

TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager 

DATE: December 15, 2022

SUBJECT: Issues Update

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

Please note: this is the last Issues Update of 2022. Issues Update will resume on January 12, 2023.

City Offices Will Be Closed on Monday, December 26



City offices will be closed on Monday, December 26, and reopen at 8 am on Tuesday, December 27.

Trash and Recycling - Holiday Collection Schedule Changes:

The city of Peoria's trash hauler, GFL, will not collect recycling or trash the day after Christmas, Monday, December 26, and the day after New Year's Day, Monday, January 2. This schedule change will delay service by one day for the remainder of the week. Residents with a Monday pick-up will have their collection Tuesday, December 27, and Tuesday, January 3. Visit <http://PeoriaPickup.com> for more information.



Community Development – Cold Weather Safety for Community Members

The city of Peoria Community Development Department would like to remind community members of two winter weather safety items: heating requirements for rental units and the Emergency Repair Program for homeowners.

Heating Requirements for Rental Units

Landlords are responsible for making sure all their occupied rental units meet the minimum heating requirement. All rental units in the city of Peoria must:

- Maintain a temperature of at least 65 degrees Fahrenheit during the daytime.
- Have working utilities.

Cooking appliances, portable unvented fuel-burning, and space heaters are not replacements for a working furnace.

If you are renting a property that does not meet these requirements, please contact your landlord. If your landlord is unwilling to make repairs, please contact the city of Peoria at 309-494-2273.

Community Development - City of Peoria Emergency Repair Program

The city of Peoria offers an Emergency Repair Program for homeowners with broken furnaces or water heaters. To apply for this program, homeowners must:

- Provide proof of homeowners insurance.
- Provide proof of income.
- Be current on property taxes, not owe any fees or fines to the city, and be current on their mortgage.

All applicants must have a household income below 50% of the Area Median Income (AMI). To find out if your household qualifies, please visit [the city of Peoria Community Development Department website](#) or call us at 309-494-8600.

For questions about the Emergency Repair Program, please email grants@peoriagov.org or contact our Development Center at 309-494-8600.

Peoria Police Department – Annual Kids Christmas Party



The Peoria Afro-American Police League, Peoria Afro-American Fire Fighters, and Henry Brown Lodge #22 held another successful Annual Kids Christmas Party at Landmark Cinemas over the weekend. What fun!





Peoria Police Department – Congratulations to Larry Ware!

After serving the City of Peoria for 20 years, Larry Ware is officially retired! Larry first worked in the Police Information Office before going to Parking Enforcement and retiring from the Property Room. Congratulations Larry and thank you for a job well done!



Community Development Weekly Report

- Please see attached

Environmental Docket

- Please see attached

Date: 12/14/2022

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

1. Summary Information

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

	This Week	YTD
One Stop Shop Customers	0	54
Development Center Permits Issued	52	1994
Total Value of Development	\$ 10,776,465	\$ 172,859,547

2. Development Review Board Projects

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

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
COM-7122-2022	6400 N University St	Commercial Solar Voltaic	Roof Mounted Solar – First Christian Church	5	BE
COM-7123-2022	6518 N Sheridan Rd	Commercial Alteration	Cell Tower Upgrade – AT&T	5	BE
COM-7127-2022	330 SW Water St	Commercial Alteration	Int. Alt. – Flood Mitigation Alteration	2	JN
COM-7139-2022	3024 N University St	Commercial Alteration	Ext. Alt. – Royal Vape	2	KW
RES-7076-2022	2324 W Pintura Ct	Solar Voltaic	Roof Mounted Solar	4	JH
RES-7077-2022	2915 W Parkridge Dr	Solar Voltaic	Roof Mounted Solar	1	JN

RES-7080-2022	6010 N Keenland Ave	Solar Voltaic	Roof Mounted Solar	2	KW
RES-7082-2022	2633 N California Ave	Solar Voltaic	Roof Mounted Solar	3	KW
RES-7086-2022	3609 W Malabar Ct	Solar Voltaic	Roof Mounted Solar	4	JH
RES-7093-2022	2830 N Kingston Dr	Solar Voltaic	Roof Mounted Solar	1	JN
RES-7107-2022	4121 W Rustic Hollow Dr	Solar Voltaic	Roof Mounted Solar	4	JH
RES-7117-2022	909 S Folkers Ave	Solar Voltaic	Roof Mounted Solar	1	JN
RES-7128-2022	810 W Meadows Pl	Solar Voltaic	Roof Mounted Solar	2	KW
RES-7132-2022	2924 W Glen Ave	Solar Voltaic	Roof Mounted Solar	4	JH
RES-7134-2022	6527 N Imperial Dr	Solar Voltaic	Roof Mounted Solar	4	JH
RES-7137-2022	4003 W Talus Ct	Solar Voltaic	Roof Mounted Solar	4	JH
RES-7142-2022	3423 W Boulder Point Ct	Solar Voltaic	Roof Mounted Solar	5	BE
RES-7144-2022	525 E Wilson Ave	Solar Voltaic	Roof Mounted Solar	3	KW
PZ-1185-2022	1805 N Prospect Rd	Planning and Zoning Commission	Special Use – Short Term Rental	3	KW
ZBA-1183-2022	3641 N Meadowbrook Rd	Zoning Board of Appeals	Major Variance – Sign Setback	2	KW
PZ-1190-2022	5723 W Woodbriar Ln	Planning and Zoning Commission	Special Use – Duplex	4	JH
PZ-1191-2022	5731 W Woodbriar Ln	Planning and Zoning Commission	Special Use – Duplex	4	JH
ZBA-1192-2022	3252 W St. Charles Way	Zoning Board of Appeals	Major Variance – Residential Driveway	5	BE

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
18-04-126-025	1702 N North St	2	Quit Claim Deed
18-08-187-016	1307 W Adrian G Hinton Ave	1	Quit Claim Deed
18-08-187-017	1305 W Adrian G Hinton Ave	1	Quit Claim Deed
18-03-353-003	710 NE Madison Ave	3	Quit Claim Deed
18-04-232-021	727 E LaSalle St	3	Quit Claim Deed
18-08-260-003	208 N Charlton St	1	Quit Claim Deed
18-08-260-005	1024 W Third Ave	1	Quit Claim Deed
18-08-260-006	1022 W Third Ave	1	Quit Claim Deed
18-08-260-007	1020 W Third Ave	1	Quit Claim Deed
18-08-260-008	1018 W Third Ave	1	Quit Claim Deed
18-08-260-011	1021 W John H Gwynn Jr Ave	1	Quit Claim Deed
18-08-260-012	303 N Kane St	1	Quit Claim Deed
18-08-262-002	1024 W Adrian G Hinton Ave	1	Quit Claim Deed
18-08-263-006	306 N Kane St	1	Quit Claim Deed
18-08-263-016	309 N Saratoga St	1	Quit Claim Deed
18-08-263-017	305 N Saratoga St	1	Quit Claim Deed
18-08-264-006	208 N Kane St	1	Quit Claim Deed
18-08-264-007	206 N Kane St	1	Quit Claim Deed
18-08-264-009	1013 W John H Gwynn Jr Ave	1	Quit Claim Deed
18-08-452-001	1224 W Butler St	1	Quit Claim Deed
18-08-452-002	1222 W Butler St	1	Quit Claim Deed
18-08-452-003	1220 W Butler St	1	Quit Claim Deed
18-08-452-004	1216 W Butler St	1	Quit Claim Deed
18-08-456-002	1110 W Butler St	1	Quit Claim Deed
18-08-456-003	1108 W Butler St	1	Quit Claim Deed
18-08-456-004	1106 W Butler St	1	Quit Claim Deed
18-08-456-005	1104 W Butler St	1	Quit Claim Deed
18-08-456-007	1100 W Butler St	1	Quit Claim Deed
18-08-460-022	422 S Charlton St	1	Quit Claim Deed
18-08-460-022	428 S Charlton St	1	Quit Claim Deed

Properties Transferred to New Owner			
Parcel Number	Address	Council District	Transferred Through
-	-	-	-

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
18-18-232-027	1921 W Proctor St	1	Private - Porch
18-18-428-003	1502 S Arago St	1	Private - Emergency

5. Peoria City/County Health Department License Information

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

Address	Business Name	Description	Council District
8717 N Knoxville Ave	Subway	Plans Approved	5
2126 N University St	Four Season	Plans Approved	2

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

Inspector	Docket No.	Property Owner(s)	Property Address
AA	22-CV-18790	ROBERT CHANEY	914 & 916 S MATTHEW ST
AA	22-CV-18793	HOWARD LOOK & JUDITH LOOK	1834 S KNEER AVE
AA	22-CV-18826	VICTORIA STIEL	922 S WARREN ST
AA	22-CV-18828	MARY DOWDS & JOE DOWDS	923 S LOUISA ST
AA	22-CV-18830	COTTEN REAL ESTATE LLC OF PEORIA	930 S WESTERN AVE
AA	22-CV-18831	FOREVER HOMES LLC	906 S SUMNER AVE
AA	22-CV-18832	VICTORIA SAMUELS NOSHMA PHELPS	805 S WARREN ST
AA	22-CV-18833	RAYMON TROXELL	1515 W BUTLER ST
AA	22-CV-18834	MARIA SERRANO	1610 W HOWETT ST
AA	22-CV-18844	EUGENE MASSEY	1113 W MCBEAN ST
AA	22-CV-18846	RAFAEL MALAGA	1202 W JOHN H GWYNN JR AVE
AA	22-CV-18858	JERRY HESS	2301 S LIGONIER ST
AA	22-CV-18881	TERRY SHARP & SHELLEY SHARP	1801 S KNEER AVE
AA	22-CV-18882	EBONI MCNAIR	2827 SW JEFFERSON AVE
BE	22-CV-18783	MICHAEL DOUGLAS	1621 N LINN ST
BE	22-CV-18855	SLK GLOBAL SOLUTIONS AMERICA & DSV SPV LLC TRUST: 3	2000 N NORTH ST
DF	22-CV-18349	J'MAARICE WARREN	516 SW CAMBLIN AVE
DF	22-CV-18874	DOROTHY LAARVELD	405 FAIRHOLM AVE
DM	22-CV-18812	ANTHONY MONTEFUSCO III & PAUL L GIBB	3444 W DORCHESTER RDG
DM	22-CV-18814	THE ESTATE OF JEFFREY RIBAK	2312 W WESTPORT RD
JH	22-CV-18557	MELVIN MURRY	3519 WEST PEMFORD COURT
JS	22-CV-17919	CARISSA DURAN	1522 E PARIS AVE
JS	22-CV-18508	CORPO BELLO SALON DAY SPA & BOUTIQUE	2900 W WILLOW KNOLLS DR
JS	22-CV-18509	CORPO BELLO SALON DAY SPA & BOUTIQUE	2900 W WILLOW KNOLLS DR
JS	22-CV-18525	CHRISTIAN PALERMO	1404 W MCCLURE AVE
JS	22-CV-18534	JAKOVSI YAIR LOYA OLGUIN & MAURICE BLUEFORD-ANDERSON	1505 NE GLENDALE AVE
JS	22-CV-18854	S R REAL ESTATE HOLDINGS LLC - UPLAND	611 E TRIPP AVE
MH	22-CV-18781	BRYAN MCREYNOLDS JR	714 W MCCLURE AVE
MH	22-CV-18782	ROY BECKHAM	710 W MCCLURE AVE
MH	22-CV-18803	KIMBERLY HOLLY	1017 W VIRGINIA AVE
MH	22-CV-18804	SHARP PROPERTY GROUP LLC	908 W GIFT AVE
MH	22-CV-18806	MARIA LUNA & JESUS OCAMPO	1006 W GIFT AVE
MH	22-CV-18816	KELLY EGAN	723 W NOWLAND AVE
MH	22-CV-18837	DEBRA ANDERSON	803 W VIRGINIA AVE
MH	22-CV-18841	LAVAEAL RANDLE	811 W BRONS AVE
MH	22-CV-18848	PATRICIA BROOKS	915 W VIRGINIA AVE
MH	22-CV-18849	HARRIS HAULING LLC	1013 W VIRGINIA AVE
MH	22-CV-18850	KIMBERLY HOLLY	1017 W VIRGINIA AVE
MH	22-CV-18851	MARIA LUNA	1006 W GIFT AVE
MH	22-CV-18852	RANDY HARVEY	1018 W GIFT AVE
MH	22-CV-18865	LAURA CATHERINE CROFT	1125 W VIRGINIA AVE
MH	22-CV-18866	JANET HILL	1201 W VIRGINIA AVE
MH	22-CV-18867	THE ESTATE OF ANTOINETTE RODGER	1207 W VIRGINIA AVE
MH	22-CV-18869	MARIAH COOPER	1200 W GIFT AVE
MH	22-CV-18870	HOLLOWAY HOLDINGS LLC	1206 W GIFT AVE
MH	22-CV-18877	DOMINGO MIXTEGA	2110 N GALE AVE
MH	22-CV-18885	MICHELLE GODFREY	1316 W MARGARET AVE
MZ	22-CV-18853	CASEY BALDOVIN	2606 WEST ALTORFER DRIVE
NR	22-CV-18784	ROBERTA CARTER	5715 N UNIVERSITY ST
NR	22-CV-18785	LOIS ERNST	1214 W WILLOW LN
NR	22-CV-18861	LOIS ERNST	1214 W WILLOW LN
NR	22-CV-18862	LOIS ERNST	1214 W WILLOW LN
NR	22-CV-18863	JERRI KEHL	1113 W WESTWOOD DR
NR	22-CV-18878	JOSE ORTEGA, EDNA ORTEGA, JUAN & DEBRA SWEARINGER	7718 N ORCHARD RD
RF	22-CV-18577	WILLIAM HEAVER & JANICE HEAVER	2707 W LATROBE ST

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
RF	22-CV-18778	RYAN FELDMAN COMMUNITY LIFT INC	3005 W MONTANA ST
RF	22-CV-18802	DEAN HENDERSON	2203 W WISWALL ST
RF	22-CV-18809	JENJER LLC	3009 W KRAUSE AVE
RF	22-CV-18810	JAMES ELLIOTT JR & RACHEL MOREFIELD	1718 S LYDIA AVE
RF	22-CV-18820	LONGWOOD CAPITAL INVESTMENTS	4003 SW ADAMS ST
RF	22-CV-18825	GERARDO COSME	1826 S KNEER AVE
RF	22-CV-18835	MICHAEL YOUNG	1924 S STANLEY ST
RF	22-CV-18872	I T TAYLOR & D'OMANTE PROCTOR	2313 W GARDEN ST
SD	22-CV-18670	SFR3-050 LLC	2327 N ATLANTIC ST
SD	22-CV-18780	RAVINESH & NILESHNI SINGH & ROBERT MORRIS	2806 N DECHMAN AVE
SD	22-CV-18839	MARGARET SULLIVAN	225 E ELMHURST AVE
TW	22-CV-18797	DAN POWERS & CRYSTAL POWERS	815 E SENECA PL
TW	22-CV-18808	DANIEL FLENER	2325 N CENTRAL AVE
TW	22-CV-18871	JORDAN MCKEE	811 E VIRGINIA AVE
TW	22-CV-18884	JOSE ARRIOLA	2417 N DECHMAN AVE