



**OFFICE OF THE CITY MANAGER**



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

**FROM:** Patrick Urich, City Manager *Patrick Urich*

**DATE:** November 17, 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.

Please note: Due to the Thanksgiving holiday, there will be no Issues Update next week.

**City Offices Closed on November 24 & 25 for Thanksgiving Holiday**



City offices will be closed on November 24 and 25. Offices will reopen on Monday, November 28 at 8:00 am. The Santa Claus parade, scheduled for Friday, November 25, will begin at 9:15 am. For more information, [visit the PACE website](#).

**Community Development - Down Payment Assistance Program is still Accepting Applications**



**DOWN  
PAYMENT  
ASSISTANCE  
PROGRAM**

- \$5,000 OR UP TO 10% OF THE PURCHASE PRICE OF A SINGLE-FAMILY HOME
- THE PROPERTY MUST BE WITHIN A QUALIFYING CENSUS TRACT
- THE PURCHASE PRICE MUST BE AT OR BELOW \$125,000 WITH A PRIMARY MORTGAGE
- MUST AGREE TO OWN AND LIVE AT THE HOME FOR AT LEAST TWO YEARS AFTER CLOSING
- MUST HAVE A SIGNED CONTRACT FOR THE HOME, AN APPROVED PRIMARY MORTGAGE, AND A CLOSING COMPANY/ATTORNEY WITH A CLOSING DATE
- CANNOT OWE ANY FINES OR FEES TO THE CITY



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 service basis until the funds are exhausted. Applications may be found at <http://www.peoriagov.org/community-development/>.

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

**Community Development - Housing Rehabilitation Program is still Accepting Applications**

The 2022 Housing Rehabilitation Program is still accepting applications. 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.

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 view income qualification requirements and whether a property is within a QCT, please visit the "Grants Management" section on the Community Development page at [peoriagov.org](http://peoriagov.org). Go to the section titled "Home Rehabilitation Programs". Alternatively, you can click on this link to apply:



**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

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

Applications and 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 Public Library News**

#### **You have TWO terrific opportunities to get some holiday shopping done!**

**The Friends of Peoria Public Library's annual big book sale starts Nov. 26 and ends on Dec. 3.**

Everything – books, movies, music and games -- will be half price.

\*\* Excludes local author titles and collectibles

Friendly Finds Bookstore is located in lower level 2 of Main Library, 107 NE Monroe.

Hours are Mondays-Wednesdays from noon to 4 p.m. and Saturdays from noon to 4 p.m.

**Local Author & Art Fair – Saturday, Dec. 3 at Peoria Public Main Library, 107 NE Monroe**  
2 p.m. to 4 p.m. ~ Free and open to all

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Dozens of local authors and artists. Start your holiday shopping – and support local!  
\*\* A portion of proceeds also comes back to Peoria Public Library

### **Peoria Public Schools Update**



It's Grandparent's Week at Peoria Public schools! Schools statewide are celebrating grandparents and their positive impact on students' overall success. This year, PPS grandparents have enjoyed events like breakfast at Trewyn, Whittier, and Peoria High, family movie night at Dr. C.T. Vivian Primary School, and creating arts and craft projects at Charter Oak. Whether they are volunteering in classrooms, helping with lunchtime, or taking their student to and from school, grandparents play a key role in supporting their student's educational experience. Thank you to everyone who has made this week special and happy Grandparents Week!

With gratitude,

Handwritten signature of Sharon Desmoulin-Kherat

Sharon Desmoulin-Kherat, Ed.D

### **Community Development Weekly Report**

- Please see attached

### **Housing Docket**

- Please see attached

### **Planning and Zoning Agenda**

- Please see attached

Issues Update  
November 17, 2022

**Date: 11/16/2022**

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	54
Development Center Permits Issued	35	1796
Total Value of Development	\$ 2,568,258	\$ 135,099,458

**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-6736-2022	2011 W Altorfer Dr	Commercial Alteration	Cell Tower Upgrade – AT&T	5	BE
COM-6747-2022	221 NE Glen Oak Ave	Commercial Alteration	Int. & Ext. Alt. – MRI Building (Unity Point)	2	KW
COM-6748-2022	2112 N Linn St	Commercial Alteration	Ext. Alt. – Verizon	2	KW
COM-6780-2022	2900 W Lake Ave	Commercial Alteration	Cell Tower Upgrade – AT&T	4	JH
RES-6711-2022	2640 W Stonehenge Ct	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6713-2022	3517 W Tedford Dr	Solar Voltaic	Roof Mounted Solar	4	JH

RES-6716-2022	6934 N St Marys Rd	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6721-2022	801 W Spring Hollow Ln	Solar Voltaic	Roof Mounted Solar	1	JN
RES-6725-2022	2721 W Parkridge Dr	Solar Voltaic	Roof Mounted Solar	1	JN
RES-6728-2022	924 W Willcox Ave	Solar Voltaic	Roof Mounted Solar	2	KW
RES-6731-2022	6315 N Randwick Rd	Solar Voltaic	Roof Mounted Solar	4	JH
RES-6737-2022	4009 W Fall Leaf Ct	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6739-2022	10414 N Heron Rd	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6743-2022	811 E Behrends Ave	Solar Voltaic	Roof Mounted Solar	3	KW
RES-6751-2022	2322 W Marks Pl	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6755-2022	515 N Spring Aire Ct	Solar Voltaic	Roof Mounted Solar	1	JN
RES-6757-2022	4604 N Weaverridge Blvd	Solar Voltaic	Roof Mounted Solar	4	JH
RES-6763-2022	11315 N Chesapeake Ln	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6765-2022	10306 N Autumnview Ct	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6767-2022	11220 N Greenview Ln	Solar Voltaic	Roof Mounted Solar	5	BE
RES-6772-2022	1800 W Latham Ln	Solar Voltaic	Roof Mounted Solar	2	KW
PZ-1162-2022	331 NE Perry Ave	Planning & Zoning Commission	Rezoning R3 to CN	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
-	-	-	-	-	-

**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
-	-	-	-

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
-	-	-	-

**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
7723 N University	Big Jan’s Tejano Smokehouse and Cantina	Plans Received	5
800 NE Madison	Peoria Friendship House	Plans Approved	3

**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	OO	WARITH R MUHAMMAD	22-HC-224	002122-2022	2904 W ANTOINETTE ST	REVIEW
AA	NO	PETRIKA & ARIANA BINO	22-HC-632	005157-2022	312 S CHARLTON ST	REVIEW
AA	C	LANDMARK APARTMENTS ASSOCIATES	22-HC-797	012316-2022	525 W DR MARTIN LUTHER KING JR	FIRST APPEARANCE
AA	C	PHOENIX PROPERTIES INC	22-HC-792	011651-2022	2416 W GARDEN ST	FIRST APPEARANCE
AA	C	LANDMARK APARTMENTS ASSOCIATES	22-HC-829	015930-2022	601 W HILLYER PL #8	FIRST APPEARANCE
AA	NO	LORIE ISABELLES	22-HC-579	008481-2022	1301 W HOWETT ST	REVIEW
AA	OO	BRANDON RUSSELL	22-HC-516	007502-2022	1107 W HOWETT ST	REVIEW
AA	C	EQUITY & HELP - 131JOH605 TRUST	22-HC-618	008934-2022	1315 W JOHN H GWYNN JR AVE	REVIEW
AA	OO	SHERI EMMER	22-HC-688	009344-2022	2902 W KRAUSE AVE	REVIEW
AA	OO	CANDY NORWOOD	22-HC-553	008527-2022	1809 W LINCOLN AVE	REVIEW
AA	NO	WELSEY J WAINWRIGHT	22-HC-630	008687-2022	1504 W LINCOLN AVE	REVIEW
AA	NO	JIMMY D SMITH ESTATE	22-HC-631	008686-2022	1522 W LINCOLN AVE	REVIEW
AA	NO	BENJAMIN BOLDEN	22-HC-628	008683-2022	1716 W LINCOLN AVE	REVIEW
AA	NO	FENG XIAOMEI CASTRO	22-HC-818	015241-2022	2727 W LINCOLN AVE	FIRST APPEARANCE
AA	NO	JOE DOWDS	22-HC-825	015693-2022	923 S LOUISA ST	FIRST APPEARANCE
AA	C	SFR3-050 LLC	22-HC-788	011502-2022	2633 W MOSS AVE	FIRST APPEARANCE
AA	NO	NATIONWIDE COMMUNITY REVITALIZATION LLC	21-HC-602	022602-2021	2423 W PROCTOR ST	REVIEW
AA	C	CC CITYSCAPE LLC	22-HC-827	015808-2022	601 W ROMEO B GARRETT AVE, #1	FIRST APPEARANCE
AA	OO	LARRY CARLOCK	22-HC-345	003462-2022	924 S TONTI CIR	REVIEW
AA	NO	GREGORY MINDER	22-HC-809	013607-2022	1505 S WESTMORELAND AVE	FIRST APPEARANCE
AA	C	LINCOLN TERRACE LLP	22-HC-795	011986-2022	2914 S WISWALL CT	FIRST APPEARANCE
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	REVIEW
AW	C	BELL & BELLA PROPERTIES LLC	22-HC-641	008041-2022	404 E ARCADIA AVE	REVIEW
AW	NO	FULTON BOULDIN	22-HC-286	002956-2022	2330 N BIGELOW ST	REVIEW
AW	C	BENTAL MANAGEMENT LLC	22-HC-824	015682-2022	1621 N BROADWAY ST	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	REVIEW
AW	OO	DAVID WEBER	22-HC-424	006161-2022	307 W COLUMBIA TER	REVIEW
AW	OO	SAMUEL CLAY	21-HC-480	020095-2021	704 E LASALLE ST	REVIEW
AW	C	UPGRADE	22-HC-801	012938-2022	2128 N LINN ST	FIRST APPEARANCE
AW	NO	THOMAS HAMM	22-HC-638	008806-2022	508 W MCCLURE AVE	REVIEW
AW	OO	MONICA REED	22-HC-806	013416-2022	209 W MCCLURE AVE	FIRST APPEARANCE
AW	NO	JEFF COHEN	22-HC-783	011312-2022	730 E MCCLURE AVE	FIRST APPEARANCE
AW	NO	MICHAEL BROOKS	22-HC-606	008688-2022	303 E THRUSH AVE	REVIEW
AW	NO	KENT C & ARA L JONES	22-HC-636	008997-2022	309 E THRUSH AVE	REVIEW

AW	C	PHOENIX PROPERTIES INC	22-HC-494	021449-2021	1815 N WISCONSIN AVE	REVIEW
DF	C	AXDREL INVESTMENTS LLC C/O CORE 3	22-HC-810	013992-2022	601 NW BRYAN ST	FIRST APPEARANCE
DF	NO	JUAN PABLO	22-HC-622	008853-2022	1703 NE JEFFERSON AVE	REVIEW
DF	OO	JAKOVSI LOYA-OLGUIN	22-HC-791	011569-2022	1622 NE JEFFERSON AVE	FIRST APPEARANCE
DF	C	PEORIA HOUSING AUTHORITY	22-HC-789	011528-2022	1010 NE MADISON AVE	FIRST APPEARANCE
DF	C	APEX BANK	22-HC-831	015989-2022	1608 NE MADISON AVE	FIRST APPEARANCE
DF	NO	PATRICK MADIGAN	22-HC-802	013059-2022	530 SLOAN ST	FIRST APPEARANCE
DF	NO	BRANDON DENTINO	22-HC-833	016022-2022	604 VINE ST	CONTINUE TO 1/10/23
DS	NO	MYLES MEGYESI	22-HC-613	008803-2022	401 W ARMSTRONG AVE	REVIEW
DS	C	CONSOLIDATED PROPERTIES LLC	22-HC-615	008804-2022	400 W ARMSTRONG AVE	REVIEW
DS	C	STAVERRICK PROPERTIES	22-HC-782	011165-2022	609 W ARMSTRONG AVE	FIRST APPEARANCE
DS	NO	MICHAEL DEWITTE	22-HC-625	008556-2022	3016 N AVALON PL	REVIEW
DS	OO	AMIE HESTER	22-HC-428	006178-2022	2125 N BIGELOW ST	REVIEW
DS	NO	HEIDI FOLGER	22-HC-790	011534-2022	1221 N BOURLAND AVE	FIRST APPEARANCE
DS	OO	HELEN M JENKINS ESTATE	22-HC-796	011988-2022	2119 N BOURLAND AVE	FIRST APPEARANCE
DS	NO	SOUAD GHANTOUS	22-HC-388	005365-2022	1819 W BRADLEY AVE	REVIEW
DS	NO	DAVID FEHR	22-HC-502	007285-2022	411 W COLUMBIA TER	REVIEW
DS	C	MESSIAH PROPERTIES LLC	22-HC-503	007291-2022	413 W COLUMBIA TER	REVIEW
DS	C	ALCYONE LLC	22-HC-527	007555-2022	501 W COLUMBIA TER	REVIEW
DS	NO	CHRIS HAWKINS	22-HC-596	025063-2021	706 W COLUMBIA TER	REVIEW
DS	C	FORTUNE USA LLC	22-HC-541	006134-2022	1014 N ELLIS ST	REVIEW
DS	C	RENT PEORIA HOMES LLC	22-HC-694	009507-2022	1123 N ELLIS ST	REVIEW
DS	C	RIVER CITY VENTURE LLC	22-HC-822	015516-2022	1211 N ELLIS ST	FIRST APPEARANCE
DS	NO	TALLAT SHAHEEN	21-HC-086	000281-2022	1210 N ELMWOOD AVE	REVIEW
DS	OO	DONALD J BENCHER ESTATE	22-HC-823	015586-2022	2313 N ELMWOOD AVE	FIRST APPEARANCE
DS	NO	BRIAN MONGE	22-HC-611	008726-2022	3625 N FINNELL AVE	REVIEW
DS	C	VIP INVESTMENTS OF PEORIA LLC	22-HC-612	008719-2022	3631 N FINNELL AVE	REVIEW
DS	OO	SANDRA HICOK	22-HC-716	010340-2022	2616 W FLINT ST	REVIEW
DS	OO	CODY MILLER	22-HC-803	013302-2022	2225 W FORREST HILL AVE	FIRST APPEARANCE
DS	NO	CESAR ESPINOZA	22-HC-378	004768-2022	2022 N GALE AVE	REVIEW
DS	C	MCCLURE CAPITAL PARTNERS LLC	22-HC-830	015932-2022	1816 N GALE AVE	FIRST APPEARANCE
DS	OO	RANDY C HARVEY	22-HC-623	008852-2022	1018 W GIFT AVE	REVIEW
DS	C	FIELDMOOR ASSOCIATES LLC	22-HC-814	014888-2022	1424 W GIFT AVE	FIRST APPEARANCE
DS	NO	MARION LAMPKIN	22-HC-828	015929-2022	2925 W GILBERT AVE	FIRST APPEARANCE
DS	C	PARKWOOD COMMONS LLC	22-HC-537	007674-2022	1606 N GREAT OAK DR 4	REVIEW
DS	C	ZERLA PROPERTIES LLC	22-HC-695	009494-2022	611 W HIGH ST	REVIEW
DS	C	SFR3-080 LLC	22-HC-826	015730-2022	913 W MACQUEEN AVE	FIRST APPEARANCE

DS	C	VIVR LLC	22-HC-816	014893-2022	1207 N MAPLEWOOD AVE	FIRST APPEARANCE
DS	OO	YOLANDA JACKSON	22-HC-607	008713-2022	704 W MEADOWS PL	REVIEW
DS	OO	JOSEPH MAST	22-HC-813	014886-2022	2717 N MILLBROOK DR	FIRST APPEARANCE
DS	NO	YAGEZ BEN ITZHAK & YAARA BEN ITZHAK	22-HC-150	000106-2022	1124 W NEBRASKA	REVIEW
DS	OO	CRAIG KENDELL	22-HC-786	011419-2022	2701 W NEBRASKA AVE	FIRST APPEARANCE
DS	C	CONSOLIDATED PROPERTIES LLLC SERIES NP	22-HC-617	008820-2022	1409 N NORTH ST	REVIEW
DS	C	SFR3-070 LLC	22-HC-620	008821-2022	1313 N NORTH ST	REVIEW
DS	NO	JUAN D QUINTERO	22-HC-621	008824-2022	1307 N NORTH ST	REVIEW
DS	NO	JOSHUA MEISTER	22-HC-787	011424-2022	925 W NOWLAND AVE	FIRST APPEARANCE
DS	OO	STEPHEN P GILBERT	22-HC-785	011415-2022	2316 W RESERVOIR BLVD	FIRST APPEARANCE
DS	OO	BRIAN FITCHPATRICK	22-HC-115	000775-2022	2031 W RICHWOODS BLVD	REVIEW
DS	NO	TIMOTHY WASSON	22-HC-430	005364-2022	1214 N SHERIDAN RD	REVIEW
DS	C	MESSIAH PROPERTIES LLC	22-HC-608	008714-2022	2009 N SHERIDAN RD	REVIEW
DS	NO	THOMAS ZIMMERMAN	22-HC-626	008641-2022	1208 N SHERIDAN RD	REVIEW
DS	NO	JOSE DIAZ	22-HC-560	008191-2022	1313 N SHERIDAN RD	REVIEW
DS	OO	JOSE DIAZ	22-HC-563	008188-2022	1309 N SHERIDAN RD	REVIEW
DS	NO	JOSE DIAZ	22-HC-564	008186-2022	1303 N SHERIDAN RD	REVIEW
DS	C	PEORIA 1 HOLDINGS LLC	22-HC-780	011161-2022	2405 N SHERIDAN RD	FIRST APPEARANCE
DS	NO	EDWARD BANKS	22-HC-781	011163-2022	2409 N SHERIDAN RD	FIRST APPEARANCE
DS	OO	RANDALL ANDERSON MAXWELL	22-HC-800	012723-2022	1101 N SHERIDAN RD	FIRST APPEARANCE
DS	NO	XIAOMEI CASTRO	22-HC-805	013320-2022	506 SPRING ST	FIRST APPEARANCE
DS	C	STAVERICK PROPERTIES	22-HC-724	009058-2022	719 W ST JAMES ST	REVIEW
DS	C	MASSEY RENTALS	22-HC-702	010044-2022	1016 N SUMMIT BLVD	REVIEW
DS	OO	YVONNE WOJTALIK	22-HC-703	010043-2022	1020 N SUMMIT BLVD	REVIEW
DS	NO	MANUEL RAND	22-HC-819	015277-2022	719 W THRUSH AVE	FIRST APPEARANCE
DS	C	SALEM BROTHERS ENTERPRISES, INC	22-HC-698	009962-2022	2807 N UNIVERSITY ST	REVIEW
DS	NO	PERRY TATE	22-HC-701	009815-2022	1026 N UNIVERSITY ST	REVIEW
DS	NO	PERRY TATE	22-HC-705	010059-2022	1020 N UNIVERSITY ST	REVIEW
DS	NO	PERRY TATE	22-HC-707	010121-2022	1022 N UNIVERSITY ST	REVIEW
DS	NO	LUONG TRAN	22-HC-710	010061-2022	1018 N UNIVERSITY ST	REVIEW
DS	C	BRADLEY CAPITAL GROUP LLC	22-HC-723	010364-2022	1207 N UNIVERSITY ST	REVIEW
DS	C	COTTEN REAL ESTATE LLC OF PEORIA	22-HC-680	010334-2022	1703 N VALLEY AVE	REVIEW
IG	NO	ESTELLA ETNIER	22-HC-832	016017-2022	1111 NE ADAMS ST	FIRST APPEARANCE
IG	C	ST AUGUSTINE COMMUNITY FUND INC	22-HC-332	003305-2022	1301 NE GLENDALE AVE	REVIEW
MZ	C	KNOXVILLE POINTE OWNER LLC	21-HC-253	014702-2021	1700 W HICKORY GROVE RD	REVIEW
MZ	OO	TYRONE TERRELL	21-HC-519	020913-2021	1117 W LINCOLN AVE	REVIEW
MZ	C	COOK ENTERPRISES LLC	22-HC-794	011966-2022	625 W MAIN ST	FIRST APPEARANCE

MZ	NO	MAGED ELSAYEGH	22-HC-265	002777-2022	505 SPRING ST	REVIEW
MZ	C	RUMBERGER HOLDING GROUP LLC	22-HC-002	024655-2021	2106 N UNIVERSITY ST	PETITION FOR REHEARING
MZ	NO	PAUL MROZ	22-HC-799	012558-2022	7805 N UNIVERSITY ST	FIRST APPEARANCE
NR	OO	CHERYL BOLLINGER	21-HC-693	024167-2021	4501 W ANDOVER DR	REVIEW
NR	C	PEORIA NORTH LLC	22-HC-811	014462-2022	4207 N KNOLLRIDGE RD 126, #A3	FIRST APPEARANCE
NR	NO	DANIEL BASFIELD III	22-HC-793	011798-2022	301 W LAKE AVE	FIRST APPEARANCE
NR	C	H&L PROPERTY ASSOCIATION LLC	21-HC-550	021584-2021	1211 W MERLE LN	REVIEW
NR	NO	LEROY E NELSON	22-HC-717	010445-2022	3924 N NEW YORK AVE	REVIEW
NR	C	VIP INVESTMENTS OF PEORIA LLC	22-HC-804	013305-2022	6105 N RANDWICK RD	FIRST APPEARANCE
NR	NO	BRIAN GAVLINSKI	22-HC-815	014889-2022	4102 N UNIVERSITY ST	FIRST APPEARANCE
NR	C	HAYDEN LAKE LLC C/O CARLOS JAVELERA	22-HC-485	007162-2022	7217 N UNIVERSITY ST, UNIT B9	REVIEW
NR	C	HAYDEN LAKE LLC C/O CARLOS JAVELERA	22-HC-114	000758-2022	7217 N UNIVERSITY ST, UNIT C19	REVIEW
SD	NO	BONNIE J WILLIAMS	22-HC-784	011339-2022	2410 N CENTRAL AVE	FIRST APPEARANCE
SD	OO	MARCELA GARCIA	22-HC-689	008209-2022	701 E FORREST HILL AVE	REVIEW
SD	NO	JASON LEWIS	22-HC-820	015299-2022	810 E FORREST HILL AVE	FIRST APPEARANCE
SD	C	SAMAHA ESTATES LLC	22-HC-798	012485-2022	1117 E FRYE AVE, A & B	FIRST APPEARANCE
SD	NO	FREDERICK E MORRIS	22-HC-708	010112-2022	501 W GIFT AVE	REVIEW
SD	OO	PAUL WILSON & ISAAC WILSON	22-HC-807	013591-2022	1105 N GLENWOOD AVE	FIRST APPEARANCE
SD	C	PEORIA D PROPERTIES LLC	22-HC-817	015017-2022	3204 N KNOXVILLE AVE BUILDING 1	FIRST APPEARANCE
SD	OO	HOWARD HAYES	22-HC-821	015411-2022	1507 E LONDON AVE	FIRST APPEARANCE
SD	NO	JOSHUA ALLEN	22-HC-812	014882-2022	2202 N MARYLAND AVE	FIRST APPEARANCE
SD	C	HONEYSUCKLE LANE LLC	22-HC-546	007209-2022	804 E TRIPP AVE	REVIEW
SD	C	HAYDEN LAKE LLC C/O CARLOS JAVELERA	22-HC-808	013595-2022	6711 N UNIVERSITY ST	FIRST APPEARANCE



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

**MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF NOVEMBER 3, 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 1145-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Gerardo Desarden to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental for the property located at 1001 NE Glen Oak Avenue (Parcel Identification No. 18-04-278-018), Peoria IL (Council District 3)

**CASE NO.** PZ 1147-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Bill Hoerr of Hoerr Brothers LLC to approve an Annexation Petition and Annexation Agreement with a request to rezone to Class I-1 (Industrial/Business Park) District for the property located at 9601 N Allen Road (Parcel Identification No. 09-31-300-007), Peoria IL (Council District 5)

**CASE NO.** PZ 1150-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Jane Genzel of Peoria Opportunities Foundation, on behalf of the City of Peoria, to rezone property from Class R-4 (Single-Family Residential) District to Class R-8 (Multi-Family Residential) District for the property located at 939, 943, 951 and 957 S Shelley Street (Parcel Identification Nos. 18-17-132-025; 18-17-132-026; 18-17-132-027; 18-17-132-028), Peoria IL (Council District 1)

**CASE NO.** PZ 1151-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Eliza Solowiej, of PCG Law Group, on behalf of Exxotic Strains, LLC to amend an existing Special Use Ordinance No. 14,612, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to allow an Adult Use Cannabis Dispensary, for the property located at 1210 W Glen Avenue. The shopping center also includes properties located at 1222 W Glen Avenue, 4730, 4732, 4734, 4736, and 4738 N University Street, 4800 N University Street, 4810 N University Street, and 4816 N University Street, and commonly known as the Crossroads Shopping Center (Parcel Identification Nos. 14-20-401-001, 14-20-401-029, 14-20-401-032, 14-20-401-036, 14-20-401-037, and 14-20-401-038) Peoria, IL (Council District 3)

**CASE NO.** PZ 1152-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Jane Genzel of Peoria Opportunities Foundation, on behalf of the City of Peoria, to obtain a special use with a waiver for townhomes in the Class R-4 (Single-Family Residential) District for the property located at 920, 926, 934 and 938 S Shelley Street (Parcel Identification Nos. 18-17-133-007; 18-17-133-008; 18-17-133-009; 18-17-133-010), Peoria IL (Council District 1)

**CASE NO.** PZ 1153-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Jane Genzel of Peoria Opportunities Foundation, on behalf of the City of Peoria, to rezone property from Class R-4 (Single-Family Residential) District to Class R-8 (Multi-Family Residential) District for the property located at 948, 952 and 956 S Shelley Street and 1503 and 1507 W Antoinette Street (Parcel Identification Nos. 18-17-133-012; 18-17-133-013; 18-17-133-016; 18-17-133-017; 18-17-133-034), Peoria IL (Council District 1)

**CASE NO.**  
PZ 1154-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Jane Genzel of Peoria Opportunities Foundation, on behalf of the City of Peoria, to obtain a special use with a waiver for townhomes in the Class R-4 (Single-Family Residential) District for the property located at 921, 925, 927, 929 and 933 S Sumner Avenue (Parcel Identification Nos. 18-17-133-027; 18-17-133-028; 18-17-133-029; 18-17-133-030; 18-17-133-031), Peoria IL (Council District 1)

**CASE NO.**  
PZ 1155-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Jane Genzel of Peoria Opportunities Foundation, on behalf of the City of Peoria, to obtain a special use with a waiver for townhomes in the Class R-4 (Single-Family Residential) District for the property located at 1508 and 1512 W Antoinette Street (Parcel Identification Nos. 18-17-176-001 and 18-17-176-002), Peoria IL (Council District 1)

**CASE NO.**  
PZ 1156-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Russell Waldschmidt of Allen Road Business Park, L.P. to approve an Annexation Petition and Annexation Agreement with a request to rezone to Class I-1 (Industrial/Business Park) District for the property located at 2700 W Altorfer Drive (Parcel Identification No. 14-06-300-016), Peoria IL (Council District 5)

**CASE NO.**  
PZ 1158-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Jane Genzel of Peoria Opportunities Foundation, on behalf of the City of Peoria, to obtain a special use with waivers for Apartments in the Class CN (Neighborhood Commercial) District for the property located at 901, 903, 905, 909 and 911 W Mc Bean Street and 900, 904, 906, 908, 910, 912, 914, 916, 918 and 920 W Johnson Street (Parcel Identification Nos. 18-08-419-002, 18-08-419-003, 18-08-419-004, 18-08-419-005, 18-08-419-006, 18-08-419-007, 18-08-419-008, 18-08-419-009, 18-08-419-010, 18-08-419-011, 18-08-419-018, 18-08-419-019, 18-08-419-020, 18-08-419-021, 18-08-419-022), Peoria IL (Council District 1)

**CASE NO.**  
PZ 1162-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Brenda Graves of Whiskey City Project, LLC to rezone property from the present Class R-3 (Single Family Residential) District to Class C-N (Neighborhood Commercial) District for the property located at 331 NE Perry Avenue (Parcel Identification No. 18-04-456-006), Peoria IL (Council District 3)

**5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

**6. ADJOURNMENT**