



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager 

DATE: November 30, 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.

Yard Waste Collection Ends Friday, December 8

There are a few more weeks of yard waste collection for 2023. The week ending Friday, December 8, will be the final chance to have yard waste picked up curbside until March 2024.

Yard waste materials include grass clippings, leaves, tree limbs, and brush. Limbs and sticks can be bundled with nonmetallic cords, such as twine, but must be less than five feet long and weigh less than 50 pounds.

For unbundled materials, residents are encouraged to use their own containers. Only using the City of Peoria's carts for recycling and garbage and a separate container for yard waste helps to prolong the life of the City's carts.

Use plastic or metal garbage cans between 40 and 45 gallons in size, with two handles, and a tight-fitting lid. Wheeled carts that are either 65 or 95 gallons in size are also acceptable. Cans or carts should be labeled with "Yard Waste Only" stickers. Yard waste stickers are available at City Hall, Public Works, or any GFL Environmental location.



Community Development - City of Peoria Partners with Ampion Renewable Energy to Provide Savings on Electric Bills

The city of Peoria is partnering with [Ampion Renewable Energy](#) to provide an opportunity for income-eligible community members to sign up for a cost-saving community solar program.

How It Works



This community solar program allows program participants to save money on their electric bill. There is no cost to sign up and participants do not need to purchase or install solar panels.

Program participants are matched to a solar farm. The electricity produced from the solar farm is sent to the grid, increasing the amount of energy available to the community. Ameren Illinois will then apply renewable energy credits to the participant's utility

bill each month according to the amount of electricity generated. The renewable energy credits could save customers up to 10% off their electric bill.

Who Is Eligible

Applicants must be city of Peoria residents receiving ongoing public assistance. Applicants will be asked to provide proof of benefits. Please find a list of qualifying benefits below:

- Low Income Home Energy Assistance Program (LIHEAP)
- Supplemental Security Income (SSI)
- Supplemental Nutrition Assistance Program (SNAP)
- Medicaid
- Temporary Assistance for Needy Families (TANF)

How To Apply

Interested community members can [sign up online](#) from their own devices. Applicants will be asked for their Ameren account number, meter number, and proof of benefits.

For more information, contact Ampion Renewable Energy by [visiting their website](#) or by calling (800) 277-3631.

Peoria Fire Department – Keep the Wreath Red



Holiday wreaths that will adorn the City of Peoria's twelve fire stations from December 1st through New Year's Day are more than just festive décor. The lighted wreaths are visual reminders that the season offers no holiday from fire-related accidents.

Wreaths at all fire stations in the City of Peoria are illuminated with red bulbs. Peoria firefighters will replace a red bulb with a white bulb for each structure fire in a home or commercial building during the one-month

observation.

During the 2022 "Keep the Wreath Red" holiday campaign, 18 fire-related incidents occurred with \$1,586,800 in estimated damages and no civilian injuries.

The Illinois Fire Chiefs adopted the "Keep the Wreath Red" program in 1980 as an effective way to alert the community of fires caused by holiday decorations. The city of Peoria has been observing the program continuously since 1995.

Please join us for a kick-off press conference as we encourage the citizens of Peoria to remain vigilant and safe during this holiday season.

For questions

or additional information please contact Division Chief of Fire Prevention Nate Rice at (309) 494-8733

Issues Update
November 30, 2023

Code Violation Docket

- Please see attached

Housing Violation Docket

- Please see attached

Planning and Zoning Agenda

- Please see attached

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
AA	23-CV-22758	RHEA & JIYA LLC	1619 W MARTIN ST
AA	23-CV-22764	CLEMON FIGGERS	424 S WEBSTER ST
AA	23-CV-22767	THOMAS WISHER	1409 SW JEFFERSON AVE
AA	23-CV-22784	VIRGIL HAYES	100 S STEUBENVILLE AVE
AA	23-CV-22785	VIRGIL HAYES	104 S STEUBENVILLE AVE
AA	23-CV-22786	VIRGIL HAYES	108 S STEUBENVILLE AVE
AA	23-CV-22787	VIRGIL HAYES	110 S STEUBENVILLE AVE
AA	23-CV-22788	PCCEO	101 S SARATOGA ST
AA	23-CV-22832	DARLENE DYE	912 W 3RD ST
AA	23-CV-22833	DARLENE DYE	914 W 3RD ST
AA	23-CV-22834	STACEY EHRAT LLOYD A SCHUMACHER	1418 W AIKEN ST
AA	23-CV-22836	ADOLFO MARTINEZ BRETADO	1418 W SMITH ST
AA	23-CV-22837	GREGORY L HIGHTOWER JR	1404 WEST WIDENHAM STREET
AA	23-CV-22838	RHEA & JIYA INVESTMENTS LLC	212 SOUTH DUSABLE STREET
AA	23-CV-22839	RHEA & JIYA INVESTMENTS LLC	212 SOUTH DUSABLE STREET
AA	23-CV-22841	JONTOYA JONES	1705 WEST MARTIN STREET
AA	23-CV-22843	NATIONWIDE COMMUNITY REVITALIZATION	319 SOUTH WEBSTER STREET
AA	23-CV-22871	JB DISTRIBUTION MARKET OF SLC LLC	4103 SOUTHWEST ADAMS STREET
AA	23-CV-22872	RHEA & JIYA INVESTMENTS LLC	1824 WEST LINCOLN AVENUE
AA	23-CV-22874	FELIX ENTERPRISES LLC	1109 WEST LINCOLN AVENUE
AA	23-CV-22875	QUINTARUS ROBINSON	916 SOUTH HELEN STREET
AA	23-CV-22883	FELIX LLC	1109 W LINCOLN AVE
AA	23-CV-22884	ANDREW BAKER	916 S GREENLAWN AVE
AW	23-CV-22811	LARRY HANSEN	1823 N Peoria Avenue
AW	23-CV-22829	JOHN UNZICKER	1713 N MISSOURI AVE
AW	23-CV-22831	SFR3-080 LLC	2142 N Delaware Ave
AW	23-CV-22877	SFR3-080 LLC	1105 E Kansas Street
AW	23-CV-22888	JOE WRIGHT	707 E Ravine Ave
AW	23-CV-22889	EXCELL MANAGEMENT LLC	709 E Ravine Ave
AW	23-CV-22895	Jacob Price	314 E Frye Ave
AW	23-CV-22897	BARBER TOMMY L ESTATE	2404 N Maryland Avenue
BE	23-CV-22753	RHEA & JIYA LLC	600 W HANSSLER PL
BE	23-CV-22757	MISTY WYMAN	2204 N FLORA AVE
BE	23-CV-22775	MICHAEL MCNARY	1609 N LINN ST
BE	23-CV-22790	ADVANTAGE LLC	2000 N NORTH ST
BE	23-CV-22799	DAVID STORTZ	513 W GIFT AVE
BE	23-CV-22846	SILAS BARNES	1713 N LINN ST
BE	23-CV-22847	ADVANTAGE LLC	2000 N NORTH ST
BE	23-CV-22863	REALL PROSPECTS MANAGEMENT	3824 N DAYTON AVE
BE	23-CV-22880	SHANNAN SAYLES	611 E MCCLURE AVE
BE	23-CV-22881	ERICK VARGAS	205 E MAYWOOD AVE
BE	23-CV-22886	ADVANTAGE LLC	2000 N NORTH ST
BE	23-CV-22887	RIVER CITY PROPERTY DEALS LLC	802 E VIRGINIA AVE
BE	23-CV-22896	REEVES ACQUISITIONS LLC	3115 N NEW YORK AVE
DF	23-CV-22777	RHEA JIYA INVESTMENTS LLC	531 VAN BUREN ST
DF	23-CV-22793	SITUS LLC	603 HOMESTEAD AVE

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
DF	23-CV-22862	ADRIAN MORRIS	709 VORIS ST
DF	23-CV-22890	CHANEL JOHNSON	626 HAUNGS AVE
DM	23-CV-22751	PARSHVA LLC	3023 N GALE AVE
DM	23-CV-22760	HUGH JR	2725 W KANSAS ST
DM	23-CV-22761	VENUS EVANS-WINTERS	2708 W KANSAS ST
DM	23-CV-22779	CEDRIC BECK	2116 W VIRGINIA AVE
DM	23-CV-22780	BRUCE ESTATE	2714 N VICTORIA AVE
DM	23-CV-22781	KRISTEN BROUSSARD	2800 W PARKRIDGE DR
DM	23-CV-22782	ERICKSON INVESTMENTS LLC	2207 W HUDSON ST
DS	23-CV-22818	PRIMAVERA LLC	1817 W AYRES AVE
DS	23-CV-22820	EARL JR	1116 N BOURLAND AVE
DS	23-CV-22866	MARIA CARRANZA	915 W RUSSELL ST
DS	23-CV-22867	PRIMAVERA LLC	1817 W AYRES AVE
DS	23-CV-22879	DANIEL ARMICH	1802 W CALLENDER AVE
JS	23-CV-22759	KATHY TAYLOR	3218 N MISSOURI AVE
JS	23-CV-22873	DAKOTA MAHAN	5923 N TABER ST
KW	23-CV-19472	ABDALLAH SWEIDAN	2126 N UNIVERSITY ST
KW	23-CV-22776	ISSA MOHAMMED	1122 EAST MCCLURE AVENUE
KW	23-CV-22778	TAMERA L HOFFMAN	304 E LAKE AVE
MH	23-CV-22747	MICHAEL DEWITTE	808 W VIRGINIA AVE
MH	23-CV-22748	SFR3-080 LLC	901 W MCCLURE AVE
MH	23-CV-22749	ANTOINETTE, RODGERS	1207 W VIRGINIA AVE
MH	23-CV-22750	NAHILA BONFIGLIO	1205 W VIRGINIA AVE
MH	23-CV-22755	RONALD ESSARY	812 W HANSSLER PL
MH	23-CV-22756	RONALD ESSARY	812 W HANSSLER PL
MH	23-CV-22794	LEAH RUSSELL	1409 W MAYWOOD AVE
MH	23-CV-22800	DAVID STORTZ	1015 W HANSSLER PL
MH	23-CV-22801	GEORGETTE LIRA	1019 W HANSSLER PL
MH	23-CV-22802	RHEA JIYA INVESTMENTS LLC	1020 W WILLCOX AVE
MH	23-CV-22812	ANNA HAM	2608 W WESTMINISTER AVE
MH	23-CV-22813	MARVIN PORTER	3018 W WARDCLIFFE DR
MH	23-CV-22814	TERESA LEGG	809 W MCCLURE AVE
MH	23-CV-22815	CHITTAUN WALKER	929 W HANSSLER PL
MH	23-CV-22825	JESSICA BALL	2516 W NEWMAN PKY
MH	23-CV-22826	MICHAEL BROOKS	1201 W MACQUEEN AVE
MH	23-CV-22827	VMV LLC	900 W MCCLURE AVE
MH	23-CV-22828	VMV LLC	900 W MCCLURE AVE
MH	23-CV-22855	SARAH BIGGER	921 W NEBRASKA AVE
MH	23-CV-22857	SHANNON BROUGHNER	813 W MEADOWS PL
MH	23-CV-22859	AMBER RANDLE	716 W BARTLETT CT
MH	23-CV-22865	GEORGETTE LIRA	1019 W HANSSLER PL
MH	23-CV-22868	GEORGETTE LIRA	1019 W HANSSLER PL
MH	23-CV-22869	DAVID STORTZ	1015 W HANSSLER PL
MH	23-CV-22870	RHEA JIYA INVESTMENTS LLC	1020 W WILLCOX AVE

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
MH	23-CV-22885	DALE ATKINSON	923 W NOWLAND AVE
MH	23-CV-22891	SHANNON BROUGHNER	813 W MEADOWS PL
MH	23-CV-22893	LYNDA FINCH	1022 W THRUSH AVE
MH	23-CV-22894	LYNDA FINCH	1022 W THRUSH AVE
NR	23-CV-22803	NATHAN HOAGLAND LLC	5317 N WOODVIEW AVE
NR	23-CV-22804	RODNEY S OWENS	6202 N ANNAWAN DR
NR	23-CV-22860	EVERGREEN PEORIA OUTLOT LLC	801 W LAKE AVE
NR	23-CV-22861	EDMUND A ZOSKY	622 W LAKE AVE
SD	23-CV-21945	GEORGE MANIAS	1836 N PEORIA AVE
SD	23-CV-22816	KORALEE DUNCAN	723 E NEBRASKA AVE
SD	23-CV-22817	KORALEE DUNCAN	723 E NEBRASKA AVE
TW	23-CV-22768	RHEA JIYA INVESTMENTS LLC	2401 W ANN ST
TW	23-CV-22769	BETTS LLC	2716 W HUMBOLDT ST
TW	23-CV-22770	BCL LLC	1716 S WESTMORELAND AVE
TW	23-CV-22849	FIRST STREET REALTY PARTNERS LLC	2703 W MARQUETTE ST
TW	23-CV-22850	TERRY ESTATE BENNETT	2400 W LINCOLN AVE
TW	23-CV-22852	JB MARKET OF SLC LLC	4103 SW ADAMS ST
TW	23-CV-22853	/IVIER SOUTH SIDE MISSION OF PEORIA	3030 W MARQUETTE ST
TW	23-CV-22854	JOSE ARRIOLA	1800 S ARAGO ST
TW	23-CV-22856	PHOENIX INC	2600 W STARR ST

INSP	O.O	PROPERTY OWNER	CASE #	ENERGOV #	PROPERTY ADDRESS	APPEARANCE
AA	NO	JOHN L KING	23-HC-586	061206-2023	1533 W BUTLER ST	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	C	LANDMARK APARTMENTS ASSOCIATES	23-HC-731	086326-2023	517 W DR MARTIN LUTHER KING JR	FIRST APPEARANCE
AA	C	LANDMARK APARTMENTS ASSOCIATES	23-HC-744	088147-2023	517 N HIGHTOWER DR, #2D	FIRST APPEARANCE
AA	C	LANDMARK APARTMENTS ASSOCIATES	23-HC-598	062780-2023	609 W HILLYER, #4	REVIEW
AA	OO	JOE MCNEAR	22-HC-551	008521-2022	1405 W HOWETT ST	REVIEW
AA	OO	ANDRES BELLI	23-HC-722	084822-2023	2009 W KETTELLE ST	FIRST APPEARANCE
AA	C	RHEA & JIYA INVESTMENTS LLC	23-HC-736	087196-2023	1619 W MARTIN ST	FIRST APPEARANCE
AA	OO	CLEMON FIGGERS	23-HC-428	040168-2023	424 S WEBSTER ST	REVIEW
AA	NO	TABERNACLE MISSIONARY BAPTIST	23-HC-279	029166-2023	1313 W WINDENHAM ST	REVIEW
AW	NO	JOSHUA M ALLEN	23-HC-745	088169-2023	1201 E FRYE AVE	FIRST APPEARANCE
AW	C	SFR3-080 LLC	23-HC-748	088575-2023	1020 E FRYE AVE	FIRST APPEARANCE
AW	NO	JANET MORRIS	23-HC-746	088172-2023	723 E KANSAS ST	FIRST APPEARANCE
AW	NO	SHERRCE MCGHEE	23-HC-725	085173-2023	2131 N PROSPECT RD	FIRST APPEARANCE
AW	NO	KENNETH ROBINSON	23-HC-730	086221-2023	317 E THRUSH AVE	FIRST APPEARANCE
DF	NO	MARIA GUTIERREZ	23-HC-741	087542-2023	701 EUREKA ST	FIRST APPEARANCE
DF	NO	JOHN BESHARA	23-HC-155	021451-2023	3401 NE MADISON AVE	PETITION FOR REHEARING
DF	C	PEORIA HOUSING AUTHORITY	23-HC-742	087739-2023	1801 NE MADISON AVE	FIRST APPEARANCE
DF	C	SFR3-080 LLC	23-HC-055	019004-2022	805 NE MONROE ST	REVIEW
DS	NO	MARTHA SHULLAW	23-HC-728	085981-2023	1521 N BIGELOW ST	FIRST APPEARANCE
DS	C	FAMILY LIFE CHRISTIAN ASSEMBLY	23-HC-735	087171-2023	1800 W BRADLEY AVE	FIRST APPEARANCE
DS	C	RHEA & JIYA INVESTMENTS LLC	23-HC-738	087377-2023	1311 N BROADWAY ST	FIRST APPEARANCE
DS	OO	JOSEPH ROSS	22-HC-525	007550-2022	1122 N FLORA AVE	PETITION FOR REHEARING
DS	NO	PATRICK WILMINGTON	23-HC-612	066551-2023	1025 N FRINK ST	REVIEW
DS	OO	JOSEPH WOLFORD	23-HC-633	070649-2023	3439 N GALE AVE	REVIEW
DS	NO	ANTHONY LAHOOD	23-HC-743	087744-2023	2215 N LEHMAN RD	FIRST APPEARANCE
DS	C	PARKWOOD COMMONS LLC	23-HC-750	088720-2023	1819 N LEHMAN RD, #16	FIRST APPEARANCE
DS	C	VMV UNO LLC	23-HC-653	072642-2023	2144 N LINN ST	REVIEW
DS	C	EQUITY & HELP - 221LIN604 TRUST	23-HC-541	053143-2023	2214 N LINSLEY AVE	PETITION FOR REHEARING
DS	C	ZEEBOORIS LLC	23-HC-118	020363-2023	727 W MACQUEEN AVE	PETITION FOR REHEARING
DS	NO	JOHN & CONNIE IVERSON	23-HC-727	085967-2023	3218 N MOLLECK DR	FIRST APPEARANCE
DS	NO	SEAN RICKS	23-HC-666	076704-2023	2506 W NEWMAN PKWY	REVIEW
DS	NO	JOHN MICHAEL COVERT	23-HC-747	088537-2023	909 N ORANGE ST	FIRST APPEARANCE
DS	C	MCCLURE CAPITAL PARTNERS LLC	23-HC-740	087448-2023	2237 N SHERIDAN RD	FIRST APPEARANCE

DS	NO	SADIE H MANSOUR	23-HC-734	087153-2023	2209 N UNIVERSITY ST	FIRST APPEARANCE
MZ	C	KNOXVILLE POINTE OWNER LLC	23-HC-589	061605-2023	1700 W HICKORY GROVE RD	REVIEW
MZ	C	AFS PEORIA ILLC	22-HC-769	011105-2022	2323 W PIONEER PKWY	PETITION FOR REHEARING
NR	OO	TROY BUESCHER	23-HC-749	088609-2023	11116 N BROOKHAVEN CT	FIRST APPEARANCE
NR	C	TRUST A8548782213 C/O MESITER PLUMBING	23-HC-726	085382-2023	LOT AT N FROSTWOOD PKW	FIRST APPEARANCE
SD	OO	JOSEPH REINHOLDT	23-HC-729	085990-2023	4019 N COLUMBUS AVE	FIRST APPEARANCE
SD	C	DOROTHY PEARSON FAMILY TRUST	23-HC-733	086954-2023	2712 N DECHMAN AVE	FIRST APPEARANCE
SD	C	CONSILDATED PROPERTIES LLC	23-HC-732	086402-2023	602 E FORREST HILL AVE	FIRST APPEARANCE
SD	NO	MAGNUS PERSSON	23-HC-737	087334-2023	610 W LOUCKS AVE	FIRST APPEARANCE
SD	OO	KATHY TAYLOR	23-HC-739	087378-2023	3218 N MISSOURI AVE	FIRST APPEARANCE
SD	C	CASTLEROCK 2023 LLC	23-HC-723	085023-2023	817 E VIRGINIA AVE	FIRST APPEARANCE



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

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF NOVEMBER 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 1583-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Jon Taber of Olsson, on behalf of Corey Hackett of Seneca Companies, to rezone property from a Class R-3 (Single Family Residential) District to a Class C-1 (General Commercial) District for the property located at 3616 N Sheridan Road (Parcel Identification No. 14-28-301-004), Peoria IL (Council District 2)

CASE NO. PZ 1609-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Jamar Hardin, on behalf of Tom Leiter, to obtain a Special Use in a Class B-1 (Central Business) District for a Class 2 Tobacco or Alternative Nicotine Product Sales Use for the property located at 311 Main Street (Parcel Identification No. 18-09-256-015), Peoria IL (Council District 2)

CASE NO. PZ 1610-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Mike Law, on behalf of Zhen Slabaugh to obtain a Special Use in a Class C-1 (General Commercial) District for a Massage Parlor for the property located at 4410 N Knoxville Avenue (Parcel Identification No. 14-21-454-001), Peoria, IL (Council District 3)

CASE NO. SUBD 1618-2023 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)

CASE NO. PZ 1628-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of James and Holly Bill to obtain a Special Use in a Class R-3 (Single Family Residential) District for a Short Term Rental for the property located at 5601 N University Street (Parcel Identification No. 14-17-382-006), Peoria, IL (Council District 2)

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT