



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: July 27, 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.

Patrick Urich

Riverfront Park Proposal Goes Before Council



From the Proposed Riverfront Plan - flexible space

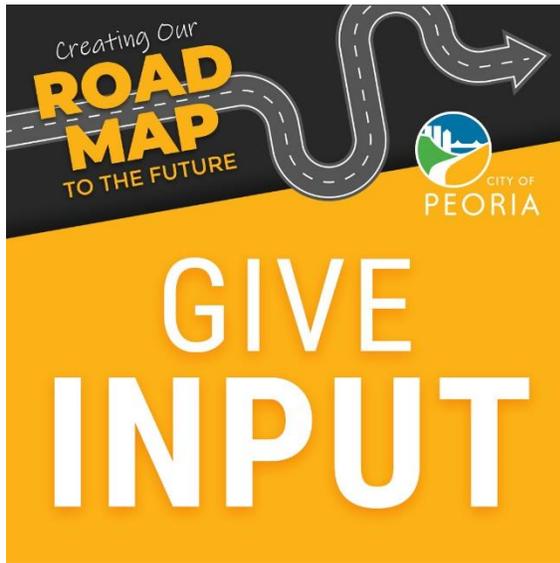
- planters and picnic tables on rails can move, depending on the use /event



On Tuesday, July 25, representatives from Terra Engineering presented the proposed Riverfront Park plan. Five years in the making, the proposal includes a band shell, fitness area, temporary flood wall, playground, and more. The plan will go to the Planning and Zoning Commission on August 3 and then back to the City Council on August 8.

View the presentation on the [City of Peoria website](#).

Strategic Plan Update – Survey Now Available



Visitors to the [Peoria2023.org website](https://Peoria2023.org) can participate in a new survey.

This nine-question survey asks for input on quality of life, housing, safety, amenities, and more. Take a few moments to let us know what you think and where you see Peoria in the future. The survey will close on August 8 at 5:00 pm.

To access the survey, simply go to Peoria2023.org and then scroll down to the “Take a Brief Survey” section. Click the “Take a Survey” button and share your thoughts

Strategic Plan Update – Community Forums



A huge thank you to all the participants of last week’s community forums. We appreciate the continued interest and engagement in the long-term strategic planning process. Four sessions were held over July 20 and 21 at the Peoria Public Library North Branch, George Washington Carver Center, St.

Paul’s Episcopal Church, and a virtual option. Check back at Peoria2023.org for upcoming events and additional opportunities to provide feedback.





Councilman Kiran Velpula Selected for Edgar Fellows Program

Council Member Kiran Velpula has been selected to participate in this year's Edgar Fellows Program. Forty policymakers from across the state were selected from a field of 210 nominees from a pool of elected and appointed officials from government, non-profit leaders, and stakeholders from the business world who influence policy. The program provides Fellows with the opportunity to engage with more than 30 experienced public policymakers who are experts in a variety of fields.

Reflecting on the opportunity to participate in the program, Council Member Velpula stated, "I am deeply humbled to be an Edgar Fellow, and I am confident that this program will equip me with vital leadership skills and insights into crucial policy issues, empowering me to contribute significantly to Peoria's development."

Councilman Velpula was appointed to the City Council in 2021 when Mayor Ali was elected Mayor and her seat needed to be filled for the remainder of the term. Velpula ran for re-election in 2023 to retain his at-large seat. He holds a Ph.D. and an MBA and works at the University of Illinois College of Medicine in Peoria, focusing on cancer research.

The Edgar Fellows Program originated in 2012 and is hosted at the University of Illinois Systems Institute of Government and Public Affairs. Designed by former Illinois Governor Jim Edgar, the intent of the program is to inspire respectful and collaborative leadership to address the state's major challenges.

To learn more about the Edgar Fellows Program, please visit [the University of Illinois System Institute of Government and Public Affairs website](https://www.uis.edu/edgar-fellows-program).

Take the Peoria Community Health and Transportation Survey

Peoria County government is working to understand community health and transportation issues, and they want YOUR voice. If you live or work in or near the 61605 zip code, please take a few minutes and check out this survey: <https://www.surveymonkey.com/r/93G5P8R> .

Happy, Healthy Lives in Peoria!



Imagine a place where...



You were never late to work, school or an appointment because of a transportation issue.



You felt safe and comfortable on walks with friends and family.



You could get the services and goods you needed easily, like groceries for your family or help from a doctor.

How do we get there?

The Peoria County government is working on two projects that are both focused on improving health and ways to provide additional transportation opportunities for all of Peoria County.

The Projects

1 Social Determinants of Health

The goal of this project is to understand community health in Peoria County and the impacts health has on the social environment.

2 Transportation Equity Study

The goal of this project is to understand local transportation issues in Peoria County and provide recommendations for improving how people get to their destinations.

Community Development Department - 2024 CDBG Public Services Application Now Available

The city of Peoria is accepting applications from not-for-profits, 501(c)3 organizations, and government agencies for 2024 Community Development Block Grant (CDBG) Public Services funding from Monday, July 24th, through Friday, September 1st.

The city of Peoria receives CDBG funding each year from the U.S. Department of Housing and Urban Development (HUD). Up to 15% of the City's annual funding amount can be granted to agencies for programs that serve low and moderate-income persons. Each organization is limited to one application with a maximum award of \$30,000.

Application Training

City staff will offer a virtual application training session on Thursday, July 27th at 10:00 AM via GoToMeeting. A recording of the virtual application training session will be available at the city's website on the [CDBG Public Services page](#).

There are two ways to view the application training session:

- **Online:** Visit [GoToMeeting](#) on your computer, smartphone, or tablet.
- **Phone:** Dial 1-866-899-4679 and enter the access code: 769-436-037

How to Apply

Interested not-for-profits, 501(c)3 organizations, and government agencies can apply online at the city's website on the [CDBG Public Services page](#). The city of Peoria will accept applications for 2024 CDBG Public Services funding from **Monday, July 24th through Friday, September 1st at 2:00 PM.**

Eligible applications will be reviewed by the CDBG Public Services Advisory Commission and agencies will be notified of funding decisions following City Council approval. A list of the selected sub-recipients will be available online at the city website under the [CDBG Public Services page](#).

For more information, please contact Associate Grants Coordinator Irina Riggenschach [by email](#) or by calling 309-494-8629.

Peoria Police Department - Fun in the Sun

Peoria Police, along with other First Responders, got a chance to show off their cool equipment Thursday, July 20, 2023, at The Emergency Responders Expo at Grand Prairie. This fun outdoor event gave spectators the chance to check out some cool police equipment and have one on one conversations with Peoria Police officers.

Peoria Police – Emergency Expo Photos



Peoria Public Library – Summer Reading Success

Peoria Public Library had 2,279 Summer Readers – all ages – this summer.

Our theme was “Find Your Voice.” We kicked things off with a Summer Reading Kick-Off Party on Saturday, June 3 at North Branch, featuring games, crafts, face painting, Native American dancing and storytelling and more.

Participants who read at least 20 days between June 5 and July 15 were eligible for our celebrations. We hosted a private after-hours family party at Peoria Zoo on July 18 with nearly 550 attendees, and an Adults Only after-hours party at North Branch on July 21 with more than 100 attendees.

We also gave away 67 new bikes to Lincoln Branch Summer Readers, PreK through 12th grade, during a random giveaway. This tradition was started more than 20 years ago by Lincoln Branch manager Cynthia Smith.



Peoria Public Schools Update



PEORIA public schools



Immunizations and Physicals Due Aug 2nd!

**APPLIES TO ALL PRE-K,
KINDERGARTEN,
6TH, 9TH, AND 12TH
GRADE STUDENTS!**



**MEDICAL & DENTAL EXAMS AT
BACKPACK PEORIA 7/29 9am-noon
@ Dream Center Peoria**

**IMMUNIZATIONS AT
Peoria Health Department**

Code Docket

- Please see attached

Community Development Weekly Report

- Please see attached

Housing Docket

- Please see attached

Planning and Zoning Commission Agenda

- Please see attached

Zoning Board of Appeals Agenda

- Please see attached

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
AA	23-CV-19994	NATIONWIDE COMMUNITY REVITALIZATION LLC	319 S WEBSTER ST
AA	23-CV-20558	TORETTA JOHNSON	1100 S MATTHEW ST
AA	23-CV-20560	GREGORY HIGHTOWER JR	1417 W WIDENHAM ST
AA	23-CV-20563	RAYMOND NELTNER	1117 W SMITH ST
AA	23-CV-20597	RHEA & JIYA INVESTMENTS LLC	734 S WESTERN AVE
AA	23-CV-20601	MISS T PROPERTIES LLC	1030 S SHELLEY ST
AA	23-CV-20602	RONALD BEEM	1013 S SHELLEY ST
AA	23-CV-20603	ROBERT SMITH	1523 W ANTOINETTE ST
AA	23-CV-20604	DREAMZMAKER LLC	1702 W ANTOINETTE ST
AA	23-CV-20605	CLEAR VISION LLC	1505 S GREENLAWN AVE
AA	23-CV-20606	W1 HOLDINGS	3112 SW JEFFERSON AVE
AA	23-CV-20639	PEORIA LLC	810 N WESTERN AVE
AA	23-CV-20693	BTAX PROPERTIES LLC	1716 W MILLMAN ST
AA	23-CV-20694	JAVIER HERNANDEZ	1510 W MILLMAN ST
AA	23-CV-20696	FOREVER HOMES LLC	1210 W MILLMAN ST
AA	23-CV-20935	MAREEZ BARSOUM	1512 W AIKEN ST
AA	23-CV-20936	B & L INVESTMENTS LLC	1514 W AIKEN ST
AA	23-CV-20939	WILLIAM BATTS LLC	3215 SW JEFFERSON AVE
AA	23-CV-20940	OMEGA JACKSON	1823 W SMITH ST
AA	23-CV-20944	GEORGE LEWIS JR	1618 W SMITH ST
AA	23-CV-20945	CHRIS MARK	709 S MATTHEW ST
AA	23-CV-20946	WILLIAM POSTLEWAITE	712 S MATTHEW ST
AA	23-CV-20950	SERGIO MILTON	1405 W SMITH ST
AA	23-CV-21018	PAMELA VAUGHN	3216 SW JEFFERSON AVE
AW	23-CV-20573	P & I INVESTMENTS LLC	2214 N KNOXVILLE AVE
AW	23-CV-20610	SFR3-070 LLC	607 E REPUBLIC ST
AW	23-CV-20647	RHEA & JIYA INVESTMENTS LLC	815 E RAVINE AVE
AW	23-CV-20686	RHEA & JIYA INVESTMENTS LLC	1021 E BEHREND'S AVE
AW	23-CV-20915	TODD DAVIS	1015 E Republic St
BE	23-CV-20747	SFR3-040 LLC	222 W VIRGINIA AVE
BE	23-CV-20748	FFREDERIC NATHAN	312 W MCCLURE AVE
BL	23-CV-20843	SUSAN LEE ANN SYCK NICOLAS SYCK	11118 N CRESTPOINT LN
DF	23-CV-20598	VERNOR WARR III	1511 NE GLENDALE AVE
DF	23-CV-20600	RHEA & JIYA INVESTMENTS LLC	616 MORTON ST
DF	23-CV-20640	WILMER ANDRADA	605 MORTON ST
DF	23-CV-20641	MELISSA TREJO	613 MORTON ST
DF	23-CV-20642	JAKOVSI YAIR LOYA OLGUIN	1505 NE GLENDALE AVE
DF	23-CV-20643	RHEA & JIYA INVESTMENTS LLC	705 VORIS ST
DF	23-CV-20644	THE ESTATE OF TREVELYN HOOVER	703 VORIS ST
DF	23-CV-20646	BARATELLI ILLINOIS PROPERTIES LLC	1100 NE GLENDALE AVE
DF	23-CV-21056	DEMETRIA TREJO	1109 NE GLENDALE AVE
DS	23-CV-20575	TRISTAN FARIA	1113 N SHERIDAN RD
DS	23-CV-20577	ADAM TILTON	3434 N GALE AVE

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
DS	23-CV-20714	KATHLEEN KNAPP	1014 N PARKSIDE DR
DS	23-CV-20751	ROBERT GRESS JR	1327 N MACHIN AVE
DS	23-CV-20752	SAUL MESA	1222 N GARFIELD AVE
DS	23-CV-20753	SFR3-080 LLC	1014 W CHESTER ST
DM	23-CV-20631	THOMAS PIERCE	2222 W ALBANY AVE
DM	23-CV-20635	4115 N CHELSEA LLC	2315 W BAINTER LN
DM	23-CV-20638	JUDITH WILLIAMS	3330 W OVERBROOK DR
DM	23-CV-20717	STEPHEN GILBERT	2316 W RESERVOIR BLVD
DM	23-CV-20718	RHEA & JIYA INVESTMENTS LLC	1620 N BOURLAND AVE
DM	23-CV-20739	NONIA EGGLESTON	2321 N ARDELL PL
DM	23-CV-20740	RHEA & JIYA INVESTMENTS LLC	3335 N LEROY AVE
DM	23-CV-20934	NATIONWIDE REVITALIZATION LLC	1609 N BIGELOW ST
DW	23-CV-20691	ISABEL ARRENDONDO	816 W MACQUEEN AVE
DW	23-CV-20707	SFR3-050 LLC	2129 N BOURLAND AVE
DW	23-CV-20708	MANUEL RAND	719 W THRUSH AVE
DW	23-CV-20925	SENG SOPHANAVONG	1127 W NEBRASKA AVE
IG	23-CV-20948	SARAH GODSEY	4004 NORTH GRAND BOULEVARD
JS	23-CV-20360	CYNTHIA SAMAHA	1502 W TIFFANY DR
JS	23-CV-20368	CYNTHIA SAMAHA	1504 W TIFFANY DR
JS	23-CV-20685	KEITH WRENSINSKI	1026 W GIFT AVE
MH	23-CV-20630	VICKI BARBER	1011 W VIRGINIA AVE
MH	23-CV-20636	KIMBERLY HOLLY	1017 W VIRGINIA AVE
MH	23-CV-20720	SFR3-080 LLC	906 W VIRGINIA AVE,
MH	23-CV-20721	CESAR ESPINOZA	1126 W WILLCOX AVE
MH	23-CV-20722	SCOTT SIMONSEN	923 W MCCLURE AVE
MH	23-CV-20733	SEAN MCPARTLAN	915 W GIFT AVE
MH	23-CV-20734	ROBERT MORRIS	820 W VIRGINIA AVE
MH	23-CV-20735	MANSA LLC	1323 W HANSSLER PL
MH	23-CV-20758	EQUITY & HELP INC	909 W VIRGINIA AVE
MH	23-CV-20760	SHARP PROPERTY GROUP LLC	908 W GIFT AVE
MH	23-CV-20763	JASON PEEBLES	914 W GIFT AVE
MH	23-CV-20764	BRYN ROCKE	1001 W VIRGINIA AVE
MH	23-CV-20766	VICKI BARBER	1011 W VIRGINIA AVE
MH	23-CV-20768	GEORGE ZIMA	3027 N SHERIDAN RD
MH	23-CV-20923	MARK WAGNER	1203 W HANSSLER PL
MH	23-CV-20924	SALEM INC	2807 N UNIVERSITY ST
NH	23-CV-20587	RHEA & JIYA INVESTMENTS LLC	510 SPITZNAGLE AVE
NH	23-CV-20591	RHEA & JIYA INVESTMENTS LLC	237 NE ROCK ISLAND AVE
NH	23-CV-20592	FAMILY LEASE LLC	2226 NE MONROE ST
NH	23-CV-20593	YAMUNDOW CAMARA	515 EUREKA ST
NH	23-CV-20594	GERALD BURWELL	516 EUREKA ST
NH	23-CV-20595	SELBERN LLC	2221 NE MADISON AVE

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
NH	23-CV-20620	DARLENE ANDERSON	2522 NE MONROE ST
NH	23-CV-20625	ROY L HUMPHREY TRUST DATED 02-14-2018	3023 W SEIBOLD ST
NH	23-CV-20628	HAROLD HARPER SR	2604 NE MADISON AVE
NH	23-CV-20634	SHAHEEN AL-SAFRAN	534 HOMESTEAD AVE
NH	23-CV-20674	RHEA & JIYA INVESTMENTS LLC	531 VAN BUREN ST
NH	23-CV-20675	CHRISTOPHER MELTON JR	3122 NE MADISON AVE
NH	23-CV-20676	RONALD LUDWIG	2315 W ANN ST
NH	23-CV-20729	RONALD MARX	515 ALEXANDER AVE
NH	23-CV-20750	ROBERT LACH	608 HOMESTEAD AVE
NH	23-CV-20765	EQUITY & HELP INC TRUST: 605ROC603	605 NE ROCK ISLAND AVE
NR	23-CV-20320	CYNTHIA SAMAHA	1502 W TIFFANY DR #2
NR	23-CV-20579	LEROY NELSON	901 W LAKE AVE
NR	23-CV-20582	JODI PEORIA MF LLC	10520 N TRAIL VIEW DR, DUNLAP
NR	23-CV-20583	DONITA HICKMAN	5104 N HAMILTON RD
NR	23-CV-20666	KNOXVILLE POINTE OWNER LLC	1700 W HICKORY GROVE RD
NR	23-CV-20667	KNOXVILLE POINTE OWNER LLC	1700 W HICKORY GROVE RD
NR	23-CV-20668	MEIJER STORES LIMITED PARTNERSHIP	8603 N ALLEN RD
NR	23-CV-20670	SUSAN HILL	937 W PURTSCHER DR
NR	23-CV-20697	ROBERTA CARTER	6130 N JAYAR DR, PEORIA
NR	23-CV-20703	EYM REALTY OF ILLINOIS LLC	2231 W GLEN AVE
NR	23-CV-20705	MATTHEW STEVENS	4017 W COURTLAND ST
NR	23-CV-20706	ERIC HERRING	2306 W PINTURA CT
NR	23-CV-20926	PAUL W GRAF	1016 W WILLOW LN
NR	23-CV-20928	BENJAMIN W MINARD	7314 N MANNING DR
NR	23-CV-20931	SUSAN E HILL	937 W PURTSCHER DR
RF	23-CV-20557	JULYSSA GUEVARA	2017 W HOWETT ST
RF	23-CV-20559	KEITH LONG	2019 W HOWETT ST
RF	23-CV-20561	ERICA BROADWAY	907 S WESTERN AVE
RF	23-CV-20567	RICHARD MAJORS	2010 W MILLMAN ST
RF	23-CV-20569	BCL PROPERTIES LLC TRUST: SERIES 4	1716 S WESTMORELAND AVE
RF	23-CV-20570	DAYAN DIMON	2006 S STANLEY ST
RF	23-CV-20571	DAYAN DIMON	2002 S STANLEY ST
RF	23-CV-20612	TWIF PEORIA 1 LLC	1914 W MARTIN ST
RF	23-CV-20613	MID-WEST MANAGEMENT LLC	1917 W STARR ST
RF	23-CV-20614	MID-WEST MANAGEMENT LLC	1917 W STARR ST
RF	23-CV-20615	MID-WEST MANAGEMENT LLC	1917 W STARR ST
RF	23-CV-20618	SINGH & MORRIS	1042 S TONTI CIR
RF	23-CV-20619	RENE GOMEZ	1038 S TONTI CIR
RF	23-CV-20622	RHEA & JIYA INVESTMENTS LLC	2110 W GARDEN ST
RF	23-CV-20623	JOHN CUMMINS	2113 W PROCTOR ST
RF	23-CV-20626	TRUST 74-2663 CHICAGO TRUST COMPANY	2005 W STARR ST
RF	23-CV-20652	HURDESTINE PETTITT CALVIN PETTITT	2807 W MALONE ST
RF	23-CV-20656	RHEA & JIYA INVESTMENTS LLC	2401 W ANN ST
RF	23-CV-20661	SHAHEEN AL-SAFRAN	2215 W ANN ST
RF	23-CV-20664	DOMINIQUE CAMPBELL	2800 W TREWYN AVE

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
RF	23-CV-20677	JAYVON CULVER	2005 W LINCOLN AVE
RF	23-CV-20678	JAYVON CULVER	2005 W LINCOLN AVE
RF	23-CV-20679	OKPARA II LP	2021 W LINCOLN AVE
RF	23-CV-20680	JAYVON CULVER	2011 W LINCOLN AVE
RF	23-CV-20683	TONI-LYNN BENNETT	1923 W LINCOLN AVE
RF	23-CV-20684	HARDESTY ENTERPRISES LTD	1925 W LINCOLN AVE
RF	23-CV-20688	MIGUEL RODRIGUEZ	1911 W MILLMAN ST
RF	23-CV-20736	RICHATTA IVY	2127 W BUTLER ST
RF	23-CV-20737	HAROLD FRANZEN	2203 W BUTLER ST
RF	23-CV-20742	BOARD OF EDUCATION PEORIA SCHOOL DIST 150	2212 W ANN ST,
RF	23-CV-20743	DON COLEMAN	1615 S WESTMORELAND AVE
RF	23-CV-20744	RHEA & JIYA INVESTMENTS LLC	2303 W MILLMAN ST
RF	23-CV-21015	RHEA & JIYA INVESTMENTS LLC	2125 W MARQUETTE
RF	23-CV-21016	ALEXANDER TORRES	1530 S LYDIA
SD	23-CV-20609	SYLVIA NATH	3812 W CARMEL AVE
SD	23-CV-20922	EVERGREEN OUTLOT LLC	801 W LAKE AVE
TW	23-CV-20584	MICHAEL DEWITTE	1417 E ROUSE AVE
TW	23-CV-20930	MARGARET SULLIVAN	225 E ELMHURST AVE

WEEKLY DEVELOPMENT ACTIVITY REPORT

CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

Date: 07/26/2023

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	2	36
Development Center Permits Issued	57	1808
Total Value of Development	\$ 1,697,279	\$ 100,842,172

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-9544-2023	2126 N University St	Commercial Alteration	Int. Alt. – Top Gear Fashion Wear	2	KW
COM-9546-2023	7225 N Allen Rd	Commercial Alteration	Int. & Ext. Alt. – Hucks	4	JH
COM-9566-2023	2004 N Knoxville Ave	Commercial Alteration	Change of Occupancy – Fitness 1440	3	KW
SUBD-1480-2023	8630 N State Route 91	Subdivision	Administrative Minor Plat	4	LA

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-9565-2023	3000 Bigelow St	Permanent Sign	Freestanding Sign – Center Bluff Neighborhood Association	3	KW

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
18-18-452-020	1609 S Arago St	1	Side Lot Program

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
18-07-483-028	1923 W Lincoln Ave	1	Private - Emergency
14-33-454-004	310 E Frye Ave	3	City - Planned
18-08-327-021	1500 W Widenham St	1	City - Planned
18-04-155-023	503 W Columbia Ter	2	City - Planned
18-17-177-037	1035 S Brown St	1	Private - Emergency

**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
801 W Lake Ave	Kroger	Plans Approved	3

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>

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	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	23-HC-468	043706-2023	101 N BRAVES CT, #101	FIRST APPERANCE
AA	C	NATIONWIDE COMMUNITY REVITALIZATION LLC	23-HC-352	033595-2023	1917 W BUTLER ST	REVIEW
AA	NO	NORMAN GATES	23-HC-383	036566-2023	2812 W DR MARTIN LUTHER KING JR	REVIEW
AA	NO	LABERTHA TUCKER	23-HC-088	019844-2023	2510 W DR MARTIN LUTHER KING JR	REVIEW
AA	NO	LABERTHA TUCKER	23-HC-089	019847-2023	2514 W DR MARTIN LUTHER KING JR	REVIEW
AA	NO	ANGEL MARTINEZ	23-HC-354	027379-2023	2331 W HOWETT ST	REVIEW
AA	C	ERICKSON CAPITAL INVESTMENTS LLC	23-HC-336	032124-2023	841 W HURLBURT ST	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	23-HC-500	041070-2023	725 W HURLBURT ST	FIRST APPERANCE
AA	C	BT PROPERTIES OF VERMILION COUNTY LLC	22-HC-838	016326-2022	1312 W JOHN H GWYNN JR AVE	REVIEW
AA	NO	FENG XIAOMEI CASTRO	22-HC-818	015241-2022	2727 W LINCOLN AVE	REVIEW
AA	NO	WELSEY J WAINWRIGHT	22-HC-630	008687-2022	1504 W LINCOLN AVE	REVIEW
AA	NO	ZILIN WANG	23-HC-506	045995-2023	1507 S LIVINGSTON ST	FIRST APPERANCE
AA	NO	JOHN L KING	23-HC-505	045925-2023	1516 S LYDIA AVE	FIRST APPERANCE
AA	NO	JOHN L KING	23-HC-262	028002-2023	1819 W MARTIN ST	REVIEW
AA	OO	TIERA HANNAH	23-HC-460	040063-2023	1606 W MILLMAN ST	FIRST APPERANCE
AA	OO	CEDRIC RILEY	23-HC-395	028809-2023	1719 W SMITH ST	REVIEW
AA	NO	JOSE GARCIA	23-HC-337	032166-2023	314 S STEUBENVILLE AVE	REVIEW
AA	OO	MARTHA B ESPINOZA	23-HC-497	045656-2023	816 S WESTERN AVE	FIRST APPERANCE
AA	C	LINCOLN TERRACE LLP	23-HC-396	034627-2023	800 S WISWALL	REVIEW
AA	OO	PAMELA WOODSON	23-HC-249	027527-2023	2208 W WISWALL ST	REVIEW
AW	NO	LUCY ESPARZA	22-HC-514	007430-2022	202 E ARCADIA AVE	REVIEW
AW	NO	FENG XIAOMEI CASTRO	23-HC-206	024550-2023	1026 E BEHREND'S AVE	REVIEW
AW	C	FAMILY LEASE LLC	23-HC-503	046072-2023	2301 N CENTRAL AVE	FIRST APPERANCE
AW	C	RHEA & JIYA INVESTMENTS LLC	23-HC-494	045339-2023	2308 N DELAWARE AVE	FIRST APPERANCE
AW	C	NSB INVESTMENTS LLC	23-HC-507	024249-2023	2410 N DELAWARE AVE	FIRST APPERANCE
AW	C	KOINONIA PEORIA LLC	23-HC-492	045221-2023	201 E FRYE AVE	FIRST APPERANCE
AW	NO	ERIC JUDD	23-HC-314	030792-2023	731 E KANSAS ST	REVIEW
AW	OO	MELVIN WREN	23-HC-502	046746-2023	1917 N MISSOURI AVE	FIRST APPERANCE
AW	OO	MELVIN WREN	23-HC-504	046696-2023	1913 N MISSOURI AVE	FIRST APPERANCE
AW	NO	ROBERT BURROUGHS	23-HC-037	018786-2022	1902 N NEW YORK AVE	REVIEW
AW	NO	JOHN PINK	23-HC-348	033441-2023	1822 N NEW YORK AVE	REVIEW
AW	NO	ROBERT WALLENFANG	23-HC-024	018580-2022	1905 N PROSEPECT RD	REVIEW
AW	C	CJL PROPERTIES LLC	23-HC-001	018078-2022	2215 N WISCONSIN AVE	REVIEW
AW	C	PHOENIX PROPERTIES INC	22-HC-871	017705-2022	1825 N WISCONSIN AVE	REVIEW
DF	NO	JAMES A BOUCHER	23-HC-462	043327-2023	3017 NE ADAMS ST	FIRST APPERANCE

DF	NO	JERRY MATHIS	23-HC-486	044764-2023	1909 NE JEFFERSON AVE	FIRST APPERANCE
DF	NO	ROY J EASH III	23-HC-189	023591-2023	819 NE MADISON AVE	REVIEW
DF	OO	STEPHANIE MCNAIR nka CAHO	23-HC-338	032209-2023	1519 NE MONROE ST	REVIEW
DF	C	SFR3-080 LLC	23-HC-055	019004-2022	805 NE MONROE ST	REVIEW
DF	NO	KUAN NESBIT	23-HC-465	043682-2023	111 NE ROCK ISLAND AVE	FIRST APPERANCE
DF	OO	ROBERT S BAILEY	23-HC-466	043684-2023	235 NE ROCK ISLAND AVE	FIRST APPERANCE
DF	OO	VICTOR DAGBUI	23-HC-335	031945-2023	718 SPALDING AVE	REVIEW
DF	NO	XIAOMEI CASTRO	22-HC-805	013320-2022	506 SPRING ST	REVIEW
DF	C	REDMOND WEST LLC	22-HC-870	017787-2022	219 VAN BUREN ST	REVIEW
DS	NO	XIAOMEI CASTRO	22-HC-759	010937-2022	605 W ARMSTRONG AVE	REVIEW
DS	C	RHEA & JIYA INVESTMENTS LLC	23-HC-490	045056-2023	720 W ARMSTRONG AVE	FIRST APPERANCE
DS	NO	MERLE & CAROL HUFF FAMILY TRUST	23-HC-496	045655-2023	1627 W BARKER AVE	FIRST APPERANCE
DS	OO	ROSS VORHAUER	23-HC-498	045659-2023	1628 W BARKER AVE	FIRST APPERANCE
DS	C	CAROLYN ALLEN	23-HC-473	044170-2023	1327 N BESTOR ST	FIRST APPERANCE
DS	OO	JACKIE ANDERSON	23-HC-474	044171-2023	1325 N BESTOR ST	FIRST APPERANCE
DS	NO	CARMEN HALL	23-HC-475	044173-2023	1321 N BESTOR ST	FIRST APPERANCE
DS	NO	ROGER STENGER	23-HC-476	044174-2023	1317 N BESTOR ST	FIRST APPERANCE
DS	C	RHEA & JIYA INVESTMENTS LLC	23-HC-355	033839-2023	1620 N BOURLAND AVE	REVIEW
DS	OO	JODI PETERS	23-HC-357	033858-2023	1109 N BOURLAND AVE	REVIEW
DS	NO	MOICES CONTRERAS	23-HC-480	044263-2023	1312 N BROADWAY ST	FIRST APPERANCE
DS	C	BELLA INC	23-HC-482	044418-2023	1017 W BRONS AVE	FIRST APPERANCE
DS	NO	MIKE WOOD	23-HC-483	044572-2023	917 W BRONS AVE	FIRST APPERANCE
DS	OO	JENNIFER MCDONALD	23-HC-031	018660-2022	1401 W COLUMBIA TER	REVIEW
DS	NO	LOUIS BOND & MARK R ROSSI	23-HC-184	022660-2023	820 W COLUMBIA TER	REVIEW
DS	OO	TU TRAN	23-HC-477	044175-2023	905 W COLUMBIA TER	FIRST APPERANCE
DS	NO	AVIV NARWANI	23-HC-484	044608-2023	217 W COLUMBIA TER	FIRST APPERANCE
DS	OO	ANGELICA OSTASZEWSKI	23-HC-050	018920-2022	906 N DOUGLAS ST	REVIEW
DS	OO	QUSHONDA SHIELDS	23-HC-471	044050-2023	805 W ELEANOR PL	FIRST APPERANCE
DS	OO	ALFREDO GARCIA	23-HC-260	027842-2023	1022 N ELLIS ST	REVIEW
DS	C	CONSOLIDATED PROPERTIES LLC	23-HC-261	027848-2023	1024 N ELLIS ST	REVIEW
DS	NO	MARILEE OCHOA	23-HC-144	020970-2023	1204 N ELLIS ST	REVIEW
DS	C	MYIRA PROPERTIES LLC	23-HC-495	045654-2023	2226 N ELLIS ST	FIRST APPERANCE
DS	NO	KAVITA THAKKER	23-HC-152	021325-2023	1103 N FRINK ST	REVIEW
DS	C	PEORIA PORTFOLIO I-IV APARTMENTS LP	23-HC-464	043332-2023	2401 N GALE AVE, #U3	FIRST APPERANCE
DS	C	PEORIA PORTFOLIO I-IV APARTMENTS LP	23-HC-472	044060-2023	2401 N GALE AVE, #X1	FIRST APPERANCE
DS	OO	RANDY C HARVEY	23-HC-479	044259-2023	1018 W GIFT AVE	FIRST APPERANCE
DS	NO	THOMAS HAMM	23-HC-489	045054-2023	1103 W GIFT AVE	FIRST APPERANCE
DS	OO	PHILLIP SALAMONE	23-HC-217	025444-2023	1014 N INSTITUTE PL	REVIEW
DS	C	UPGRADE	22-HC-801	012938-2022	2128 N LINN ST	REVIEW

DS	C	SFR3-050 LLC	23-HC-018	018470-2022	2216 N LINSLEY AVE	REVIEW
DS	C	SFR3-080 LLC	23-HC-491	045061-2023	1716 N MACHIN AVE	FIRST APPEARANCE
DS	C	ZEEBOORIS LLC	23-HC-118	020363-2023	727 W MACQUEEN AVE	REVIEW
DS	C	SFR3-080 LLC	22-HC-826	015730-2022	913 W MACQUEEN AVE	REVIEW
DS	OO	SUNDAY DAVIS	23-HC-204	024487-2023	1205 W MCCLURE AVE	REVIEW
DS	OO	PATRICK HOCKENBURY	22-HC-883	017324-2022	802 W MELBOURNE AVE	REVIEW
DS	OO	JONATHAN STINSON	22-HC-691	009783-2022	911 W MOSS AVE	REVIEW
DS	C	ROCKHOPPER INVESTMENTS LLC	23-HC-377	036334-2023	900 W MOSS AVE	REVIEW
DS	NO	TIMOTHY GROOM	23-HC-339	032233-2023	315 W NEBRASKA AVE	REVIEW
DS	C	SFR3-080 LLC	23-HC-072	019514-2023	1812 N NORTH ST	REVIEW
DS	OO	LINDA J CHERRY	23-HC-488	045032-2023	814 W NOWLAND AVE	FIRST APPEARANCE
DS	C	ALQUIRE 401K	23-HC-370	035622-2023	821 W RICHMOND AVE	REVIEW
DS	OO	PAUL ARNOLD	23-HC-097	020118-2023	2915 N SHERIDAN RD	REVIEW
DS	C	LIFESTYLE GLOBAL SOLUTIONS LLC	23-HC-485	044741-2023	2317 N SHERIDAN RD	FIRST APPEARANCE
DS	OO	LISBETH ROBINSON-RADA	23-HC-499	045661-2023	1719 W SHERMAN AVE	FIRST APPEARANCE
DS	NO	JOHN PINK	23-HC-501	047680-2023	1721 W SHERMAN AVE, B	FIRST APPEARANCE
DS	OO	ROBERT JOYNT	21-HC-383	017732-2021	718 W ST JAMES ST	REVIEW
DS	NO	BRIAN MONGE	23-HC-296	029974-2023	3623 N STERLING AVE, UNIT B10	REVIEW
DS	C	BRADLEY EPWORTH UNITED METHODIST CHURCH	22-HC-856	016837-2022	1215 N UNIVERSITY ST	REVIEW
DS	OO	PATRICK KAMP	22-HC-874	017663-2022	1107 W VIRGINIA AVE	REVIEW
DS	NO	VINCENT PURIFOY	23-HC-200	024307-2023	3116 W WESTPORT RD	REVIEW
DS	OO	RICH KAWCZYNSKI	23-HC-162	021858-2023	2806 W WINTERBERRY LN	REVIEW
GF	C	JB DISTRIBUTION MARKET OF SLC LLC	23-HC-481	044266-2023	4103 SW ADAMS ST	FIRST APPEARANCE
GF	C	ZERLA PROPERTIES LLC	23-HC-487	045031-2023	500 NE MADISON AVE	FIRST APPEARANCE
IG	NO	TERRENCE DUGAN	23-HC-175	022308-2023	2022 W LINCOLN AVE	REVIEW
IG	C	MONARCH CONSULTING LLC	23-HC-265	028164-2023	3419 N PROSPECT RD	REVIEW
MZ	NO	TYLER SEIBERT	22-HC-199	001643-2022	4201 SW ADAMS ST	REVIEW
MZ	C	MACARTHUR PLAZA INVESTMENTS	23-HC-028	005825-2022	200 N MACARTHUR HWY	REVIEW
MZ	NO	CLYDE/LUCY GULLEY	22-HC-034	025066-2021	1302 S STANLEY ST	REVIEW
NR	NO	DANIEL BASFIELD III	22-HC-793	011798-2022	301 W LAKE AVE	REVIEW
NR	C	ACCORD PROPERTIES LLC	23-HC-404	038633-2023	3110 W LAKE AVE	PETITION FOR REHEARING
NR	OO	JEANNE SMITH PROCTOR TRUST	23-HC-061	019194-2022	7339 N MANNING DR	REVIEW
NR	C	JOSHUA FULLER	21-HC-648	023424-2021	5512 N MERRIMAC AVE	REVIEW
NR	C	4D INVESTMENTS INC	23-HC-467	043686-2023	903 W PURTSCHER DR	FIRST APPEARANCE
NR	NO	CYNTHIA SAMAHA	23-HC-386	037224-2023	1502 W TIFFANY DR	REVIEW
NR	NO	BRIAN GAVLINSKI	22-HC-815	014889-2022	4102 N UNIVERSITY ST	REVIEW

NR	OO	HELEN E EVERLY ESTATE	23-HC-478	044182-2023	5519 N UNIVERSITY ST	FIRST APPERANCE
SD	OO	AMY GEORGE	23-HC-493	045255-2023	3826 N ASHTON AVE	FIRST APPERANCE
SD	C	CONSOLIDATED PROPERTIES LLC	23-HC-362	034567-2023	1318 E ELMHURST AVE	REVIEW
SD	OO	MATHEW PETERS	23-HC-469	043977-2023	1601 E LONDON AVE	FIRST APPERANCE
SD	NO	MITCHELL TRUST	23-HC-461	042865-2023	209 E MCCLURE AVE	FIRST APPERANCE
SD	C	4115 N CHELSEA LLC	23-HC-392	037554-2023	3315 N MISSOURI AVE	REVIEW
SD	NO	JAMES E FOWLER	23-HC-470	044003-2023	1312 E PARIS AVE	FIRST APPERANCE
SD	NO	MONIQUE NORMAN	23-HC-158	021720-2023	1115 E VIRGINIA AVE	REVIEW
SD	OO	KATHERINE LINDBERG	23-HC-463	043078-2023	510 E WILLCOX AVE	FIRST APPERANCE
SD	NO	ZACHARY J JONES	23-HC-208	024652-2023	2917 N WISCONSIN AVE	REVIEW



**PLANNING & ZONING COMMISSION
THURSDAY, AUGUST 3, 2023
CITY HALL, ROOM 400 – 1:00 P.M**

REVISED MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF JULY 6, 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. SUBD 1461-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Serena Page of TWM, Inc., on behalf of Monica Calugar, to approve the Calugar Subdivision with waivers for the properties located at 9310 N Frye Road, (Parcel Identification Nos. 09-32-478-008 and 09-33-351-012), Peoria IL (Council District 5)
REQUEST TO WITHDRAW

CASE NO. PZ 1470-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of David Mikel of Site Enhancement Solutions, on behalf of Matthew Unkovich of Grand Prairie Unk LLC to amend existing Special Use Ordinance No. 13,932, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to allow for two window signs with a total area of 214.5 sq. ft., for the property located at 7611 N Grand Prairie Dr and commonly known as The Shoppes at Grand Prairie (Parcel Identification Nos. 13-10-201-012, 13-10-201-013, 13-10-201-014, 13-10-201-015, 13-10-201-016, 13-10-201-017, 13-02-351-003, 13-02-351-005, 13-02-351-006, 13-11-100-001, 13-11-101-002, 13-11-101-003, 13-11-126-001, 13-11-126-004, 13-11-126-005, 13-11-126-009, 13-11-126-011, 13-11-126-012, 13-11-126-013, 13-11-126-014, 13-11-126-015, 13-11-177-001, 13-11-177-002, 13-11-176-001, 13-11-176-002, 13-11-176-003, 13-11-176-005, 13-11-176-007, 13-11-176-010, 13-11-176-012, 13-11-176-013, 13-11-151-002, 13-11-151-003, 13-11-151-005, 13-11-151-006, 13-11-151-009, 13-11-151-010, 13-11-151-011, 13-11-151-012, 13-11-151-013, 13-11-151-014, 13-11-151-017, 13-11-151-019, 13-11-151-021, 13-11-151-024, 13-11-151-026, 13-11-151-027, 13-11-151-028), Peoria IL (Council District 4)

CASE NO. PZ 1472-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend the City of Peoria Comprehensive Plan by incorporating the Riverfront Plan (Council Districts 1 & 2)

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



**ZONING BOARD OF APPEALS
THURSDAY, AUGUST 10, 2023
CITY HALL, ROOM 400 – 1:00 P.M.**

SPECIAL MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. 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 Steven and Catherine Stewart to obtain a Minor Variance from the City of Peoria Unified Development Code Section 4.2.4 Building Envelope Standards to reduce the required rear yard setback from 30 feet to 16 feet to construct a covered deck, in a Class R-5 (Residential Cluster Development) District, for the property located at 7225 N Charles Way (Parcel Identification No. 14-09-307-013), Peoria, IL (Council District 5)

ZBA 1392-2023

CASE NO. Public Hearing on the request of the City of Peoria to obtain Major Variances from the City of Peoria Unified Development Code Sections 6.5.B.4. Street Wall Openings, to increase the maximum from 20 feet to 40.5 feet; Section 6.7.2 Street Type Specifications, to alter the required size of tree planters from 6.5 feet by 14 feet; Section 6.8.3.A.4. Street Lighting and Bicycle Rack Specifications, to alter the placement from the street tree alignment; Section 6.8.3.B.1. Street Tree Specifications, to increase the maximum spacing from 30 feet to 100.5 feet; Section 6.8.3. Street Light Spacing Specifications, to increase the maximum spacing from 75 feet to 131 feet, and Section 6.8.4. Street Tree Lists, to alter the allowable tree types, in a Class WH (Warehouse Form) District for the property located at 104 Persimmon St and SW Water St, (Parcel Identification Nos. 18-09-376-011, 18-09-376-012, 18-09-376-013, 18-09-376-014, 18-09-376-015, 18-09-376-016, 18-09-376-017, 18-09-376-018, 18-09-376-019, 18-09-376-020, 18-09-376-021, 18-09-376-022, 18-09-376-023, 18-09-376-024, 18-09-376-028, 18-09-376-030, 18-09-376-031), Peoria, IL (Council District 1)

ZBA 1428-2023

CASE NO. Public Hearing on the request of Philip Pignato on behalf of Jose Galindo to obtain a Minor Variance from the City of Peoria Unified Development Code Section 4.2.4 Building Envelope Standards to reduce the required rear yard setback from 25 feet to 15 feet to construct an attached garage, in a Class R-3 (Single-Family Residential) District, for the property located at 2605 W Richwoods Blvd (Parcel Identification No. 14-30-329-014), Peoria, IL (Council District 4)

ZBA 1434-2023

CASE NO. Public Hearing on the request of Robert and Sara Brill to obtain a Major Variance from the City of Peoria Unified Development Code Sections 8.1.5.F Access/Driveways and 8.1.7 Parking of Vehicles in Residential Districts, for a driveway expansion in the front yard, in a Class R-3 (Single Family Residential) District for the property located at 1623 W Lamont Avenue, (Parcel Identification No. 14-20-360-009), Peoria, IL (Council District 2)

ZBA 1435-2023

CASE NO. Public Hearing on the request of Abdullah Sweidan to obtain Major Variances from the City of Peoria Unified Development Code Section 4.3.4.G.1 Windows and Doors, to reduce ground story fenestration and from Section 4.3.4.J.2 Windows and Doors, to allow tinting and obstructions of required transparent surface areas, in a Class CN (Neighborhood Commercial) District. The request is to reduce the ground story fenestration of the University Street frontage from 114.1 to 98.28 square feet and to obstruct behind the glass 65% of the remaining fenestration. On the Brons Avenue frontage, the request is to reduce the ground story fenestration from 94.92 to 47.46 square feet and to obstruct behind the glass 100% of the remaining fenestration. On the Gale Avenue frontage, the request is to tint 100% of the fenestration and to obstruct behind the glass 53% of the fenestration, for the property located at 2126 N University Street, (Parcel Identification No. 14-32-451-023), Peoria, IL (Council District 2)

ZBA 1436-2023

- 4. ELECTION OF OFFICERS**
- 5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**
- 6. ADJOURNMENT**