AND A GROVE LLC	22-HC-672	010176-2022	1526 W CANDLETREE DR	FIRST APPEARANCE
MZ	NO	SREG KINGSWAY LLC	21-HC-431	018617-2021	1811 W KINGSWAY DR	REVIEW
MZ	NO	RANDALL RICHARDSON	22-HC-483	019186-2021	2609 N SHERIDAN RD	REVIEW
NR	NO	KENDALL CRAYTON	22-HC-460	006451-2022	4022 W BRIGHTON AVE	REVIEW
NR	C	H AND A GROVE LLC	22-HC-676	010425-2022	1506 W CANDLETREE DR UNIT #202	FIRST APPEARANCE
NR	C	H AND A GROVE LLC	22-HC-678	010424-2022	1506 W CANDLETREE UNIT #203	FIRST APPEARANCE
NR	C	H AND A GROVE LLC	22-HC-677	010422-2022	1602 W CANDLETREE UNIT #302	FIRST APPEARANCE
NR	C	H AND A GROVE LLC	22-HC-673	010421-2022	1518 CANDLETREE UNIT #307	FIRST APPEARANCE
NR	OO	DEBORAH L GREINER	22-HC-532	007640-2022	3914 W CREIGHTON TER	REVIEW
NR	C	SFR3-080 LLC	22-HC-642	019864-2021	6205 N DEVONSHIRE DR	FIRST APPEARANCE
NR	NO	DAVID JOSEPH	22-HC-573	008381-2022	2704 W EUGENIE AVE	REVIEW
NR	NO	PAUL MEYER	22-HC-566	008341-2022	2628 W FARRELLY AVE	REVIEW
NR	NO	ROGER FLEMMING SR	22-HC-575	008370-2022	3409 W GREENWOOD PL	REVIEW
NR	C	JOSHUA FULLER	21-HC-648	023424-2021	5512 N MERRIMAC AVE	REVIEW
NR	NO	WARREN DANZ	22-HC-400	005168-2022	248 E OAK CLIFF CT	REVIEW
NR	NO	TRAVIS & JEANNA KELLEY	22-HC-569	008361-2022	4714 N RIDGELAWN PL	REVIEW
NR	NO	DAVID JOSEPH	22-HC-571	008387-2022	2607 W SCENIC DR	REVIEW
NR	OO	DEENA DORSEY	22-HC-354	003880-2022	1107 W STRATFORD DR	PETITION FOR REHEARING
NR	C	HAYDEN LAKE LLC C/O CARLOS JAVELERA	22-HC-114 & 2	000758-2022	7217 N UNIVERSITY ST	REVIEW
NR	OO	KEVIN RILEY	22-HC-037	025211-2022	214 W VAIL CT	REVIEW
NR	C	H AND A GROVE LLC	22-HC-674	010423-2022	1602 W VIKING CT UNIT #103	FIRST APPEARANCE
NR	C	H AND A GROVE LLC	22-HC-675	010420-2022	1731 W VIKING CT UNIT #107	FIRST APPEARANCE

NR	C	BELLA IL INC	22-HC-183	001485-2022	1204 E VIRGINIA AVE	REVIEW
NR	OO	LUCINDA EWING	22-HC-478	007242-2022	4913 N WATERFORD PL	REVIEW
SD	C	RHEA & JIYA INVESTMENTS LLC	22-HC-126	000848-2022	1021 E BEHREND'S AVE	PETITION FOR REHEARING
SD	NO	RICHARD HAYES	22-HC-462	006475-2022	2716 N BOOTZ AVE	REVIEW
SD	OO	LINDA COOPER	22-HC-660	009059-2022	1209 E FORREST HILL AVE	FIRST APPEARANCE
SD	OO	WILLIAM BEACHLER	22-HC-567	008209-2022	701 E FORREST HILL AVE	REVIEW
SD	NO	IGNACIO ARREGUIN	22-HC-266	002794-2022	409 W HANSSLER PL	REVIEW
SD	NO	GREGORY IVES	22-HC-495	007072-2022	1306 E LONDON AVE	REVIEW
SD	C	HANSEN FAMILY INVESTMENT PROPERTIES LLC	22-HC-591	007702-2022	1204 E MCCLURE AVE	REVIEW
SD	NO	MARILYN DOERR MERKEL	22-HC-031	025018-2021	3908 N PROSPECT RD	REVIEW
SD	C	GREYSTEELE PROPERTIES INC	22-HC-669	009301-2022	1401 E RICHWOODS BLVD UNIT 1	FIRST APPEARANCE



**ZONING BOARD OF APPEALS  
THURSDAY, OCTOBER 13, 2022  
CITY HALL, ROOM 400 – 1:00 P.M.**

**MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF JULY 14, 2022 MEETING 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.** Public hearing on the request of Juan Pablo to obtain a Minor Variance from the City of Peoria Unified Development Code Section 5.4.6 Fences and Walls, to increase the height of a fence in the front yard from three feet to four feet, in a Class R-4 (Single-Family Residential) District, for the property located at 1703 NE Jefferson Ave (Parcel Identification Number 18-03-256-020), Peoria, IL (Council District 3)  
**ZBA 1080-2022**

**CASE NO.** Public hearing on the request of Sean Rennau, of Austin Engineering Co. Inc, on behalf of Gretchen Petrakis, to obtain a Minor Variance from the City of Peoria Unified Development Code Section 5.4.6 Fences and Walls, to increase the height of a wall in the rear yard from six feet to eight feet, to increase the height of a wall in the side yard from six feet to nine feet and to increase the height of a wall in the front yard from three feet to four feet in a Class R-2 (Single-Family Residential) District, for the property located at 5907 and 5917 N Sherwood Ave (Parcel Identification Number 14-17-403-011 and 14-17-403-010), Peoria, IL (Council District 3)  
**ZBA 1087-2022**

**CASE NO.** Public hearing on the request of Sean Rennau, of Austin Engineering Co. Inc, on behalf of Gretchen Petrakis, to obtain a Minor Variance from the City of Peoria Unified Development Code Section 5.4.6 Fences and Walls, to increase the height of a wall in the rear yard from six feet to eight feet in a Class R-2 (Single-Family Residential) District, for the property located at 5903 N Sherwood Ave (Parcel Identification Number 14-17-403-012), Peoria, IL (Council District 3)  
**ZBA 1088-2022**

- 5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**
- 6. ADJOURNMENT**