



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: February 9, 2024

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.

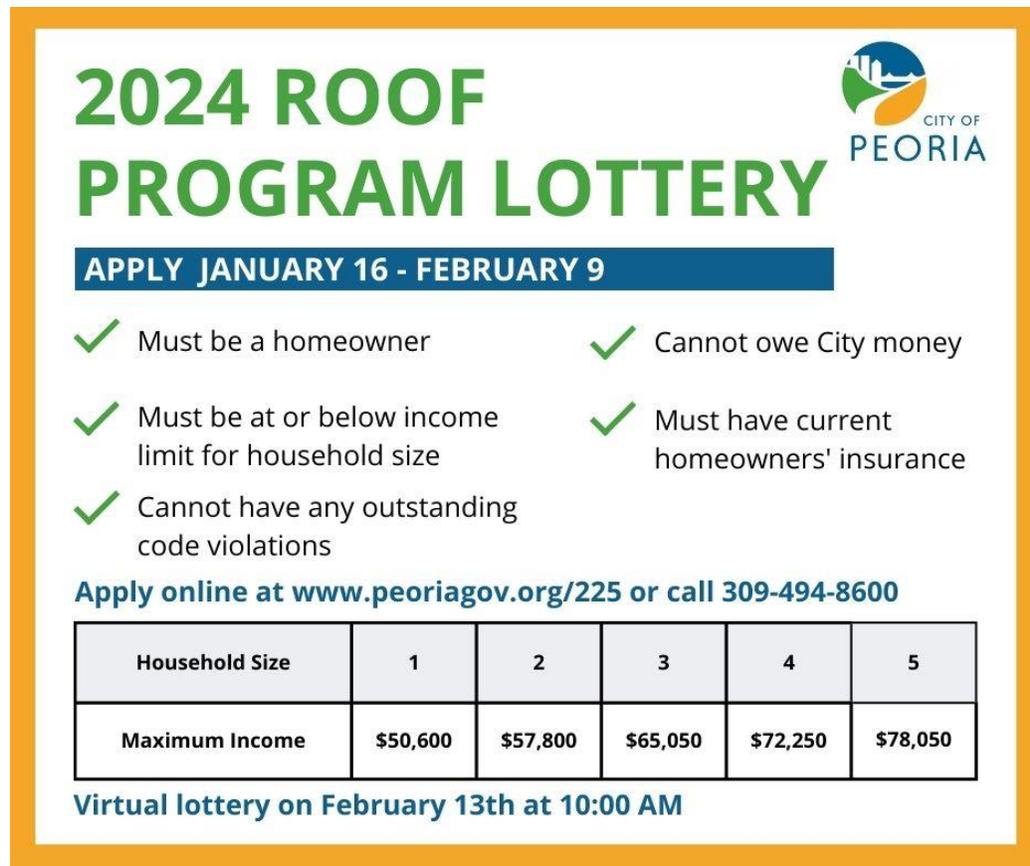
Community Development - Applications for 2024 Roof Program Lottery Close on Friday, February 9

The city of Peoria is accepting applications for the 2024 Roof Program Lottery from Tuesday, January 16th through Friday, February 9th. This program helps low-income homeowners finance needed roof repairs.

To qualify, applicants must:

- Own their home and have current homeowners' insurance
- Be current on property taxes and cannot owe the city any fines or fees
- Be at or below the income limit for the household size

| Household Size | 1 | 2 | 3 | 4 | 5 | 6 |
|----------------|----------|----------|----------|----------|----------|----------|
| Maximum Income | \$50,600 | \$57,800 | \$65,050 | \$72,050 | \$78,050 | \$83,850 |



The poster features a large green title '2024 ROOF PROGRAM LOTTERY' and the City of Peoria logo. Below the title is a blue banner with the text 'APPLY JANUARY 16 - FEBRUARY 9'. A list of five eligibility criteria is presented with green checkmarks. At the bottom, there is a table showing maximum income limits for household sizes 1 through 5, and a note about a virtual lottery on February 13th.

2024 ROOF PROGRAM LOTTERY



APPLY JANUARY 16 - FEBRUARY 9

- ✓ Must be a homeowner
- ✓ Must be at or below income limit for household size
- ✓ Cannot have any outstanding code violations
- ✓ Cannot owe City money
- ✓ Must have current homeowners' insurance

Apply online at www.peoriagov.org/225 or call 309-494-8600

| Household Size | 1 | 2 | 3 | 4 | 5 |
|----------------|----------|----------|----------|----------|----------|
| Maximum Income | \$50,600 | \$57,800 | \$65,050 | \$72,250 | \$78,050 |

Virtual lottery on February 13th at 10:00 AM

How to Apply

Applications for the 2024 Roof Program Lottery will be accepted from **Tuesday, January 16th at 8:00 AM through Friday, February 9th at 5:00 PM.** There is a limit of one entry per household. Applying to the Roof Program Lottery does not guarantee assistance.

There are three ways to enter the Roof Program Lottery.

- Online: Visit the [Roof Program Lottery page](#)
- Call: (309) 494-8629
- In-Person: Visit City Hall, 419 Fulton Street, Room 203, Peoria, IL 61602 (Monday- Friday, 8:00 AM – 12:00 PM)

Lottery Information

The lottery will be held online via GoToMeeting on **Tuesday, February 13th at 10:00 AM.**

You can attend the lottery through your computer, tablet, or smartphone by visiting this link: <https://meet.goto.com/930278829>. Those without computer access can call in to the meeting by dialing calling 1-866-899-4679 and typing in the access code: 930-278-829 to enter the meeting.

You do not need to attend the lottery to be selected. All applicants will be contacted by City staff in the days following the drawing. The list of selected applicants, including the waitlist, will be posted [online](#).

Community Development – Down Payment Assistance Applications

The Down Payment Assistance Program is open and the city of Peoria is accepting applications on a rolling basis.

The Down Payment Assistance Program provides help to prospective homeowners to purchase a home in a [Qualified Census Tract](#) (QCT). Approved applicants will receive a maximum of \$5,000.

To qualify for the Down Payment Assistance Program, applicants must:

- Have a signed contract for a single-family home with a purchase price at or below \$125,000
- Be approved for a primary mortgage
- Have a closing company or attorney with a closing date
- Cannot owe the City any fines, fees, or taxes

Visit the [Down Payment Assistance Program page](#) to find out if your future home is in a QCT and apply or call the Development Center at 309-494-8600 for more information.

Peoria Public Works – Adams Street, Jefferson Avenue One-Way to Two-Way (OWTW)

Conversion Project meetings set for Feb. 15

The public is invited to learn more about the OWTW Project on Feb. 15

The City of Peoria Department of Public Works will host two public meetings regarding the Adams Street and Jefferson Avenue One-Way to Two-Way (OWTW) Conversion Project. The open house-style meetings will be on Thursday, February 15 from 11 am to 1 pm and from 5-7 pm at 205 SW Adams Street.

The public is encouraged to attend the meetings to learn more about the OWTW Conversion Project. Representatives from the City and OWTW Project team will be available to discuss and answer concerns regarding the project. Exhibits and maps will be on display.

For more information regarding the Adams Street and Jefferson Avenue OWTW Conversion Project or meetings, contact Peoria Public Works at owtwproject@peoriagov.org or 309-494-8800.

About the project:

Beginning in March, weather-dependent, construction will begin on converting Adams Street and Jefferson Avenue from one-way to two-way streets.

Work to convert Adams Street and Jefferson Avenue into two-way streets will include new corner bump-outs to shorten pedestrian crossings, added bike lanes, upgraded traffic signals, and mill and overlays of the existing pavement. The final roadway will have one lane in each direction as well as a bidirectional turn lane. Existing on-street parking and sidewalks will be maintained.

The project will take place on Adams Street from Walnut Street to Hamilton Boulevard, and on Jefferson Avenue from Walnut Street to Fayette Street.

The OWTW Project is a two-and-a-half-year, \$18.9 million project. The project is scheduled to be completed in the summer of 2026.

Housing Docket

- Please see attached

| INSP | O.O | PROPERTY OWNER | CASE # | ENERGOV # | PROPERTY ADDRESS | APPEARANCE |
|------|-----|-------------------------------------|-----------|-------------|------------------------------------|------------------------|
| AA | NO | CATHERINE A CANTERBURY | 23-HC-452 | 042085-2023 | 3205 W ANN ST | REVIEW |
| AA | OO | BESSIE J RUSSELL | 24-HC-007 | 090806-2023 | 3036 W ANTOINETTE ST | REVIEW |
| AA | NO | LARON HOLLOWAY | 24-HC-018 | 092735-2023 | 2431 W ANTOINETTE ST | REVIEW |
| AA | NO | MARIA FARIES | 23-HC-758 | 089337-2023 | 1701 S ARAGO ST | REVIEW |
| AA | C | GREENWOOD APARTMENTS 22 LLC | 24-HC-084 | 096528-2024 | 129 N BRAVES | FIRST APPEARANCE |
| AA | C | GREENWOOD APARTMENTS 22 LLC | 23-HC-468 | 043706-2023 | 101 N BRAVES CT, #101 | REVIEW |
| AA | C | GATES FAMILY PROPERTIES GROUP LLC | 23-HC-754 | 088924-2023 | 2812 W DR MARTIN LUTHER KING JR DR | REVIEW |
| AA | NO | BRADLEY KAUFMANN | 23-HC-559 | 057518-2023 | 1414 W GARDEN ST | REVIEW |
| AA | NO | WILLIE MURRY | 23-HC-185 | 022853-2023 | 1105 W GEORGE ST | REVIEW |
| AA | C | PHOENIX PROPERTIES INC | 23-HC-254 | 027801-2023 | 1109 S GREENLAWN AVE | REVIEW |
| AA | NO | ALONDRA CABELLO | 23-HC-643 | 071682-2023 | 1608 S GRISWOLD ST | REVIEW |
| AA | OO | CHARLES BOHM | 23-HC-639 | 071347-2023 | 2203 W KRAUSE AVE | REVIEW |
| AA | NO | TYRONE LEDFORD & GABRIELA LEDFORD | 23-HC-170 | 008675-2022 | 1713 W LINCOLN AVE | REVIEW |
| AA | NO | JOHN L KING | 23-HC-505 | 045925-2023 | 1516 S LYDIA AVE | REVIEW |
| AA | C | GREENWOOD APARTMENTS 22 LLC | 23-HC-537 | 052546-2023 | 106 N MERRIMAN CT | REVIEW |
| AA | NO | STEVEN SMITH | 23-HC-447 | 041912-2023 | 2311 W MILLMAN ST | REVIEW |
| AA | NO | MICHAEL YOUNG | 24-HC-034 | 092646-2023 | 2208 W MILLMAN ST | REVIEW |
| AA | NO | SILAS BARNES | 24-HC-006 | 090790-2023 | 2819 W SEIBOLD ST | REVIEW |
| AA | OO | CLEMON FIGGERS | 23-HC-428 | 040168-2023 | 424 S WEBSTER ST | PETITION FOR REHEARING |
| AA | C | BELLA IL INC | 23-HC-527 | 051209-2023 | 1509 S WESTERN AVE | REVIEW |
| AA | NO | TERESA A BOON & XIAOMEI CASTRO | 23-HC-291 | 029765-2023 | 1831 S WESTMORELAND AVE | REVIEW |
| AA | NO | GARY RUTHERFORD | 24-HC-076 | 095710-2024 | 1535 S WESTMORELAND AVE | FIRST APPEARANCE |
| AA | NO | MOSEY FENDERSON | 23-HC-641 | 071438-2023 | 1500 S WESTMORELAND AVE | REVIEW |
| | | | | | | |
| AW | C | FAMILY LEASE LLC | 23-HC-503 | 046072-2023 | 2301 N CENTRAL AVE | DISMISSED-NEW OWNER |
| AW | C | RHEA & JIYA INVESTMENTS LLC | 23-HC-494 | 045339-2023 | 2308 N DELAWARE AVE | REVIEW |
| AW | NO | ERIC JUDD | 23-HC-314 | 030792-2023 | 731 E KANSAS ST | REVIEW |
| AW | C | AG LLC | 24-HC-085 | 096631-2024 | 1020 E KANSAS ST | FIRST APPEARANCE |
| | | | | | | |
| DF | NO | JAY RAND | 23-HC-332 | 031812-2023 | 503 CORNHILL ST | REVIEW |
| DF | NO | DAVE MITCHELL | 23-HC-753 | 088922-2023 | 1146 NE GLEN OAK AVE | REVIEW |
| DF | C | LONEBRIDGE OHIO LLC | 23-HC-547 | 054964-2023 | 920 NE GLENDALE AVE | REVIEW |
| DF | C | PEORIA BT LLC | 23-HC-757 | 089223-2023 | 509 HAYWARD ST | REVIEW |
| DF | NO | DOROTHY J DAVIS | 23-HC-599 | 062874-2023 | 3327 NE MADISON AVE | REVIEW |
| DF | C | PEORIA PORTFOLIO I-IV APARTMENTS LP | 24-HC-077 | 095775-2024 | 707 NE MADISON AVE | FIRST APPEARANCE |
| DF | NO | JOZEF WOJTASZEK | 23-HC-103 | 020225-2023 | 1000 NE MADISON AVE | PETITION FOR REHEARING |
| DF | C | CIV PROPERTY HOLDINGS LLC | 23-HC-682 | 081351-2023 | 1411 NE MONROE ST | REVIEW |
| DF | OO | LOUIS BROWN | 23-HC-762 | 089730-2023 | 630 PARK AVE | REVIEW |
| DF | C | RHEA & JIYA INVESTMENTS LLC | 24-HC-080 | 095979-2024 | 405 PHELPS ST | FIRST APPEARANCE |

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|----|----|--|-----------|-------------|----------------------------|------------------------|
| DF | NO | PATRICK MADIGAN | 23-HC-696 | 081783-2023 | 530 SLOAN ST | REVIEW |
| DF | NO | CHRISTY SCHRAGEL | 23-HC-138 | 020661-2023 | 620 SPITZNAGLE AVE | REVIEW |
| DF | C | REDMOND WEST LLC | 24-HC-083 | 096527-2024 | 219 VAN BUREN ST | FIRST APPEARANCE |
| | | | | | | |
| DS | C | SFR3-080 LLC | 23-HC-030 | 018652-2022 | 610 W ARMSTRONG AVE | REVIEW |
| DS | NO | ZACHARY J JONES | 24-HC-082 | 096381-2024 | 2113 N BROADWAY ST | FIRST APPEARANCE |
| DS | C | FEDERAL HOME LOAN MORTGAGE CORPORATIO | 23-HC-569 | 058901-2023 | 200 W COLUMBIA TER | REVIEW |
| DS | NO | DIEDRE PRESCOD | 23-HC-235 | 026455-2023 | 2407 N FLORA AVE | REVIEW |
| DS | NO | ZACHARY J JONES | 23-HC-597 | 062733-2023 | 2215 N FLORA AVE | REVIEW |
| DS | C | SFR3-040 LLC | 23-HC-358 | 033971-2023 | 2207 N FLORA AVE | REVIEW |
| DS | NO | KAVITA THAKKER | 23-HC-152 | 021325-2023 | 1103 N FRINK ST | PETITION FOR REHEARING |
| DS | NO | DAVID PATCH | 24-HC-079 | 095884-2024 | 3513 N GALE AVE | FIRST APPEARANCE |
| DS | C | PEORIA PORTFOLIO I-IV APARTMENTS LP | 23-HC-603 | 065456-2023 | 2401 N GALE AVE, #13 | REVIEW |
| DS | C | PARKWOOD COMMONS LLC | 23-HC-584 | 061114-2023 | 1735 N GREAT OAK DR., #9 | REVIEW |
| DS | C | REEVES ACQUISTIONS | 22-HC-267 | 002795-2022 | 1220 HAMILTON BLVD | REVIEW |
| DS | C | EQUITY & HELP - 221LIN604 TRUST | 23-HC-541 | 053143-2023 | 2214 N LINSLEY AVE | REVIEW |
| DS | OO | PATRICK HOCKENBURY | 22-HC-883 | 017324-2022 | 802 W MELBOURNE AVE | PETITION FOR REHEARING |
| DS | C | ADVANTAGE DYNAMICS LLC | 23-HC-349 | 033442-2023 | 2000 N NORTH ST | PETITION FOR REHEARING |
| DS | C | LEXINGTON HILLS I - II APARTMENTS | 24-HC-081 | 096354-2024 | 3432 W OAKCREST DR, #1C | FIRST APPEARANCE |
| DS | C | SFR3-080 LLC | 23-HC-764 | 089849-2023 | 1107 N ORANGE ST | REVIEW |
| DS | NO | JUDITH WILLIAMS | 24-HC-078 | 095880-2024 | 3330 W OVERBROOK DR | FIRST APPEARANCE |
| DS | NO | ROBERTO IBARRA & PEDRO IBARRA JR | 23-HC-153 | 021326-2023 | 1010 W RUSSELL ST | PETITION FOR REHEARING |
| DS | C | WOODLANDS APARTMENTS HOLDINGS LLC | 23-HC-667 | 076920-2023 | 3345 W WOODHILL LN, C | REVIEW |
| DS | C | WOODLANDS APARTMENTS HOLDINGS LLC | 23-HC-675 | 080050-2023 | 3300 W WOODHILL LN, C | REVIEW |
| DS | C | WOODLANDS APARTMENTS HOLDINGS LLC | 23-HC-630 | 070348-2023 | 3309 W WOODHILL LN, UNIT C | REVIEW |
| | | | | | | |
| MZ | NO | TYLER SEIBERT | 22-HC-199 | 001643-2022 | 4201 SW ADAMS ST | REVIEW |
| | | | | | | |
| NR | C | ROYAL HIGHLANDER MHP PEORIA IL | 24-HC-086 | 096639-2024 | 932 W BONNYDOON LN | FIRST APPEARANCE |
| NR | C | LILUO INVESTMENT LLC | 23-HC-755 | 088928-2023 | 3314 W SYLVAN LN | REVIEW |
| NR | C | BRV INVESTORS LLC | 24-HC-008 | 091051-2023 | 3712 W VERNER DR | REVIEW |
| | | | | | | |
| SD | C | P&I INVESTMENTS LLC | 24-HC-023 | 091908-2023 | 721 E MCCLURE AVE | REVIEW |
| SD | OO | SIMON CALDWELL | 24-HC-016 | 091603-2023 | 1120 E MELBOURNE AVE | REVIEW |
| SD | C | PHOENIX PROPERTIES INC | 23-HC-446 | 041900-2023 | 2623 N MISSOURI AVE | REVIEW |
| SD | OO | VIVIANE NGWA | 23-HC-160 | 021739-2023 | 2419 N PROSPECT RD, C & D | PETITION FOR REHEARING |
| SD | OO | SARAH SHULTS | 23-HC-226 | 026201-2023 | 523 E SENECA PL | REVIEW |
| SD | C | SFR3-040 LLC C/O HARVARD BUSINESS SERVICES | 22-HC-152 | 019862-2021 | 237 W VIRGINIA | PETITION FOR REHEARING |
| SD | C | VMV UNO LLC | 24-HC-024 | 091911-2023 | 623 E VIRGINIA AVE | REVIEW |
| SD | C | CMB REALTY SERVICES | 23-HC-691 | 066332-2023 | 724 E VIRGINIA AVE | PETITION FOR REHEARING |
| SD | OO | KATHERINE LINDBERG | 23-HC-463 | 043078-2023 | 510 E WILLCOX AVE | REVIEW |