



OFFICE OF THE CITY MANAGER

TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager 

DATE: June 29, 2023

SUBJECT: Issues Update

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



City of Peoria Offices to Close on Tuesday, July 4

City of Peoria offices will be closed on Tuesday, July 4. Please have a safe and enjoyable holiday. Offices will reopen on Wednesday, July 5

Community Development - Down Payment Assistance Program is still Accepting Applications

The 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. The purchase price must be at or below \$125,000 with a primary mortgage.

To view whether a property is in a QCT, please visit the [Searchable Qualified Census Tract Map](#). Type the address in the top left corner and include “Peoria, Illinois” and the zip code. Click “Color QCT Qualified Tracts” and if the address is within the purple boundary, it is within a QCT.

Applications will be reviewed and funded on a first come, first served basis until the funds are exhausted. Applications may be found [on the City’s website](#).

For all questions, please contact the City of Peoria Land Bank at 309-494-8600 or [by email](#).

**Community
Development
Department
Kicks off Great
Neighbor
Appreciation
Week with
Citywide
Cleanups**

On Saturday, July 8th from 9:00 AM – 11:00 AM, the Community Development Department is hosting citywide cleanups to kick off Great Neighbor Appreciation Week.

Community members, community groups, and businesses are invited to help staff celebrate our community through beautification efforts. There will be cleanups at multiple locations across the City:



JOIN US for a CITY WIDE CLEANUP



**SATURDAY, JULY 8
9 AM - 11 AM**



- **MLK Jr. Park**
825 W McBean St
- **Morton Square Park**
901 NE Monroe St
- **East Bluff Community Center**
512 E Kansas St
- **McClure Library**
315 W McClure Ave
- **West Main Street**
714 W Main St

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MLK Jr. Park

825 W McBean Street, Peoria, IL 61602

Morton Square Park

901 NE Monroe Street, Peoria, IL 61603

McClure Library

315 W McClure Avenue, Peoria, IL 61604

East Bluff Community Center

512 E Kansas Street, Peoria, IL 61603

West Main Street

714 W Main Street,
Peoria, IL 61606

**Community
Development
Department to
Celebrate Annual
Great Neighbor
Appreciation Week**

The Community Development Department is hosting its 8th annual Great Neighbor Appreciation Week for the week of July 8th through July 14th. This week is set aside to celebrate and recognize our community members who consistently go above and beyond to make our city a great place to live.

 

GREAT NEIGHBOR APPRECIATION WEEK

JULY 8 - JULY 14

SATURDAY, 7/8 | 9:00 AM - 11:00 AM
CITY WIDE CLEANUP

- McClure Library, 315 W McClure Ave.
- MLK Jr. Park, 825 W McBean St.
- Morton Square Park, 901 NE Monroe St.
- East Bluff Community Center, 512 E Kansas St.
- West Main Street, 714 W Main St.

MONDAY, 7/10
NONPROFIT APPRECIATION DAY

TUESDAY, 7/11
CODE ENCOURAGEMENT DAY
CITY COUNCIL PROCLAMATION: CITY HALL, 6 PM

WEDNESDAY, 7/12
LOCAL BUSINESS APPRECIATION DAY

THURSDAY, 7/13 | 11:30 AM - 1:00 PM
DOWNTOWN CLEANUP

- City Hall, 419 Fulton St.

FRIDAY, 7/14
CODE ENCOURAGEMENT DAY

 **Follow us on Instagram**
@AppreciatePeoria



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For more information about Great Neighbor Appreciation Week, please contact Neighborhood Enhancement Coordinator Kaylee Drea at 309-494-8624 or [by email](#).

Saturday, July 8th- Citywide Cleanup Event from 9:00 AM – 11:00 AM

Monday, July 10th- Nonprofit Appreciation Day

Citywide, 9:00 AM – 3:00 PM

Tuesday, July 11th – Code Encouragement Day

Citywide, 9:00 AM- 3:00 PM

Wednesday, July 12th - Local Business Appreciation Day

Citywide, 9:00 AM – 3:00 PM

Thursday, July 13th - Downtown Cleanup

City Hall, 419 Fulton Street, Peoria, IL 61602, 11:30 AM – 1:00 PM

Friday, July 14th- Code Encouragement Day

Citywide, 9:00 AM- 3:00 PM

Community Development - Community Cleanup at Martin Luther King Jr. Park on Thursday, June 22nd

The Community Development Department hosted a Community Cleanup ‘Pop-Up’ event in the neighborhood surrounding Martin Luther King Jr. Park at 825 W McBean St on Thursday, June 22nd. Community Development staff picked up over 15 bags of trash.

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



Economic Development Department - City Launches Technology Industry Grant

The City of Peoria Economic Development Department will launch the Technology Industry Grant on Friday, June 30, 2023. This grant is specifically for small businesses that operate in technology-focused industries, such as Agricultural Technology (AgTech), Biological Medical Technology (BioTech), Medical Technology (MedTech), and other technological advancements. A small business is defined as a commercial enterprise that is independently owned, operated, and controlled and has fifty or fewer full-time equivalent employees.

With a total grant program budget of \$250,000, the Technology Industry Grant aims to support businesses that prioritize technology to drive innovation and enhance their market competitiveness. Businesses must demonstrate the following:

- Established seed funding
- A viable product
- A plan for further development of the product for the market launch

Business owners can apply for grants ranging from \$10,000 to \$25,000, which can be applied to a variety of expenses, including costs associated with locating in Peoria, investing in operational space, and expanding operations within the city. The grant offers a valuable opportunity for small businesses to access funding to establish a presence or expand their operations in Peoria. This initiative is made possible through the funds provided by the American Rescue Plan Act.

Councilmember Velpula, who proposed this item to the City Council, stated, "I am happy to spearhead the transformation of Peoria into a thriving technology hub, encompassing biomedical, agricultural, and tech advancements. This grant has the potential to fuel breakthroughs in healthcare, sustainable agriculture, and beyond, creating jobs and unlocking boundless opportunities for innovation in Peoria's biotech landscape. This grant will empower entrepreneurship and create a supportive environment for startups by providing access to funding and incubation spaces, positioning Peoria as a launchpad for tech entrepreneurs."

Applications for the Technology Industry Grant will open on June 30 and close when funds have been exhausted. For additional grant requirements and to access the application, please visit the

[Technology Industry Grant page](#) for more information.



Peoria Public Schools Update

On Thursday, July 22nd, Peoria Public Schools Dual Language students from Annie Jo Gordon Community Learning Center, Whittier Primary, Glen Oak Community Learning Center, and Lincoln K-8 hosted

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their annual Student Showcase. This year, the Dual Language students invited the regular division classes at Lincoln to participate. Students and teachers proudly displayed their projects to family, friends, and fellow Peoria Public Schools staff.



With gratitude,

A handwritten signature in black ink, reading "Sharon Desmoulin-Kherat".

Sharon Desmoulin-Kherat, Superintendent

Community Development Weekly Report

- Please see attached

Planning and Zoning Agenda

- Please see attached

WEEKLY DEVELOPMENT ACTIVITY REPORT

CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

Date: 06/28/2023

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	32
Development Center Permits Issued	45	1602
Total Value of Development	\$ 1,784,923	\$ 96,475,214

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-9214-2023	2605 W Krause Ave	Commercial Addition	Annie Jo Splash Pad	1	JN
COM-9247-2023	3226 N University St	Commercial Alteration	Int. Alt. – River Kitty Café	2	KW
HPC-1439-2023	212 SW Water St	Historic Preservation Commission	Certificate of Appropriateness – Terrace Renovations	2	JN
HPC-1442-2023	609 E Pennsylvania Ave	Historic Preservation Commission	Certificate of Appropriateness – Front Yard Fence	3	KW
HPC-1447-2023	1310 N Bigelow St	Historic Preservation Commission	Certificate of Appropriateness – Community Garden’s Fencing and Shed	2	KW

WEEKLY DEVELOPMENT ACTIVITY REPORT CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

Additional Activity

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

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
SIGN-9232-2023	7315-7325 N Villa Lake Dr	Permanent Sign	Sign Package – Fairway Villa Condominiums	5	BE

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
18-04-433-013	712 NE Glendale Ave	3	City - Planned
14-33-176-001	334 W Hanssler Pl	2	City - Planned

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

5. Peoria City/County Health Department License Information

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

Address	Business Name	Description	Council District
-	-	-	-

Community Development Department Contact Information Staff who are typically assigned to manage development applications.	
<p>Leah Allison (LA) <i>Asst. Director of Com. Dev.</i> 494-8667</p> <p>Josh Naven (JN) <i>Senior Urban Planner</i> 494-8657</p> <p>Kerilyn Weick (KW) <i>Senior Urban Planner</i> 494-8606</p> <p>Julia Hertaus (JH) <i>Urban Planner</i> 494-8649</p> <p>Blake Eggleston (BE) <i>Urban Planner</i> 494-8612</p>	<p>Rich Storm (RS) <i>Building Safety Manager</i> 494-8632</p> <p>Matt Ziller (MZ) <i>Building Inspector</i> 494-8628</p> <p>Craig Reid (CR) <i>Building Inspector</i> 494-8925</p> <p>Issac Garcia (IG) <i>Building Inspector</i> 494-8921</p>



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

MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF JUNE 1, 2023 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. PZ 1393-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of John Elias of Main Street Capital Group, to rezone property from the Class C-2 (Large Scale Commercial) District to Class I-1 (Industrial/Business Park) District for the property located at 8603 N Allen Road (Parcel Identification Nos. 14-06-100-003 and 14-06-100-004, Peoria IL (Council District 5)

CASE NO. PZ 1396-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Zuhair Madanat, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1709 W Sherman Ave (Parcel Identification No. 18-08-151-026), Peoria IL (Council District 1)

CASE NO. PZ 1426-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Bill Hoerr of Hoerr Bros, to obtain a Special Use in a Class I-1 (Industrial/Business Park) District for a Carpet Cleaning Business, for the property located at 9601 N Allen Road (Part of Parcel Identification No. 09-31-300-007 Designated as Lot 1), Peoria IL (Council District 5)

CASE NO. PZ 1322-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Julie Jackson of Just BU Properties, for KLBGC, LLC, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1507 W Main Street (Parcel Identification No. 18-05-326-054), Peoria, IL (Council District 1)
Deferred from the June Meeting
REQUEST TO WITHDRAW

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