



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager 

DATE: April 25, 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.

PeoriaCorps Graduation Ceremony Scheduled for May 3



The public is invited to attend the graduation ceremony for PeoriaCorps' ninth graduating cohort on Friday, May 3, from 1:00 p.m. – 2:00 p.m. at 813 SW Washington Street. At-large Peoria Council Member, Dr. Bernice Gordan-Young, PhD, LCPC, will be the guest speaker. The graduation will highlight the accomplishments of the AmeriCorps National Volunteer program and celebrate the successful completion of PeoriaCorps' 9th cohort, including members, Bradley Miller, Jessica Smith, Ashlin Thomas, and Dontay Watson.

Launched in October 2017, PeoriaCorps provides career exploration for unemployed workers 18 years and older while providing opportunities to also engage in community service. Through hands-on training, Corps members gain skills in environmental beautification, environmental stewardship, and green landscaping solutions. Members also receive classroom training in soft skills, vital to the career-building process. For the past six months, they have worked on green infrastructure projects that include harvesting and maintaining native plants, removing debris and cleaning, weeding, and utilizing green infrastructure practices around the city of Peoria. Corps members also explored career options, and have earned CPR, OSHA 10, and HAZWOPER 24 certifications for General Industry.

PeoriaCorps enrolled its 10th cohort in early March, with a volunteer service completion date of August 31st. The 11th cohort will begin in early September 2024, and recruitment for those members is ongoing.

Individuals interested in earning an education award, receiving a living allowance with bonus stipends, and enhancing their skills while supporting the reduction of pollution to our city's waterways should complete the job application on the [PeoriaCorps webpage](#).

Any questions may be directed to Yelene Modley, Program Director at (309) 494-8843.

Community Development Department – 2024 Great American Cleanup Dumpster Locations Announced

All twenty dumpsters for the 2024 Great American Cleanup have been reserved by neighborhood associations, homeowners' associations, and community groups throughout the city. The Great American Cleanup will be held Saturday, April 27th from 8:00 AM – 12:00 PM. Locations with "yard waste only" dumpsters are noted with an asterisk.

For more information on the Great American Cleanup or if you or your group are interested in volunteering, please contact Neighborhood Enhancement Coordinator Kaylee Drea at 309-494-8624 or [by email](#).

Altamont Park
919 W Nowland Ave

Armstrong-Ellis
500 Block of Chester between
Armstrong and Ellis

Biltmore Heights
Corner of Avalon and Hudson

Briardale
4013 W Richards Way

Chadwick Estates*
6511 N Greenwich Pl

Creighton Woods*
6517 N Randwick Rd

East Bluff
1839 N Wisconsin Ave

Glen Oak Flanagan*
942 NE Glen Oak Ave

Moss-Bradley
1701 W Barker Ave

New Town
1100 W Butler St

Sherwood Forest
Curve where N Friar Ln meets
Marian Ct

Southside Strong*
1618 S Laramie St

Spring Grove
Between 727 and 801 Spring
Hollow Lane

Sunset Hills
1403 W Margaret Ave

The Knolls
Baseball Island (Intersection of
Hawthorne, Hollyridge, and North)

Townhomes at Williamsburg
3335 W King James Rd

Wardcliffe
2903 N Lehman Rd

West Central
908 W Hanssler Pl

Westwood
4617 N Laurel Dr

Willow Knolls*
6902 N University St in the pool
parking lot

Community Development - Housing Rehabilitation Program Application Open

The Housing Rehabilitation Program is still accepting applications. This program provides a 50/50 matching grant with up to \$15,000 of assistance to homeowners of single-family homes. The home must be owner-occupied and within a Qualified Census Tract (QCT). The assistance is for exterior building and site improvements.

To qualify for assistance, the homeowner must be located within a QCT and the total household income must be at or below 120% of the area median income by household size. Applicants must have homeowner’s insurance, be current on their property taxes, cannot owe any fees or fines to the City of Peoria, and cannot have any environmental code violations.

Household Size	1	2	3	4	5	6
Maximum Income	\$64,200	\$73,320	\$82,440	\$91,560	\$99,000	\$106,320

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 Project Coordinator Lane Andrews at 309-494-8636 or [by email](#).

Peoria Public Works- Jefferson/Adams Conversion Update

Sidewalk and Median Work Progresses This Week

Sidewalk work continues at the intersections of Harrison Street, Liberty Street, Main Street, and Hamilton Boulevard along SW Adams Street.

Sidewalks near 332, 300, and 100 SW Adams Street, and 200 NE Adams Street are closed. Pedestrians should continue to use caution near these closures and cross the street at the next available intersection. The sidewalk work near 200 SW Adams Street at the intersection of Fulton Street has been completed.

Median removal work will continue this week on N William Kumpf Boulevard near the intersection of SW Jefferson Avenue. Drivers should be mindful of lane restrictions in the area.

Lane and parking restrictions remain in effect along SW Adams Street. On-street parking restrictions are marked. Drivers should look for unbagged, available parking meters for on-street parking. **If parking meters are bagged with “No Parking” signs, drivers should not park at those spots.**

Additional parking, lane, and sidewalk restrictions will be forthcoming as the Adams Street and Jefferson Avenue One-Way to Two-Way (OWTW) Conversion Project progresses.

Drivers should be mindful of workers in the area and watch for no parking areas. Extra caution should be exercised in the area.

Adams Street and Jefferson Avenue One-Way to Two-Way Conversion



Peoria Public Works – Mulch Giveaway Saturday, April 27

The City of Peoria Department of Public Works’ annual free mulch giveaways will be from 8 am to 1 pm on Saturday, April 27, and Saturday, May 4, at the Public Works Facility, 3505 N. Dries Lane.

Mulch will be available on a first-come, first-served basis and is for city of Peoria and Peoria County residents. Staff will be available to assist in loading mulch into trucks and trailers. Anyone who would like to hand-load their mulch is encouraged to bring gloves, shovels, and containers.

There is no limit on how much residents can take. If mulch remains after the third giveaway on May 4, community members are welcome to visit the Public Works Facility for hand-loading only.

For more information about the free mulch events, contact Public Works at 309-494-8800.

Peoria Public Schools Update – Kindergarten Roundup

Kindergarten Round Up is just around the corner and Peoria Public Schools is excited to welcome the Class of 2036 this upcoming fall! This event will be hosted at the Peoria Zoo on Saturday, May 27 from 10 am to 2 pm. Parents and students will have an opportunity to meet their teachers and get acclimated to riding a bus. The health department will be on-site, ready to print birth certificates, while resources will also be available for scheduling the required immunizations. Please visit www.peoriapublicschools.org/page/kindergarten for more information!



With gratitude,

A handwritten signature in black ink, appearing to read 'Sharon Desmoulin-Kherat'.

Sharon Desmoulin-Kherat, Ed.D

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: 04/18/2024 - 04/24/2024

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	18
Development Center Permits Issued	53	925
Total Value of Development	\$ 1,351,067	\$ 36,943,890

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-12255-2024	240 SW Jefferson Ave	Commercial Alteration	Int. Alt. – Prairie on Liberty, LLC	2	JN
COM-12285-2024	8711 N Industrial Rd	Commercial Alteration	New addition – Benishek and Will	5	JR
COM-12246-2024	5713 N Humboldt Ave	Commercial Alteration	Cell tower upgrade – US Cellular	5	JR

Additional Activity

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

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
SIGN-12282-2024	8516 N Knoxville Ave	Permanent Sign	Install wall sign – Jimmy John’s	5	JR
SIGN-12280-2024	2524 W Farrelly Ave	Permanent Sign	Install wall sign - Curves	4	JR

WEEKLY DEVELOPMENT ACTIVITY REPORT CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

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
18-08-413-017	205 S Saratoga St	1	Judicial Deed

Properties Transferred to New Owner			
Parcel Number	Address	Council District	Transferred Through
-			

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
18-03-328-007	1024 NE Madison Ave	3	Private - Planned
14-32-429-031	901 W Brons Ave	2	Private - Emergency
14-34-481-004	645 Spitznagle Ave	3	City - Planned
14-35-154-026	532 Tracy St	3	City - Planned
18-18-279-013	802 Caroline 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
339 W Richmond Ave	Brick House Grill LLC	Plans Approved	2
301 SW Water St	Ardor Bread & Provisions	Plans Received	2

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 Rose (JR)
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, APRIL 4, 2024
CITY HALL, ROOM 400 – 1:00 P.M

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF FEBRUARY 1, 2024 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 1726-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Steve Vogel of Steve Vogel Law Office and John Dundas of Dundas Law Office LLC, on behalf of Fahd Sanany of Sanany Properties LLC to rezone property from a Class R-6 (Multi-Family Residential) District to a Class C-1 (General Commercial) District for the property located at 2900 W Lake Ave (Parcel Identification No. 14-30-101-006), Peoria IL (Council District 4)

CASE NO. PZ 1731-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Mohammad Al-Salhi to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 2127 N Ardell Place (Parcel Identification No. 14-31-306-029), Peoria, IL (Council District 1)

CASE NO. PZ 1736-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Scott Vreeland of Signature Heights Realty, on behalf of NRV Group LLC to rezone property from a Class R-6 (Multi-Family Residential) District to a Class C-1 (General Commercial) District for the property located at 3523 W Willow Knolls Rd (Parcel Identification No. 13-12-251-033), Peoria IL (Council District 5)

CASE NO. PZ 1755-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Carol A. Lockwood of Hinshaw & Culbertson LLP, on behalf of Kurt Dierking of OSF Healthcare System, to amend Ordinance No. 15,948, Official Development Plan for OSF Franciscan Prairie Point, as amended, to allow for the installation of a "Beacon of Light", for the property located at 8630 N Route 91. This includes properties located at 9600 N Franciscan Dr, 9014 N Wood Sage Rd, 8921 N Wood Sage Rd, 8940 N Wood Sage Rd, and 8600 N Route 91 (Parcel Identification Nos. 13-02-276-001, 08-35-400-005, 08-35-400-006, 13-02-201-001, 13-02-201-002, 13-02-226-001, 13-02-226-002, 13-02-200-006, 13-02-200-007, and 13-02-200-008), Peoria, IL (Council District 4)

CASE NO. PZ 1758-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Craig Young, of the Salvation Army, to obtain a Special Use with waivers in a Class C-G (General Commercial) District for the Expansion of a Nonconforming Social Service Institution (commonly referred to as the Salvation Army) for the existing veteran service center, child daycare center, food pantry, offices, and shelters for the homeless in order to construct a new building and make parking lot alterations to replace an existing shelter for the homeless for the property located at 400, 412 and 416 NE Jefferson Avenue and 401, 403, 405, 407, 409, 411, 413, 415, 417 and 419 NE Adams Street (Parcel Identification Nos. 18-09-233-013, 18-09-233-007, 18-09-233-006, 18-09-233-012), Peoria, IL (Council District 3)

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT