



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager 

DATE: August 31, 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 offices will be closed on Monday, September 4 for the Labor Day holiday



No recycling, yard waste, or trash pickup on Labor Day

No collection on Monday, September 4

August 29, 2023 (Peoria, IL) GFL will not collect recycling, yard waste, or trash on Monday, September 4, due to the holiday.

This affects all pick-up routes during next week. Pickup will be delayed by one day for the rest of the week. For the rest of next week, please follow this schedule:

- If your collection day is Monday, your pickup is delayed to Tuesday.
- If your collection day is Tuesday, your pickup is delayed to Wednesday.
- If your collection day is Wednesday, your pickup is delayed to Thursday.
- If your collection day is Thursday, your pickup is delayed to Friday.
- If your collection day is Friday, your pickup is delayed to Saturday.



Normal recycling, yard waste, and trash pickup schedules will resume next week.

To avoid missing a collection, recycling, trash, and yard waste containers must be set out by 6 am on your scheduled day. After pickup, move your containers from the curb or alley within 24 hours. Place them in your garage or alongside your house or garage. Please do not leave containers on the street or sidewalk.

Registration Now Open for Civic Leadership Academy 2023

Free public course gives inside look at government departments with discussions and tours hosted by officials

Peoria County – Peoria County announced today that the Civic Leadership Academy (CLA), an annual program held each fall in conjunction with the City of Peoria, will be returning in September 2023. The free program, designed to help community members understand government, includes a weekly session at either a County or City government facility and usually involves a presentation, tour, and time for questions and answers.

This year, the program will be on Monday evenings at 6:00 PM from September 25 to October 30, plus the City Council and County Board meetings the week of November 5.

Topics and tours include the Peoria Police Department, Emergency Communications Center, Peoria County Coroner's Office, Peoria County Sheriff's Office, Peoria Public Works, and Peoria County Animal Protection Services amongst others. Programs are hosted by local officials discussing their department's work, the resources they offer, and the challenges they face.

Civic Leadership Academy is for ages 18 and older and requires registration at peoriacounty.gov/448 or at the Peoria County Courthouse. Details are subject to change with a

final schedule to be handed out at the first session. Space is limited, and applicants will be notified upon their acceptance into the program.



Civic Leadership Academy

Mondays from 6-8 pm
September 25 - October 30, 2023

Learn more about how your government works in our free Civic Leadership Academy. This unique program allows you the opportunity to talk about local issues with elected and appointed officials and receive guided tours of government facilities. Graduates of the program come away with a deeper understanding of how departments work and the concerns facing local governments.

Peoria Police Department
Emergency Communications Center
Peoria Fire Department
Peoria County Coroner's Office
Peoria County Sheriff's Office
Peoria Public Works
Peoria County Animal Protection Services

Peoria City Council Meeting on November 7, 2023
Peoria County Board Meeting on November 9, 2023

Sessions subject to change - final schedule will be distributed at the first session

**Applications available at www.peoriacounty.gov/448
or in the Peoria County Courthouse, Room 502.**
Class size is limited - Must be 18 or older

Community Development – Peoria Browse Event at BU



On Monday, August 28th, Community Development staff attended Bradley University's Peoria Browse event to welcome students back to campus and encourage them to get involved in our community.

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

Peoria Fire Department - Peoria Fire Department Selected for Vision 20/20's Onsite Community Risk Reduction Project

Peoria Fire Department selected from over 100 applicants

August 28, 2023 (Peoria, IL) – The Peoria Fire Department has been selected for the Vision 20/20 Onsite Community Risk Reduction (CRR) Project. Peoria Fire Department will receive training, coaching and technical assistance to develop a comprehensive Community Risk Assessment and associated Community Risk Reduction Plan for their community. The organization will also receive other material support from Vision 2020 and our partners, [Inspection Reports Online.net](#) and [Virtual CRR](#), along with 2 registrations to join 400 of their fire service peers at Vision 20/20's Model Performance in Community Risk Reduction Symposium in February of 2024.

The Peoria Fire Department was selected from over 100 fire departments from across the Nation. Fire Chief Shawn Sollberger noted, "Community Risk Reduction (CRR) is not always a glamorous task within the fire service and does not get the attention it truly deserves. CRR is the single most important task we can embrace that positively impacts an event before it happens." With over 180 commissioned suppression personnel and 12 fire stations, the Peoria Fire Department responds to over 20,000 incidents per year.

The selection process focused on a wide variety of factors that included incident volume, current CRR programs, and the desire and need to build a solid risk reduction plan for the community. Stephen Hrustich, Project Manager for Vision 20/20 said, “We are truly excited to work with Peoria Fire Department on this project that focuses on building their Community Risk Assessment and a viable CRR Plan for the organization. Vision 20/20’s goals are not only to work with Peoria Fire Department but also to capture this journey through video and interviews with key stakeholders that provide in-depth detail into the process and accentuate the challenges which will help fire departments across the nation to navigate the CRR journey successfully”.

Division Chief of Fire Prevention, Nathaniel Rice echoed Chief Sollberger’s comments adding, “Inclusion in the Vision 20/20 initiative is not only an honor for the department but will result in increased strategic planning of community risk reduction and ongoing methods of successful fire prevention.

Peoria Fire Department – New Recruit Class

The Fire Training Academy is busy with a new class for the fall. In addition to 6 Peoria recruits, 14 other recruits from Princeton, Champaign, Kewanee, Mattoon, and Cornbelt. Training will last 12 weeks and recruits will be challenged daily to develop their professional firefighting skills. We wish them the best of luck through these next weeks.

Peoria Police Department – A Visit to CT Vivian School



Peoria Police Officer Marques Smith paid a visit to CT Vivian Primary School on August 30 to speak with some very eager 1st graders. Officer Smith talked about the duties of a Police Officer and the students were "ALL EARS."



Peoria Police Department - Swearing-In Ceremony, Monday, August 28, 2023



On August 28, sixteen (16) Recruit Officers were sworn in at the Peoria Civic Center. Family and friends were there as these young men and women demonstrated their commitment to 'Protect and Serve.' They will now report to the Police Training Institute at the University of Illinois Champaign-Urbana for 16 weeks.



Peoria Public Works - Downtown Parking Restrictions | Friday, Sept. 1

FRIDAY, SEPTEMBER 1 | CITY OF PEORIA
7 AM - 3:30 PM

NO PARKING



Parking restrictions will be in place on Fulton, Madison, and Monroe until 3:30 pm

Beginning at 7 a.m. on Friday, September 1, there will be no on-street parking on Fulton Street from SW Jefferson Street to SW Monroe Street; SW Madison Avenue from Fulton Street to Main Street; and SW Monroe Street from Fulton Street to Main Street for permanent parking lane striping work.

These parking restrictions will be in effect until 3:30 p.m. on Friday, September 1. On-street parking will be available after 3:30 p.m. and through the weekend.

Drivers should be mindful of workers in the area and watch for bagged "No Parking" meters. Extra caution should be exercised in the area.

People needing to do business in City Hall during this time may use the side lot for short term parking.

Peoria Public Schools



With Gratitude,

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: 08/30/2023

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	1	40
Development Center Permits Issued	112	2199
Total Value of Development	\$ 5,275,298	\$ 116,611,864

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-9964-2023	2900 W Lake Ave	Commercial Alteration	Ext. Alt. – Sanany Properties	4	JH
COM-10008-2023	901 NE Monroe St	Commercial Alteration	Ext. Alt. – Peoria Park District	3	JN
MULT-10019-2023	5721 W Ridgecrest Dr	Multi-Family Alteration	Ext. Alt. – Woodhue Apartments	4	JH
MULT-10017-2023	5805 W Ridgecrest Dr	Multi-Family Alteration	Ext. Alt. – Woodhue Apartments	4	JH
COM-10042-2023	7301 N Allen Rd	Commercial Alteration	Int./Ext. Alt. – Lexus of Peoria	5	JH
PZ-1523-2023	615-617 W Timothy Dr	Planning and Zoning Commission	Special Use – Short Term Rental	5	JH

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
-					

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
18-03-102-008	814 E Behrends Ave	3	Quit Claim Deed
18-03-102-009	816 E Behrends Ave	3	Quit Claim Deed

Properties Transferred to New Owner			
Parcel Number	Address	Council District	Transferred Through
18-03-253-002	1418 NE Madison Ave	3	Side Lot Program
18-08-416-003	915 W Hurlburt St	1	Side Lot Program

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
18-18-283-006	2008 W Malone St	1	City - Planned
18-18-232-016	907 S Western Ave	1	City - Planned
18-04-176-018	1512 N North St	2	Private - Planned
18-18-232-011	1914 W Ann St	1	City - Planned

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
3126 N University St	Big JJ Fish & Chicken	Plans Received	2
401 SW Water St	The Coffee Coop	Plans Approved	2
Mobile Truck	Meet Me at Madison Brunch	Plans Approved	-
734 W Main St	Intuition Coffee	Plans Received	2
Mobile Truck	Los Medranos tacos	Plans Approved	-

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

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

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



**PLANNING & ZONING COMMISSION
THURSDAY, SEPTEMBER 7, 2023
CITY HALL, ROOM 400 – 1:00 P.M**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AUGUST 3, 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 1476-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Justin Ball of Re/Max Unlimited Commercial, on behalf of Dadlani Elgin Realty, LLC, to rezone property from Class CN (Neighborhood Commercial) District to Class I2 (Railroad/Warehouse Industrial) District for the property located at 304, 306, 310 & 314 Edmund St and 204, 206, 208 & 214 SW Center Street (Parcel Identification Nos. 18-17-211-001; 18-17-211-002; 18-17-211-003; 18-17-211-004; 18-17-211-005; 18-17-211-007; 18-17-211-011; 18-17-211-012; 18-17-211-020), Peoria IL (Council District 1)

CASE NO. PZ 1492-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Camilla Rabjohns for Invictus Woods Inc., to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Group Care Facility, for the property located at 1018 N Parkside Drive (Parcel Identification No. 18-05-303-018), Peoria IL (Council District 1)

CASE NO. PZ 1501-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Blake M Knapp of Atelier, P.C., on behalf of Dream Center Peoria, for Paul and Stacey Williams, to obtain a Special Use in a Class R-2 (Single-Family Residential) District for a Group Care Facility for the property located at 5901 N Sheridan Road (Parcel Identification No. 14-17-427-019), Peoria, IL (Council District 3)

CASE NO. PZ 1502-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Mario and Wanda Turano, on behalf of Gerald Court LLC, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short-Term Rental, for the property located at 2221 West Gerald Court (Parcel Identification No. 09-30-454-001), Peoria, IL (Council District 5)

CASE NO. PZ 1504-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Asif Hussain for N Hamilton Estates LLC, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 5709 N Hamilton Road (Parcel Identification No. 14-18-454-016), Peoria, IL (Council District 2)

CASE NO. PZ 1509-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to Amend Appendix A, the Unified Development Code Relating to Retail Tobacco Uses

CASE NO.
PZ 1470-2023
*Deferred from
the August
Meeting*

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)

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT