



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: July 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.

City of Peoria Launches Pilot Program for Outdoor Dining at Selected Downtown Businesses

Last week, the city of Peoria launched a pilot program for outdoor dining in the downtown central business area and riverfront with the installation of commercial parklets at Kickback on Fulton and Ardor Breads & Provisions.



The program will allow four selected local dining establishments to serve guests in sidewalk cafes and make the downtown and riverfront area a more vibrant and welcoming place to be. The pilot project is funded by the American Rescue Plan Act (ARPA), and the total price has been estimated to be \$155,177.

Deploying the parklets has been a collaboration between the city's Economic Development and Public Works departments. The city also partnered with the local, women-owned consulting firm Urbnkind to help identify the appropriate vendor and design to be used for the fencing construction. Modstreet was selected as the vendor for the projects.

City staff identified businesses that would be good candidates to invite to participate in the pilot. To qualify, the business had to be open for more than a year and be in good-standing with the city, the entrance had to be adjacent to a city-owned right of way and the required sidewalk clearance for an outdoor cafe had to be met. Ulrich's Rebellion Room and Neon Bison are the other two businesses that the city will partner with for the pilot program.

Community Development – Ninth Annual Great Neighbor Appreciation Week a Success

The Community Development Department hosted its annual Great Neighbor Appreciation Week from July 15 through July 20. Staff interacted with hundreds of great neighbors, businesses, and nonprofit organizations in every district of the city.

The Community Development Department celebrated the community in the following ways:

- Attended the Riverfront Market to promote being a good neighbor.
- Hosted a Citywide Cleanup with 5 locations and over 100 volunteers.
- Thanked 20 nonprofit organizations for their 'Commit-MINT' to our community.
- Visited and thanked 72 local and small businesses for their 'Invest-MINT' in our community.
- Attended the Peoria Park District Parks on Tap at Morton Square Park to hand out Appreciate Peoria swag items and thank community members.
- Handed out 500 Good Job Door Hangers thanking neighbors for taking care of their properties.



Community Development staff received positive feedback from our great neighbors, and thoroughly appreciated the opportunity to the thank and recognize wonderful people and neighbors in the community.

For more information about Great Neighbor Appreciation Week, please contact Kaylee Drea, Community Development Engagement Manager, at 309-494-8624 or [by email](#).

Community Development Staff Engages with Community Members at the River City Pride Festival

On Saturday, July 20 from 9:30 a.m.-3:30 p.m., Community Development staff attended the River City Pride Festival to share information about the services the department offers and to distribute surveys for the HUD Consolidated Plan.

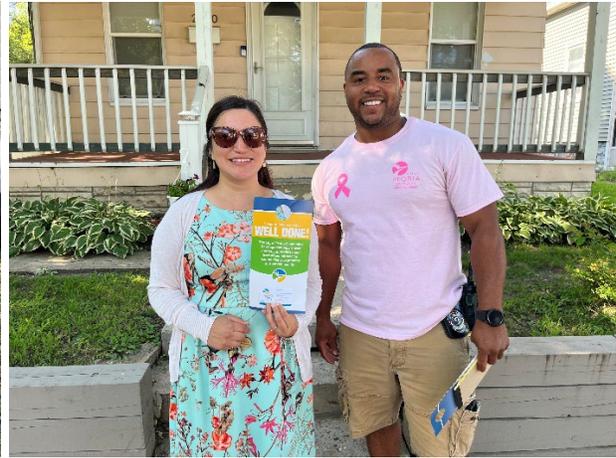
For more information about Great Neighbor Appreciation Week, please contact Kaylee Drea, Community Development Engagement Manager, at 309-494-8624 or [by email](#).



Community Development Department Thanks Community Members with “Good Job” Door Hangers

On Friday, July 19, Community Development staff celebrated Code Encouragement Day by distributing Good Job Door Hangers to give thanks to community members for going above and beyond to maintain their property.

For more information about Great Neighbor Appreciation Week, please contact Kaylee Drea, Community Development Engagement Manager, at 309-494-8624 or [by email](#).



Community Development – Citywide Cleanup a Success with over 100 Volunteers

On Saturday, July 20 from 9 a.m. – 11 a.m., over 25 Community Development staff members were joined by about 80 community members to pick up litter at five locations across the city in the Southside, East Bluff, North Valley, West Bluff, and Center Bluff neighborhoods.

For more information about Great Neighbor Appreciation Week, please contact Kaylee Drea, Community Development Engagement Manager, at 309-494-8624 or [by email](#).





Community Development Staff Connects with Community Members at Parks on Tap Event

On Thursday, July 18 from 4 p.m. – 8 p.m., Community Development staff attended the Peoria Park District’s Parks on Tap event at Morton Square Park. Staff handed out Appreciate Peoria swag items and distributed surveys for the HUD Consolidated Plan.

For more information about Great Neighbor Appreciation Week, please contact Kaylee Drea, Community Development Engagement Manager, at 309-494-8624 or [by email](#).



Community Development – Down Payment Assistance and Housing Rehab Programs to End July 31

The city of Peoria’s Down Payment Assistance program and Housing Rehabilitation Program will close on Wednesday, July 31 at 3 p.m.

The Down Payment Assistance Program provides help to prospective homeowners to purchase a home in a Qualified Census Tract (QCT) within the city of Peoria. Homebuyers purchasing a house that is currently owner-occupied are eligible for a maximum of \$5,000. Homebuyers purchasing a house that is currently a rental property are eligible for a maximum of \$10,000.

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.

The Housing Rehabilitation Program provides a 50/50 matching grant for exterior building and site improvements for single-family homes with up to \$15,000 of assistance to homeowners in a Qualified Census Tract (QCT) within the city of Peoria.

Applicants must be at or below 120% of the area median income (AMI) by household size.

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

Visit the [Housing Rehabilitation 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 Fire Department Implementing New Record Management System

The Peoria Fire Department is implementing a new Record Management System (RMS) starting on August 1, with full implementation expected by January 1, 2025. ImageTrend will allow for combined medical and fire-related calls to be reported instead of using two systems. ImageTrend will also foster more efficient reporting and data gathering for firefighters to use.



This week, four members of the PFD went to Minneapolis to learn more about ImageTrend and its functioning capabilities.

Peoria Fire Department and Peoria Police Department Participate in Peoria Chiefs First Responder Night

On Sunday, July 21, the Peoria Chiefs honored first responders, including members of the Peoria Fire Department and Peoria Police Department. The Chiefs provided a section near the scoreboard for first responders to sit and enjoy the game together. The Peoria Fire Department and Peoria Police Department also partnered with Dozer Park for a Fire VS. Police softball game.



Peoria Public Works – Jefferson/Adams Conversion Update

Sidewalk removal work has begun at the intersection of Hamilton Boulevard and NE Adams Street. The sidewalks near 201 NE Adams Street are closed to pedestrian access.

Sidewalk work continues along Hamilton Boulevard between 202 Hamilton Boulevard and 200 NE Adams Street. Work also continues at the intersections of Harrison Street and Liberty Street along Adams Street. Sidewalks remain closed near 332 and 200 SW Adams Street. Pedestrians should continue to use caution near these closures and cross the street at the next available intersection.

As a reminder, the design of the ADA sidewalk ramps at the completed intersections has changed. Pedestrians should be mindful of the new design at the finished intersections.

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. Parking at bagged parking meters will result in a ticket and vehicle removal at the owner’s expense.**

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.

Peoria Public Works – Hamilton Boulevard to Close on Saturday, July 27, for Backpack Peoria at the Dream Center

Beginning at 7:30 a.m. and lasting until 1 p.m. on Saturday, July 27, Hamilton Boulevard will be closed between N.E. Glendale Avenue and N.E. Perry Avenue. The closure is necessary for the Dream Center Peoria’s Backpack Peoria event.

Restrictions

- Parking restrictions will be in effect on Hamilton Boulevard from 7:30 a.m. until 1 p.m. between N.E. Glendale Avenue and N.E. Perry Avenue.

Drivers should be mindful of the closure and use caution in the area.



Peoria Public Works – Nebraska Avenue Reconstruction Project Public Meeting Set for July 31

The city of Peoria Department of Public Works will host an informational meeting regarding the Nebraska Avenue – Sterling Avenue to I-74 Reconstruction Project. The meeting will be held at

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5:30 p.m. on Wednesday, July 31, at Advanced Medical Transport of Central Illinois, 1718 N Sterling Ave.

The public is encouraged to attend the meeting to learn more about the reconstruction project. Representatives from the City and project team will be available to discuss and answer questions regarding the project. Exhibits and maps will be on display.

For more information regarding the Nebraska Avenue – Sterling Avenue to I-74 Reconstruction Project, contact Public Works at publicworks@peoriagov.org or 309-494-8800.

Peoria Public Schools Welcomes 106 New Staff Members for 2024-25 School Year

The 2024-25 school year is already off to a fantastic start at Peoria Public Schools! This past week, we were thrilled to welcome 106 new staff members, including 22 incredible international teachers from Mexico, Nigeria, Ghana, Guyana, and the Philippines. Their diverse perspectives and experiences are sure to enrich our schools and inspire our students. As we eagerly prepare for all students to return on July 31, we can't wait to kick off what promises to be an exciting and transformative year. Teachers return to the buildings on Monday, July 29.

We ask the public to be aware of new student routines around bus stops in their neighborhoods as school begins and wait patiently for school buses picking up and dropping off students.

We also appreciate your support of our cell phone policy and look forward to the positive impact on student academic performance, mental health, and student engagement.



Here's to a vibrant and successful school year ahead!

With gratitude,

Dr. Sharon Desmoulin-Kherat, Ed. D

Issues Update
July 25, 2024

Community Development Weekly Report

- Please see attached

Housing Docket

- Please see attached

Planning and Zoning Commission Agenda

- Please see attached

Zoning Board of Appeals Special Meeting Agenda

- Please see attached

WEEKLY DEVELOPMENT ACTIVITY REPORT

CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

Date: 07/18/2024 - 07/24/2024

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	42
Development Center Permits Issued	48	1695
Total Value of Development	\$ 1,862,306	\$ 69,290,754

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-13189-2024	7815 N Radnor Rd	Commercial Alteration	Int./Ext. Alt. – Golf Learning Center Peoria Park District	5	JN
COM-13132-2024	109 SW Adams St	Commercial Alteration	Int. Alt. – Jacks on Adams	2	KW

Additional Activity

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

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
SIGN-13168-2024	211 Fulton St, Unit 1	Permanent Sign	Install wall sign – Morgan Stanley	2	KW
RES-13190-2024	10505 N Trail View Dr	New Single Family Home	NSFD	5	JN
HPC-1962-2024	1108 N Flora Ave	Historic Preservation Commission	Certificate of Appropriateness – install roof mount solar panels	2	KW

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
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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
18-05-227-031	821 W Richmond Ave	2	Trustee's Deed

Properties Transferred to New Owner			
Parcel Number	Address	Council District	Transferred Through
18-03-205-017	1709 NE Madison Ave	3	Side Lot Program
14-33-282-014	2611 N Wisconsin Ave	3	Side Lot Program

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
18-18-407-014	1538 S Arago St	1	Private – Planned
18-03-255-019	1603 NE Jefferson Ave	3	Private – Planned
18-18-353-004	2910 W Arlington Ave	1	Private - Emergency

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
201 SW Jefferson	Peoria Civic Center Concessions	Plans Received	2
617 Main Street	The Neon Bison	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.

<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 Rose (JR) <i>Urban Planner</i> 494-8649</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>
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INSP	O.O	PROPERTY OWNER	CASE #	ENERGOV #	PROPERTY ADDRESS	APPEARANCE
AA	NO	MARIA FARIES	23-HC-758	089337-2023	1701 S ARAGO ST	REVIEW
AA	OO	SARA HOLLINGSWORTH	24-HC-428	111801-2024	1108 W BROTHERRSON ST	REVIEW
AA	C	HIGHGREENILLINOIS LLC	24-HC-337	109964-2024	1604 S GRISWOLD ST	REVIEW
AA	C	LANDMARK APARTMENTS ASSOCIATES	24-HC-479	113517-2024	609 W HILLYER PL, UNIT 6	FIRST APPEARANCE
AA	NO	JAMES & MAGGIE WITHERSPOON	24-HC-090	097672-2024	2129 W HOWETT ST	REVIEW
AA	NO	ISAIAH THORTON	24-HC-348	110018-2024	3106 SW JEFFERSON AVE	REVIEW
AA	NO	RICARDO GONZALEZ	23-HC-546	054957-2023	1109 W JOHNSON ST	REVIEW
AA	NO	CHARLES FOSTER	24-HC-480	113527-2024	3024 W MEIDROTH ST	FIRST APPEARANCE
AA	NO	MOSEY FENDERSON	23-HC-641	071438-2023	1500 S WESTMORELAND AVE	PETITION FOR REHEARING
AA	OO	SAMANTHA BARTHOLOMEW	24-HC-455	112659-2024	1401 S WESTMORELAND AVE	FIRST APPEARANCE
AA	NO	JAVIER LEYVA HERNANDEZ	24-HC-330	109934-2024	1417 W WIDENHAM ST	REVIEW
AW	C	EQUITY & HELP INC TRUST	24-HC-452	112612-2024	412 E ARCADIA AVE	FIRST APPEARANCE
AW	C	EQUITY & HELP INC	24-HC-451	112599-2024	2134 N DELAWARE AVE	FIRST APPEARANCE
AW	OO	CARMEN MENCHACA	24-HC-467	112993-2024	1808 N DELAWARE AVE	FIRST APPEARANCE
AW	C	PHOENIX PROPERTIES INC	24-HC-456	112661-2024	510 E ILLINOIS AVE	FIRST APPEARANCE
AW	OO	YOLANDA JOHNSON	24-HC-453	112615-2024	913 E NEBRASKA AVE	FIRST APPEARANCE
AW	NO	GREGORY BUSWELL	24-HC-205	101837-2024	322 N NEBRASKA AVE	PETITION FOR REHEARING
AW	NO	SYLVIA NATH	24-HC-477	113454-2024	1003 E REPUBLIC ST	FIRST APPEARANCE
AW	C	EQUITY CONSULTANTS REAL ESTATE	24-HC-012	091277-2023	521 E THRUSH ST	REVIEW
AW	C	BRANDON F THIES LIVING TRUST	24-HC-466	112807-2024	2214 N WISCONSIN AVE	FIRST APPEARANCE
CR	C	SEYMOUR CONSULTING INC	24-HC-463	112743-2024	3116 N STERLING AVE	FIRST APPEARANCE
DF	OO	WILLIAM WILCOX	24-HC-488	113764-2024	710 HAUNGS AVE	FIRST APPEARANCE
DF	C	NILE'S & OMARI GROUP LLC	24-HC-465	112803-2024	719 LAVELLE ST	FIRST APPEARANCE
DF	C	LADYBUG REALTY LLC	24-HC-500	106508-2024	801 NE MADISON AVE	FIRST APPEARANCE
DF	OO	LOUIS BROWN	23-HC-762	089730-2023	630 PARK AVE	PETITION FOR REHEARING
DF	NO	KATE E VANDIVER	24-HC-494	113822-2024	400 NE ROCK ISLAND AVE	FIRST APPEARANCE
DF	NO	COREY MILLINGER	24-HC-450	112587-2024	538 SLOAN ST	FIRST APPEARANCE
DS	NO	JESSE C KING	24-HC-468	113165-2024	2214 W ALBANY AVE	FIRST APPEARANCE
DS	C	BLAIR BLOOMINGTON PROPERTIES LLC	24-HC-499	113934-2024	1713 W BARKER AVE	FIRST APPEARANCE
DS	C	B CUBED INVESTMENTS LLC	24-HC-404	111438-2024	1620 N BOURLAND AVE	REVIEW
DS	C	B CUBED INVESTMENTS LLC	24-HC-405	111443-2024	1311 N BROADWAY ST	REVIEW
DS	C	PEORIA INDUSTRIAL LLC	24-HC-457	112679-2024	1515 N BROADWAY ST	FIRST APPEARANCE
DS	C	FAIRWAY PROPERTY MANAGEMENT LLC	24-HC-485	113680-2024	1623 N BROADWAY ST	FIRST APPEARANCE
DS	NO	AVIV NARWANI	23-HC-484	044608-2023	217 W COLUMBIA TER	PETITION FOR REHEARING
DS	NO	MICHAEL DEWITTE	24-HC-464	113345-2024	610 W COLUMBIA TER	FIRST APPEARANCE
DS	C	CONSOLIDATED PROPERTIES LLC	24-HC-470	113312-2024	1011 W COLUMBIA TER	FIRST APPEARANCE

DS	NO	HENRI ALWAN & TERESA ALWAN	23-HC-157	021534-2023	912 N DOUGLAS ST	PETITION FOR REHEARING
DS	C	SFR3-040 LLC	23-HC-358	033971-2023	2207 N FLORA AVE	REVIEW
DS	OO	MAGED ELSAYEGH	24-HC-486	113703-2024	1701 W FREDONIA AVE	FIRST APPEARANCE
DS	NO	GLEN & SANDRA GULLETTE	24-HC-482	113544-2024	1517 W GILBERT AVE	FIRST APPEARANCE
DS	C	SIREESHA PRASHANTH LLC	24-HC-460	112735-2024	501 N GLENWOOD AVE	FIRST APPEARANCE
DS	C	PARKWOOD COMMONS LLC	24-HC-483	113633-2024	1606 N GREAT OAK DR, #20	FIRST APPEARANCE
DS	C	PARKWOOD COMMONS LLC	24-HC-484	113639-2024	1606 N GREAT OAK DR, #29	FIRST APPEARANCE
DS	C	MANSA GROUP LLC	24-HC-481	113531-2024	1323 W HANSSLER PL	FIRST APPEARANCE
DS	OO	RONALD GAYLES	24-HC-454	112633-2024	2223 W HUDSON ST	FIRST APPEARANCE
DS	NO	JOSHUA MEISTER	24-HC-391	110990-2024	1202 W MCCLURE AVE	REVIEW
DS	C	JBAW LLC	24-HC-492	113786-2024	1914 N MILTON CT	FIRST APPEARANCE
DS	C	PEORIA PORTFOLIO I-IV APTS., L.P.	24-HC-495	113868-2024	3522 N MOLLECK DR, UNIT J2	FIRST APPEARANCE
DS	OO	CRAIG AND KELSEY HOWARD	24-HC-414	111755-2024	1213 W MOSS AVE	REVIEW
DS	C	LEXINGTON HILLS APARTMENTS	24-HC-471	113314-2024	3432 W OAKCREST DR, #3A	FIRST APPEARANCE
DS	NO	CHRISTOPHER M & ALICIA D RUEMELIN	24-HC-489	113768-2024	819 N ORANGE ST	FIRST APPEARANCE
DS	NO	RANDALL BAUER	24-HC-490	113772-2024	815 N ORANGE ST	FIRST APPEARANCE
DS	OO	PEGGY HUFELD	24-HC-498	113931-2024	2627 W OVERHILL RD	FIRST APPEARANCE
DS	NO	ROSA ROGERIO CARRANZA	24-HC-475	113422-2024	2008 N SHERIDAN RD	FIRST APPEARANCE
DS	OO	JAY GASKINS	24-HC-476	113423-2024	2220 N SHERIDAN RD	FIRST APPEARANCE
DS	C	CONSOLIDATED PROPERTIES LLC	24-HC-501	112483-2024	1421 N SHERIDAN RD	FIRST APPEARANCE
DS	C	CFS UNITED INC	24-HC-491	113774-2024	719 W ST JAMES ST	FIRST APPEARANCE
DS	OO	TIMOTHY DAVIS	24-HC-473	113419-2024	1017 W WILLCOX AVE	FIRST APPEARANCE
DS	NO	JEFF COHEN	24-HC-474	113421-2024	1025 W WILLCOX AVE	FIRST APPEARANCE
NR	C	H & A GROVE LLC	24-HC-497	113921-2024	1617 W CANDLETREE DR, UNIT 208	FIRST APPEARANCE
NR	NO	WARREN DANZ	24-HC-339	109966-2024	4202 N GALENA RD	PETITION FOR REHEARING
NR	C	REALTAX DEVELOPERS LTD	24-HC-478	113494-2024	842 W GLEN AVE	FIRST APPEARANCE
NR	OO	JEREMY STURDIVANT	24-HC-317	109861-2024	2433 W HUNTINGTON DR	PETITION FOR REHEARING
NR	OO	JEREMY STURDIVANT	24-HC-493	113790-2024	2433 W HUNTINGTON DR	FIRST APPEARANCE
NR	C	DUNLAP FALLS OWNER, LLC	24-HC-461	112736-2024	6720 N SUMMERSHADE CIR, UNIT T	FIRST APPEARANCE
NR	C	UNIVERSITY STREET APARTMENTS LLC	24-HC-459	112733-2024	7217 N UNIVERSITY ST, UNIT C24	FIRST APPEARANCE
NR	C	UNIVERSITY STREET APARTMENTS LLC	24-HC-469	113211-2024	7217 N UNIVERSITY ST, UNIT D27	FIRST APPEARANCE
NR	C	UNIVERSITY STREET APARTMENTS LLC	24-HC-458	112732-2024	7217 N UNIVERSITY ST, UNIT E8	FIRST APPEARANCE
NR	C	H & A GROVE LLC	24-HC-496	113919-2024	1417 W VIKING CT, UNIT 306	FIRST APPEARANCE
NR	OO	RYAN CONLEE	24-HC-319	109864-2024	5517 N WESTERN AVE	REVIEW
SD	C	THE MITCHELL TRUST	24-HC-487	113728-2024	314 E ARCHER AVE	FIRST APPEARANCE
SD	OO	JAMES THORNE	24-HC-462	112741-2024	2330 E GRANDVIEW AVE	FIRST APPEARANCE
SD	NO	JAMIE GOMEZ	24-HC-472	113339-2024	2418 N PEORIA AVE	FIRST APPEARANCE
SD	C	CMB REALTY SERVICES	23-HC-691	066332-2023	724 E VIRGINIA AVE	REVIEW



**PLANNING & ZONING COMMISSION
THURSDAY, AUGUST 1, 2024
CITY HALL, ROOM 400 – 1:00 P.M**

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF JUNE 27, 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 1939-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Misselhorn for Big Picture Peoria, on behalf of the City of Peoria and the Public Building Commission, to obtain a Special Use in a Class B1 (Central Business) District to establish a mural above the maximum height of 30 feet, for the property commonly known as the Niagara Parking Deck and located at 111 SW Adams Street (Parcel Identification No. 18-09-256-028), Peoria, IL (Council District 2)

CASE NO. PZ 1942-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Misselhorn for Big Picture Peoria, on behalf of the City of Peoria, to obtain a Special Use in a Class B1 (Central Business) District to establish a mural above the maximum height of 30 feet, for the property commonly known as the Jefferson Parking Deck and located at 230, 232, 234, 236 SW Jefferson Avenue (Parcel Identification No. 18-09-255-011), Peoria, IL (Council District 2)

CASE NO. PZ 1943-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Fesobi and LaTonya Saliu of Skye International Investment Group LLC, to obtain a Special Use in a Class R3 (Single Family Residential) District for a Short Term Rental, for the property located at 1532 NE Starr Terrace (Parcel Identification No. 18-03-130-007), Peoria, IL (Council District 3)

CASE NO. PZ 1948-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Martin Sign Company, on behalf of Matt Paustian of Redeemer Lutheran Church, to amend an existing Special Use Ordinance No. 13,830, as amended, in a Class R3 (Single-Family Residential) District for a Church, to allow for the installation of a freestanding sign with a height of 7 feet and an area of 45 sq. ft. for the property located at 6801 N Allen Rd (Parcel Identification No. 14-07-376-002), Peoria, IL (Council District 4)

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT



**ZONING BOARD OF APPEALS
WEDNESDAY, AUGUST 7, 2024
CITY HALL, ROOM 404 – 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. ZBA 1904-2024 Public hearing on the request of Cody Giebelhausen of Civic Digital Displays, LLC, on behalf of Tri-County Water Treatment, to obtain a Major Variance from the City of Peoria Unified Development Code Section 8.3.10.C.2 Off-Premise Freestanding Signs, to allow for the placement of an off-premises freestanding sign on a street designated as a minor arterial per the Official Thoroughfare Map of the City of Peoria and a Major Variance from Section 3.5.6 Setback Regulations, to reduce the required setback from a designated thoroughfare from 25 feet to 10 feet, in a Class C1 (General Commercial) District, for the property located at 7305 N University St (Parcel Identification No. 14-07-276-010), Peoria, IL (Council District 5)

CASE NO. ZBA 1917-2024 Public hearing on the request of Shawn M. and Jeannie Goldring to obtain a Major Variance from the City of Peoria Unified Development Code, Section 4.2.4, Building Envelope Standards, to reduce the accessory structure front yard setback from 25 feet to 0 feet and a Major Variance from Section 5.4.6, Fences and Walls, to increase the height of a front yard fence from 3 feet to 6 feet, in a Class R3 (Single Family Residential) District for the property located at 6409 N Brookwood Ln (Parcel Identification No. 14-18-101-017), Peoria, IL (Council District 4)

4. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

5. ADJOURNMENT