



OFFICE OF THE CITY MANAGER



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

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

**DATE:** March 30, 2023

**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.

*Patrick Urich*

**Please note City Hall will be closed on Friday, April 7. Offices will reopen on Monday, April 10.**

**City Launches Updated Peoria Cares Customer Service Portal and App**



The city of Peoria has partnered with SeeClickFix to announce an updated Peoria Cares request platform. For over ten years, Peoria Cares has been a free, easy, and convenient way of connecting with the City of Peoria. By phone, desktop, or app, community members can report non-emergency service requests. App and desktop users can also share the exact location of the issue on a map, upload a photo, and receive progress updates.

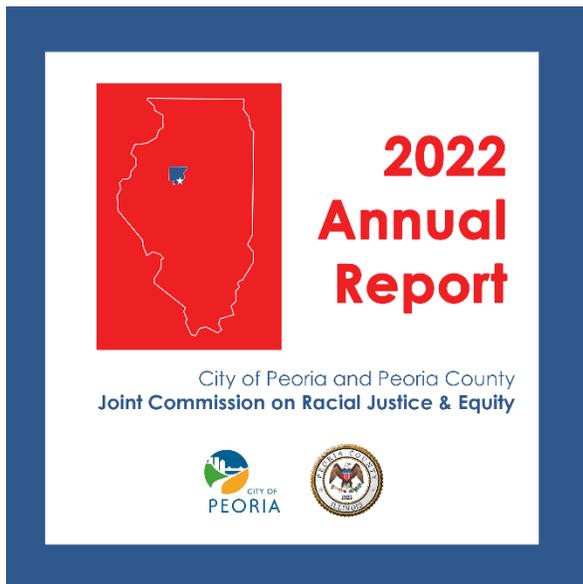
There are three ways to access Peoria Cares:

- **Phone** | Call 309-494-2273 from Monday-Friday 8:00 AM - 6:00 PM, Saturday from 9:00 AM - 1:00 PM
- **City Website** | [On the Peoria Cares page.](#)
- **Apps** | Available for iPhones or Androids. Please note that the older version of the Peoria Cares app will be disabled on April 3. Community members currently using that app will receive an error message after that date.

The updated portal still allows users to submit photos and specific information to City staff from issues such as potholes to illegal dumping but also provides new features like an interactive map allowing users to see cases that are in progress or completed. Community members can make reports on a variety of issues, including missed garbage collection, broken parking meters, street light issues, potholes, and more.

Community Development Director Joe Dulin encourages people to use the app to report issues, stating, “We’ve seen great success with Peoria Cares as a convenient service for residents to report issues. The partnership we have with the community in letting us know when they have concerns is vital to the stability and growth of our neighborhoods.”

### **Peoria Racial Justice Commission Releases First Community Report**



The Peoria City/County Joint Commission on Racial Justice and Equity (RJE) presented its first annual report to the community at Peoria City Hall on Wednesday, March 29. This report is the collective work of more than 160 community members who were tasked with developing data sources, gathering community input, collaborating with community partners, and suggesting action plans going forward. It is the first major output of the Commission and is intended to establish a baseline for racial inequities in the City and County of Peoria.

Presenting the information were RJE Commission co-chairs Mary Peterson and Tim Bertschy, with the support of Peoria Mayor Rita Ali and Peoria County Board Chairman James Dillon. RJE Steering Committee members were also in attendance.

The Joint Commission on Racial Justice and Equity was launched in 2021 with the vision to “end racism in City and County government and to achieve racial equity and justice across our community.” Its first report to the community will outline the size and scope of the problem of racial inequity in Peoria — and discuss some broad areas of focus going forward.

This report is an important first step in a multi-year, data-driven effort to make Peoria a more livable and equitable community for all its residents. The Commission will now move to create strategic plans and partnerships that address racial justice and equity issues.

The report is available to download online at [peoriacounty.gov](https://peoriacounty.gov). To express interest in joining the Commission, click [here](#).

### **PeoriaCorps is Hiring**

PeoriaCorps is currently hiring for their next cohort. To apply, go to the [City's website](#).



**WE ARE NOW HIRING**

**PeoriaCorps Is Hiring Its Newest Cohort**

- Position includes:
- Fieldwork, including green infrastructure maintenance
- Service Projects
- Certification
- Educational Award
- Leadership Development and Career Exploration Programs

[www.peoriagov.org](https://www.peoriagov.org)  
Call 309-494-8844



### **Community Development – Applications for the 2023 Neighborhood Mini-Grant Program to Close on April 7**

The city of Peoria will accept applications for the Neighborhood Mini-Grant Program from Monday, March 6<sup>th</sup> at 8:00 AM through Friday, April 7<sup>th</sup> at 5:00 PM.

The Neighborhood Mini-Grant Program provides neighborhood and homeowner associations funding for projects that improve neighborhoods and build community. The maximum funding amount per project is \$5,000. Applicants must show proof of community support for their project. Projects must be completed by Friday, December 16<sup>th</sup>, 2023.



# NEIGHBORHOOD MINI-GRANT PROGRAM

APPLY MARCH 6 - APRIL 7

Neighborhood associations,  
homeowner associations, and other  
community groups welcome to apply

MAXIMUM \$5,000 PER PROJECT

### Eligible projects include:

- Security cameras
- Block parties
- Tree-plantings (non-fruit bearing) and landscaping
- Public space improvements such as benches, picnic tables, shelters, or pergolas
- Outreach
- Placemaking
- Public art

### How To Apply

There are two ways to apply to the Neighborhood Mini-Grant Program.

- [Online](#) at the Neighborhood Mini-Grant page
- Paper applications are available at City Hall, 419 Fulton Street, Room 203, Peoria, IL 61602 (Monday-Friday, 8:00 AM – 12:00 PM)

The application period begins at 8:00 AM on Monday, March 6th, and ends at 5:00 PM on Friday, April 7<sup>th</sup>. Applications will be reviewed by City staff. Although all organizations are encouraged to apply, preference will be given to first-time applicants.

Issues Update  
March 30, 2023

For more information, please contact Neighborhood Enhancement Coordinator Kaylee Drea [by email](#) or by calling 309-494-8624.

### **Community Development Staff Host Coffee with Code Open House**

On Wednesday, March 22 from 4:00 PM - 6:00 PM, Community Development staff hosted the Coffee with Code Open House event at the Peoria Public Library - Main Branch. Community members came out to meet their Code Enforcement Inspector, talk to their neighbors, and learn more about our grant programs.

For more information on future events, please contact Neighborhood Enhancement Coordinator Kaylee Drea [by email](#) or by calling 309-494-8624.



### **Community Development - 2023 Great American Cleanup Scheduled for Saturday, April 22**

The 2023 Great American Cleanup is scheduled for Saturday, April 22nd, 2023, from 8:00 AM – 12:00 PM. This is an annual event where neighborhoods across the city of Peoria participate in a national effort to make our communities cleaner, more connected, and more beautiful.

Neighborhood associations and homeowner associations can request a dumpster, cleanup supplies, and volunteers to help with their community cleanup online at [the Great American Cleanup page](#). There are twenty (20) dumpsters available on a first-come, first serve basis.

Issues Update  
March 30, 2023

For more information on the Great American Cleanup, please contact Neighborhood Enhancement Coordinator Kaylee Drea at 309-494-8624 or [by email](#).

### **Peoria Public Schools Update**



From March 27-31st, K-12th grade students registered for Spring Intercession are engaging in project-based learning, STEM activities, reading and math support, field trips, interdisciplinary units and more. Students are based in one of 5 hub sites with transportation, breakfast, and lunch provided. Each high school site is hosting students that need credit recovery opportunities to help them stay on track for graduation and to keep on pace with their freshman cohort. Overall, spring Intercession is an opportunity for students to enrich their learning through small group and hands-on instruction.

With gratitude,

Sharon Desmoulin-Kherat, Ed.D

### **Code Docket**

- Please see attached

### **Housing Docket**

- Please see attached

### **Planning and Zoning Agenda**

- Please see attached

Inspector	Docket No.	Property Owner(s)	Property Address
AA	23-CV-19405	GARRISON COLLINS	1409 S STANLEY ST
AA	23-CV-19406	OKPARA II LP	1408 W ADRIAN G HINTON AVE
AA	23-CV-19408	DAYSHONNAH LOVEJOY	1032 S WARREN ST
AA	23-CV-19409	JULIE HARRIS	1023 S SHELLEY ST
AA	23-CV-19410	PEORIA HOUSING AUTHORITY	1031 S SHELLEY ST
AA	23-CV-19412	PCCEO	1012 W MILLMAN ST
AA	23-CV-19413	TIFFANY HAWKINS	1121 W HURLBURT ST
AA	23-CV-19477	KATHY SMITH	1001 W HURLBURT ST
AW	22-CV-19015	ROBERT J WALLENFANG	1905 N PROSPECT ROAD
AW	22-CV-19016	ROBERT J WALLENFANG	1905 N PROSPECT ROAD
AW	23-CV-19478	STEVE'S MIDWEST RENTALS INC	2410 N DELAWARE AVE
AW	23-CV-19479	IGNACIO ARREGUIN	321 E ARCADIA AVE
BE	23-CV-19490	KARLY ANDERSON & JOSHUA YAKLE	2240 N SHERIDAN RD
DM	23-CV-19424	BRYAN MORETTO	2607 W WESTMINISTER AVE
DM	23-CV-19426	RYAN ANDERSON	3024 N VICTORIA AVE
DM	23-CV-19474	TARA HARVEY	1929 W HUDSON ST
DM	23-CV-19476	RYAN ANDERSON	3024 N VICTORIA AVE
DM	23-CV-19489	BENJAMIN CLAUDIN	3933 N MILLBROOK RD
DM	23-CV-19491	JOHN IVERSON	3218 N MOLLECK DR
DS	23-CV-19469	JASON YORDY	1403 N MACHIN AVE
DS	23-CV-19482	MANUEL VARGAS GONZALES	1223 N SHERIDAN RD
JS	23-CV-19421	SHAPLA HUQ	306 S WEBSTER ST
KW	23-CV-19471	ABDALLAH SWEIDAN	2126 N UNIVERSITY ST
KW	23-CV-19472	ABDALLAH SWEIDAN	2126 N UNIVERSITY ST
MH	23-CV-19404	MAGED ELSAYEGH	2401 N SHERIDAN RD
MH	23-CV-19437	ABDALLAH SWEIDAN	2126 N UNIVERSITY ST
MH	23-CV-19438	CONSOLIDATED RENTALS LLC	2235 N UNIVERSITY ST
MH	23-CV-19439	PATRICK GAVLINSKI	2233 N UNIVERSITY ST
MH	23-CV-19440	COURTNEY ANDREWS	914 W WILLCOX AVE
MH	23-CV-19443	PEORIA 1 HOLDINGS LLC	2405 N SHERIDAN RD
MH	23-CV-19444	REDMOND WEST LLC	819 W THRUSH AVE
MH	23-CV-19450	FLOYD RASHID	1804 W WAR MEMORIAL DR
MH	23-CV-19465	RHEA & JIYA INVESTMENTS LLC	600 W HANSSLER PL
MH	23-CV-19466	VMV UNO LLC	808 W MCCLURE AVE
MH	23-CV-19475	ABDALLAH SWEIDAN	2126 N UNIVERSITY ST
NR	23-CV-19419	ABRAHAM SERRATOS	5213 N HAMILTON RD
NR	23-CV-19441	DENNIS HOLT	329 W GLEN AVE
NR	23-CV-19451	DENNIS HOLT	329 W GLEN AVE
NR	23-CV-19455	CORA JENKINS	3718 W CARMEL AVE
NR	23-CV-19456	CORA JENKINS	3718 W CARMEL AVE
NR	23-CV-19457	BRIAN BELTRAN	3708 W CARMEL AVE
NR	23-CV-19459	SANTONIO JOHNSON	3800 W VINTON AVE
RF	23-CV-19416	MARIO HERNANDEZ	2204 W WISWALL ST
RF	23-CV-19417	JOANNIE TOY	2212 W WISWALL ST
RF	23-CV-19418	THE ESTATE OF TERRY BENNETT	2400 W LINCOLN AVE
RF	23-CV-19420	JOSE GOMEZ CASTILLO	2110 W PROCTOR
RF	23-CV-19429	OSCAR SILVA	2807 W STARR ST
RF	23-CV-19433	HARDESTY ENTERPRISES LTD	1925 W LINCOLN AVE
RF	23-CV-19446	GARRISON COLLINS	1409 S STANLEY ST
RF	23-CV-19447	OKPARA LP	1537 S WESTMORELAND AVE
RF	23-CV-19468	QUEEN HATCHER	2211 W MARQUETTE ST
RF	23-CV-19483	NOURISH INC	1612 S ARAGO ST
RF	23-CV-19484	MIREYA MELLA	3031 W MALONE ST
RF	23-CV-19485	OKPARA ii LP	2021 W LINCOLN AVE

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
SD	23-CV-19300	MONIQUE NORMAN	1115 E VIRGINIA AVE
SD	23-CV-19434	JARVIS HENDERSON	712 E BEL AIRE CT
SD	23-CV-19435	JODY TURNER	1004 E NEBRASKA AVE
SD	23-CV-19436	HOLLY LOEZA	2008 N CALIFORNIA AVE
TW	23-CV-19473	SFR3-080 LLC	1203 E MCCLURE AVE
TW	23-CV-19492	MONIQUE NORMAN	1115 E VIRGINIA AVE

INSP	O.O	PROPERTY OWNER	CASE #	ENERGOV #	PROPERTY ADDRESS	APPEARANCE
AA	C	BT PROPERTIES OF VERMILION COUNTY LLC	23-HC-223	025601-2023	1208 W ANN ST	FIRST APPEARANCE
AA	OO	TAMARA JACKSON	23-HC-042	018819-2022	2608 W FREMONT ST	REVIEW
AW	C	CW ASSETS LLC	23-HC-211	024971-2023	413 E ARCHER AVE	FIRST APPEARANCE
AW	NO	FENG XIAOMEI CASTRO	23-HC-206	024550-2023	1026 E BEHREND'S AVE	FIRST APPEARANCE
AW	C	SFR3-080 LLC	23-HC-219	025489-2023	701 E BEHREND'S AVE	FIRST APPEARANCE
AW	C	BARATELLI ILLINOIS PROPERTIES LLC	23-HC-220	025518-2023	707 E BEHREND'S AVE	FIRST APPEARANCE
AW	NO	FULTON BOULDIN	22-HC-286	002956-2022	2330 N BIGELOW ST	REVIEW
AW	OO	DAVID WEBER	22-HC-424	006161-2022	307 W COLUMBIA TER	REVIEW
AW	C	SFR3-050 LLC	22-HC-720	010395-2022	2407 N DELAWARE AVE	REVIEW
AW	C	STEVE'S MIDWEST RENTALS INC	23-HC-199	024249-2023	2410 N DELAWARE AVE	FIRST APPEARANCE
AW	OO	MICHAEL ROTRAMEL	22-HC-335	003319-2022	1015 NE GLEN OAK AVE	REVIEW
AW	OO	ELEANOR O'NEAL	23-HC-221	025573-2023	2012 N INDIANA AVE	FIRST APPEARANCE
AW	NO	ROBERT BURROUGHS	23-HC-037	018786-2022	1902 N NEW YORK AVE	REVIEW
AW	NO	PHILMORE HUGHES & MARLO HUGHES	21-HC-679	023925-2021	210 W RICHMOND AVE	PETITION FOR REHEARING
AW	C	PHOENIX PROPERTIES INC	22-HC-494	021449-2021	1815 N WISCONSIN AVE	REVIEW
DF	NO	J'MAARICE WARREN	23-HC-059	019144-2022	516 SW CAMBLIN AVE	REVIEW
DF	OO	TINA R SMITH	23-HC-207	024577-2023	606 FAIRHOLM AVE	FIRST APPEARANCE
DF	C	BENTAL MANAGEMENT LLC	23-HC-209	024677-2023	609 GREEN ST	FIRST APPEARANCE
DF	C	CARMIC ELAINE MANAGEMENT LLC	23-HC-102	020222-2023	807 NE PERRY AVE	REVIEW
DF	NO	XIAOMEI CASTRO	22-HC-805	013320-2022	506 SPRING ST	REVIEW
DS	C	STAVERRICK PROPERTIES	22-HC-782	011165-2022	609 W ARMSTRONG AVE	REVIEW
DS	OO	WALTER VANCE	23-HC-210	024714-2023	1121 W ARMSTRONG AVE	FIRST APPEARANCE
DS	NO	MOICES CONTRERAS	22-HC-456	006326-2022	1336 N BROADWAY ST	REVIEW
DS	C	BENTAL MANAGEMENT LLC	22-HC-824	015682-2022	1621 N BROADWAY ST	PETITION FOR REHEARING
DS	OO	JENNIFER MCDONALD	23-HC-031	018660-2022	1401 W COLUMBIA TER	REVIEW
DS	OO	MICHAEL ADAMS & JAMILA WILSON	23-HC-154	021436-2023	914 N DOUGLAS ST	REVIEW
DS	OO	DAVID JOHNSON	23-HC-032	018662-2022	1311 N ELMWOOD AVE	REVIEW
DS	OO	VINCENT NEYENS	23-HC-216	025428-2023	1025 N ELMWOOD AVE	FIRST APPEARANCE
DS	NO	KAVITA THAKKER	23-HC-152	021325-2023	1103 N FRINK ST	REVIEW
DS	C	MCCLURE CAPITAL PARTNERS LLC	22-HC-830	015932-2022	1816 N GALE AVE	REVIEW
DS	C	BROMELFORT LLC	22-HC-873	017667-2022	910 W GIFT AVE	REVIEW
DS	C	SFR3-070 LLC	22-HC-866	017821-2022	818 W GIFT AVE	REVIEW
DS	C	RIVER CITY PROPERTY DEALS LLC	22-HC-216	001788-2022	1011 N GLENWOOD AVE	REVIEW
DS	C	COMMUNITY HOUSING CORP	22-HC-545	007202-2022	1738 N GREAT OAK DR 3	REVIEW
DS	OO	PHILLIP SALAMONE	23-HC-217	025444-2023	1014 N INSTITUTE PL	FIRST APPEARANCE

DS	OO	JOSEPH GAIN	23-HC-136	020637-2023	2827 W LARCHMONT LN	REVIEW
DS	C	UPGRADE	22-HC-801	012938-2022	2128 N LINN ST	REVIEW
DS	C	A & A PROPERTY GROUP LLC	23-HC-203	024477-2023	1003 W MACQUEEN AVE	FIRST APPEARANCE
DS	C	RHEA & JIYA INVESTMENTS LLC	23-HC-164	021893-2023	708 W MACQUEEN AVE	REVIEW
DS	OO	ERIN DURBIN	23-HC-161	021857-2023	807 W MAYWOOD AVE	REVIEW
DS	OO	SUNDAY DAVIS	23-HC-204	024487-2023	1205 W MCCLURE AVE	FIRST APPEARANCE
DS	NO	MARK WAGNER	23-HC-205	024494-2023	1207 W MCCLURE AVE	FIRST APPEARANCE
DS	C	SFR3-080 LLC	23-HC-072	019514-2023	1812 N NORTH ST	REVIEW
DS	NO	JUDITH WILLIAMS	22-HC-401	005076-2022	3330 W OVERBROOK DR	REVIEW
DS	OO	MARK ROSE	23-HC-048	018912-2022	224 NE RANDOLPH AVE	REVIEW
DS	C	NEW CHICAGO INVESTMENTS LLC	23-HC-212	025048-2023	821 W RICHMOND AVE	FIRST APPEARANCE
DS	OO	PAUL ARNOLD	23-HC-097	020118-2023	2915 N SHERIDAN RD	REVIEW
DS	C	SFR3-070 LLC	23-HC-202	024314-2023	2322 N SHERIDAN RD	FIRST APPEARANCE
DS	C	DREAMZMAKER LLC	23-HC-222	025598-2023	1936 N SHERIDAN RD	FIRST APPEARANCE
DS	C	BB JAM LLC	23-HC-165	021901-2023	2317 N SHERIDAN RD	REVIEW
DS	OO	JOSEPH ROSS	23-HC-146	021032-2023	3623 N STERLING AVE, UNIT C-10	REVIEW
DS	C	BRADLEY EPWORTH UNITED METHODIST CHURCH	22-HC-856	016837-2022	1215 N UNIVERSITY ST	REVIEW
DS	C	SFR3-040 LLC	22-HC-693	009666-2022	1106 W VIRGINIA AVE	REVIEW
DS	OO	WARLETTA JOHNSON	22-HC-848	016648-2022	3916 N WALROUND LN	REVIEW
DS	NO	VINCENT PURIFOY	23-HC-200	024307-2023	3116 W WESTPORT RD	FIRST APPEARANCE
DS	OO	RICH KAWCZYNSKI c/o AMERICAN VETERAN REAL	23-HC-162	021858-2023	2806 W WINTERBERRY LN	REVIEW
NR	OO	THE ESTATE OF MARILYN BIELENBERG	23-HC-213	025082-2023	3203 N BILTMORE AVE	FIRST APPEARANCE
NR	OO	JEANNE SMITH PROCTOR TRUST	23-HC-061	019194-2022	7339 N MANNING DR	REVIEW
NR	OO	TIFFANY THOMPSON	23-HC-218	025457-2023	4214 N NEW YORK AVE	FIRST APPEARANCE
SD	C	SAMAHA ESTATES LLC	22-HC-798	012485-2022	1117 E FRYE AVE, A & B	REVIEW
SD	NO	HIRAM ANDRADES	23-HC-201	024291-2023	1016 E GIFT AVE	FIRST APPEARANCE
SD	OO	ROBERT WALLENFANG	23-HC-051	018940-2022	3015 N MARYLAND AVE	REVIEW
SD	OO	LARRY YOUNGBLOOD	23-HC-214	025376-2023	1109 E MAYWOOD AVE	FIRST APPEARANCE
SD	NO	JEFF DAHLKE	23-HC-215	025378-2023	728 E MAYWOOD AVE	FIRST APPEARANCE
SD	NO	VIRGINIA R MARSH	23-HC-040	018815-2022	607 E MCCLURE AVE	REVIEW
SD	C	211PRO603 TRUST	23-HC-224	002639-2022	2111 N PROSPECT RD	FIRST APPEARANCE
SD	OO	VIVIANE NGWA	23-HC-160	021739-2023	2419 N PROSPECT RD, C & D	REVIEW
SD	NO	TODD DAVIS	22-HC-149	001158-2022	1015 E REPUBLIC ST	REVIEW
SD	NO	ZACHARY J JONES	23-HC-208	024652-2023	2917 N WISCONSIN AVE	FIRST APPEARANCE



**PLANNING & ZONING COMMISSION**  
**THURSDAY, APRIL 6, 2023**  
**CITY HALL, ROOM 400 – 1:00 P.M**

**MEETING AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MARCH 2, 2023 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 1272-2023 Hold a public hearing and forward a recommendation to the City Council on the request of Laura Costic of Myah's Children Connection Inc., to obtain a Special Use in a Class P-1 (Parking) District, for an Active Recreational Park for the property located at 112 W Nebraska Avenue (Parcel Identification No. 18-04-128-037), Peoria, IL (Council District 2)

**CASE NO.** PZ 1273-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Greater Peoria Mass Transit District to rezone property from the present Class R-4 (Single Family Residential) District to Class I-2 (Railroad/Warehouse Industrial) District for the property located at 111 Van Buren Street (Parcel Identification No. 18-03-230-021), Peoria, IL (Council District 3)

**CASE NO.** PZ 1274-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Ryan Raven of SR Real Estate Holdings LLC - Upland, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 611 E Tripp Avenue (Parcel Identification No. 14-28-431-013), Peoria, IL (Council District 3)

**CASE NO.** PZ 1275-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Phong Tran, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1404 W Circle Road (Parcel Identification No. 14-32-132-003), Peoria, IL (Council District 2)

**CASE NO.** PZ 1276-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Bernard Taylor for Mananga Mutombo, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for an Urban Farm, for the property located at 1603 and 1607 S Westmoreland Avenue (Parcel Identification Nos. 18-18-453-015 and 18-18-453-016), Peoria IL (Council District 1)

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

**6. ADJOURNMENT**