



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: Aug. 22, 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 Staff Engages with Bradley Students at Peoria Browse Event

On Monday, August 19, 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 Community Development Director Joe Dulin [by email](#) or by calling 309-494-8631.



Community Development – 2025 CDBG Public Services Application Available Aug. 5–Aug. 30

The city of Peoria is accepting applications from not-for-profits, 501(c)3 organizations, and government agencies for 2025 Community Development Block Grant (CDBG) Public Services funding from Monday, Aug. 5, through Friday, Aug. 30.

The city of Peoria receives CDBG funding each year from the U.S. Department of Housing and Urban Development (HUD). Up to 15% of the city's annual funding amount can be granted to agencies for programs that serve low and moderate-income persons. Each organization is limited to one application with a maximum award of \$30,000.

Application Training

City staff will offer a virtual application training session on Wednesday, Aug. 7 at 10 a.m. via GoToMeeting. A recording of the virtual application training session will be available at the city's website on the [CDBG Public Services page](#).

There are two ways to view the application training session:

- **Online:** Visit [GoToMeeting](#) on your computer, smartphone, or tablet.
- **Phone:** Dial 1-646-749-3129 and enter the access code: 971-499-181

How to Apply

Interested not-for-profits, 501(c)3 organizations, and government agencies can apply online at the city's website on the [CDBG Public Services page](#). The city of Peoria will accept applications for 2025 CDBG Public Services funding from **Monday, Aug. 5 at 8 a.m. through Friday, Aug. 30 at 2 p.m.**

Eligible applications will be reviewed by the CDBG Public Services Advisory Commission and agencies will be notified of funding decisions following City Council approval. A list of the selected sub-recipients will be available online at the city website under the [CDBG Public Services page](#).

For more information, please contact Community Development Director Joe Dulin [by email](#) or by calling 309-494-8631.

Peoria Public Works – Jefferson/Adams Conversion Update

Sidewalk work at the intersection of Hamilton Boulevard and NE Adams Street is nearing completion. The sidewalks near 201 NE Adams Street will reopen to pedestrian access soon.

Sidewalk work continues at the intersections of Fulton Plaza and SW Adams Street. The sidewalks near 123 and 201 SW Adams Street have limited pedestrian access. Sidewalk work also continues at the intersection of Main Street and NE Adams Street. Sidewalks near 100 NE Adams Street remain closed to pedestrian access.

Sidewalk removal work will begin at the intersection of Hamilton Boulevard and NE Adams Street, near the Peoria County Courthouse, in the coming weeks.

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 – Paint a Plow Program Opens for Area Students, Organizations

While winter weather is not on the minds of many this time of the year, the Department of Public Works never stops planning for it.

The department’s annual Paint a Plow Program is kicking off again to help educate residents of all ages about the best practices drivers and pedestrians should follow when encountering snowplows and driving on city streets.



The Paint a Plow Program is open to Peoria Public Schools students and area organizations. The art-covered snowplow blades will be mounted on plow trucks and used to fight snow throughout the winter. Public Works is currently accepting applications for the Paint a Plow Program. Those interested in participating should complete an application and participation waiver. Applications and waivers can be found at [Paint a Plow](#).

Applications will be accepted until Friday, Sept. 13. Applicants will be selected, and plows will be delivered between Sept. 16, and Oct. 11. For more information about the program, contact Nick McMillion at nmcmillion@peoriagov.org.

Peoria Public Works – CSO Control Project Year 4 Public Meeting Set for Wednesday, Aug. 28

The city of Peoria Department of Public Works will host an informational meeting regarding the Combined Sewer Overflow (CSO) Year 4 Control Project.

The hybrid meeting will be held at 5:30 p.m. on Wednesday, Aug. 28, at the Neighborhood House, 1020 S Matthew St. Attendees may also attend the meeting virtually via Microsoft Teams using the following information.

[Join the meeting now](#)

Meeting ID: 227 072 970 807

Passcode: oFALcY

The public is encouraged to attend to learn more about the project. The meeting will address topics such as the need for the project and the tentative construction schedule. Representatives from the City and project team will be available to discuss and answer questions regarding the project.

For more information about the project or the meeting, contact Public Works at 309-494-8800.

Peoria Public Schools – Introducing New Virtual Reality Welding Machines

I am delighted to introduce the new virtual reality (VR) welding machines in our Welding Career Pathway classes at Peoria Public Schools, spearheaded by Andrew Rice. Caterpillar has generously contributed the funds to purchase eight virtual welding machines valued at over \$210,000.

This initiative provides students with a less intimidating environment to acquire a variety of welding skills safely. Students can analyze data from their VR welds in seven different parameters to monitor their progress and improve their skills further before training on standard welding machines. Additionally, these machines boast a zero-waste feature, which is expected to result in cost savings for the district. Given the rising interest in trades among our students, I look forward to witnessing the growth of the welding profession.

With gratitude,



Dr. Sharon Desmoulin-Kherat, Ed.D

Issues Update
Aug. 22, 2024

Code Docket

- See attached

Community Development Weekly Report

- See attached

Housing Docket

- See attached

Inspector	Docket No.	Property Owner(s)	Property Address
AP	24-CV-25447	VICTOR WALL ESTATE	1111 S BLAINE ST
AP	24-CV-25487	WILLIAM H BLANKENSHIP	800 S BLAINE ST
AW	24-CV-25435	BILLY JOE BODDIE ESTATE	2141 N DELAWARE AVE
AW	24-CV-25454	TERRY LINWOOD JR	1819 N MISSOURI AVE
AW	24-CV-25457	VALERA LIGHTING SERVICE LLC	1703 N MISSOURI AVE
AW	24-CV-25458	ANA LOPEZ	1708 N MISSOURI AVE
AW	24-CV-25459	JOHN UNZICKER	1713 N MISSOURI AVE
AW	24-CV-25461	JAI MANAGEMENT LLC	1614 N MISSOURI AVE
AW	24-CV-25462	1624 MISSOURI AVENUE 04-04-24	1624 N MISSOURI AVE
AW	24-CV-25463	ROSANNA PAIZ	2001 N PEORIA AVE
AW	24-CV-25464	CLARISSA GUTIERREZ	406 E THRUSH AVE
AW	24-CV-25486	ADRIAN COLON-MELENDZ	1626 N NEW YORK AVE
AW	24-CV-25503	FLOYD HAMLET	1108 E NEBRASKA AVE
AW	24-CV-25549	YAMUNDOW CAMARA	1631 N CALIFORNIA AVE
AW	24-CV-25552	ANGELO SCALABRONI	519 E THRUSH AVE
AW	24-CV-25553	MS INVESTMENT INC	603 E THRUSH AVE
AW	24-CV-25554	SEDRICK MORRIS	602 E THRUSH AVE
AW	24-CV-25564	DELFINO MUNOZ	321 E THRUSH AVE
AW	24-CV-25584	SHIRLEY MANN	1207 E NEBRASKA AVE
AW	24-CV-25586	SOPHIA PROPERTIES	1203 E NEBRASKA AVE
AW	24-CV-25597	BARATELLI PROPERTIES LLC	707 E BEHREND'S AVE
AW	24-CV-25598	GO SOLUTIONS LLC	1008 E BEHREND'S AVE
AW	24-CV-25599	HERR MANAGEMENT LLC	1015 E BEHREND'S AVE
AW	24-CV-25611	MICAH BOUILLON	2207 N ATLANTIC ST
AW	24-CV-25623	ALLEN ROARK SR	2142 N CENTRAL AVE
AW	24-CV-25637	MICHAEL MCNARY	2110 N MARYLAND AVE
AW	24-CV-25638	MICHAEL MCNARY	2110 N MARYLAND AVE
AW	24-CV-25643	DANNY MULE	1610 N PEORIA AVE
AW	24-CV-25644	TAI THONG	1824 N PEORIA AVE
BE	24-CV-25438	H PARKER	1913 N LINN ST
BE	24-CV-25537	DAWNN BAKER	428 W WILLCOX AVE
BE	24-CV-25601	JOSHUA YAKLE	2240 N SHERIDAN RD
BE	24-CV-25606	HB2 ALTERNATE LLC	2111 N NORTH ST
DF	24-CV-25426	LORD LLC	609 LAVEILLE ST
DF	24-CV-25467	ANDEL JOWERS	1513 NE PERRY AVE
DF	24-CV-25471	B CUBED INVESTMENTS LLC	703 MARY ST
DF	24-CV-25472	JOHN KING	411 MORGAN ST
DF	24-CV-25474	MAURICE ANDERSON	1505 NE GLENDALE AVE
DF	24-CV-25510	B CUBED INVESTMENTS LLC	1005 NE MONROE ST
DF	24-CV-25511	RONALD LUDWIG SR	1006 NE MONROE ST
DF	24-CV-25546	CHRISTINE PORTER	1510 NE MADISON AVE
DF	24-CV-25547	JOHN KING	411 MORGAN ST
DF	24-CV-25548	JOSHUA PAGE	714 MARY ST
DF	24-CV-25567	TREVELYN HOOVER ESTATE C/O HOOVER PROPERTIES	703 VORIS ST
DF	24-CV-25568	B CUBED INVESTMENTS LLC	705 VORIS ST
DF	24-CV-25570	B CUBED INVESTMENTS LLC	1119 NE PERRY AVE
DF	24-CV-25571	LORETTA JONES	1113 NE PERRY AVE
DF	24-CV-25572	WILMER ANDRADA	605 MORTON ST
DF	24-CV-25573	MICHAEL YOUNG	1521 NE GLENDALE AVE
DF	24-CV-25574	B CUBED INVESTMENTS LLC	1505 NE PERRY AVE

Inspector	Docket No.	Property Owner(s)	Property Address
DF	24-CV-25576	RELIANT LLC	1008 NE GLENDALE AVE
DF	24-CV-25578	LONEBRIDGE LLC	920 NE GLENDALE AVE
DF	24-CV-25580	B CUBED INVESTMENTS LLC	616 MORTON ST
DF	24-CV-25582	JAKOVSI LOYA OLGUIN	1221 NE MONROE ST
DF	24-CV-25626	LONEBRIDGE LLC	920 NE GLENDALE AVE
DF	24-CV-25627	MICHAEL YOUNG	1521 NE GLENDALE AVE
DF	24-CV-25628	JORGE GUTIERREZ	1111 NE PERRY AVE
DF	24-CV-25633	RODOLFO ALMANZA	1022 NE PERRY AVE
DF	24-CV-25635	THOMAS JR	THOMAS JR
DM	24-CV-25344	RISEN ELECTRIC LLC	1910 N LEHMAN RD
DM	24-CV-25565	B CUBED INVESTMENTS LLC	1620 N BOURLAND AVE
DM	24-CV-25596	MEGHAN MERRICK	3311 N LEROY AVE
DS	24-CV-25444	ROSS VORHAUER	1628 W BARKER AVE
DS	24-CV-25468	ROCKHOPPER LLC	900 W MOSS AVE
DS	24-CV-25492	ETTA THOMAS ESTATE	1815 W CALLENDER AVE
DS	24-CV-25493	BELLA INC	1511 W CALLENDER AVE
DS	24-CV-25494	CHRISTOPHER HAWKINS	1220 N NORTH ST
DS	24-CV-25540	JAMESETTA MCCLOUD	713 W COLUMBIA TER
DS	24-CV-25542	WYEXA LLC	1209 N SHERIDAN RD
DS	24-CV-25555	GILBERTO GARCIA	1105 N SHERIDAN RD
DS	24-CV-25561	GARY WEBER	1216 N DOUGLAS ST
DS	24-CV-25641	MARECH CORP	1808 W FREDONIA AVE
DS	24-CV-25642	BELL BELLA PROPERTIES LLC	1810 W FREDONIA AVE
GF	24-CV-25448	KUAN NESBIT	111 NE ROCK ISLAND
GF	24-CV-25449	MARY RODDE	3518 NE MADISON
GF	24-CV-25501	ERICA SHIRD	2422 NE MADISON
GF	24-CV-25502	KUAN NESBIT	111 NE ROCK ISLAND
GF	24-CV-25504	ROBERT GRIGSBY	634 SPITZNAGLE
GF	24-CV-25506	KH REHAB	3006 NE MADISON
GF	24-CV-25512	TONY RHODES	519 HOMESTEAD
GF	24-CV-25543	LEANN DAVIS	405 FAIRHOLM
GF	24-CV-25544	CRAIG EDWARDS	512 FAIRHOLM
GF	24-CV-25545	MARY RODDE	3518 NE MADISON
GF	24-CV-25589	JUAN HERNANDEZ	606 HUANGS
GF	24-CV-25590	ARA JONES	509 FAIRHOLM
GF	24-CV-25591	AARON FLETCHER	515 HARVARD
GF	24-CV-25593	KUAN NESBIT	111 NE ROCK ISLAND
GF	24-CV-25594	IRINEO ARACELI	510 PHELPS
JN	24-CV-25439	BORN PAINT CO INC	600 SW JEFFERSON AVE
JS	24-CV-25614	DIMITAR ATANASOV	2305 E GRANDVIEW AVE
JS	24-CV-25615	DIMITAR ATANASOV	3207 N KNOXVILLE AVE
JS	24-CV-25616	DIMITAR ATANASOV	424 W DOUBET CT
JS	24-CV-25646	EXXOTIC STRAINS, LLC d/b/a AROMA HILL CANNABIS PERRY MANDERA	1204 W GLEN AVE
KM	24-CV-25424	XIAOMEI CASTRO	2727 W LINCOLN AVE
KM	24-CV-25425	SHAHEEN A AL-SAFRAN	2215 W ANN ST
KM	24-CV-25427	PHOENIX PROPERTIES INC	2101 W LINCOLN AVE
KM	24-CV-25446	DEMARCO L SCROGGINS ANTONIO J BROOKS	2100 W HOWETT ST

Inspector	Docket No.	Property Owner(s)	Property Address
KM	24-CV-25473	MICHAEL J DOYLE ESTATE	2010 W ANN ST
KM	24-CV-25479	B CUBED INVESTMENTS LLC	2401 W ANN ST
KM	24-CV-25480	B CUBED INVESTMENTS LLC	2102 W MILLMAN ST
KM	24-CV-25484	CJD PROPERTIES INC	2200 W BUTLER ST
KM	24-CV-25581	PEDRO GONZALEZ MAR	2115 W WISWALL ST
KM	24-CV-25595	B CUBED INVESTMENTS LLC	2001 W ANTOINETTE ST
KM	24-CV-25624	212WIS605 TRUST EQUITY & HELP INC	2124 W WISWALL STREET
KM	24-CV-25625	JANET S MORRIS	2125 W ANN STREET
MH	24-CV-25436	B CUBED INVESTMENTS LLC	1013 W MCCLURE AVE
MH	24-CV-25475	BRIAN WEBBER	828 W MEADOWS PL
MH	24-CV-25490	MARY TOEL	2914 N ISABELL AVE
MH	24-CV-25520	YAARA IZHAK	711 W HANSSLER PL
MH	24-CV-25521	YAARA IZHAK	711 W HANSSLER PL
MH	24-CV-25522	STANISLAS AJODHA	1801 N MACHIN AVE
MH	24-CV-25523	ANALILIA CASTREJON	1814 N MACHIN AVE
MH	24-CV-25524	DEISY MARTINEZ	2320 N UNIVERSITY ST
MH	24-CV-25525	BARBARA BURDETT	1216 W MACQUEEN AVE
MH	24-CV-25526	BRIAN WEBBER	828 W MEADOWS PL
MH	24-CV-25527	SANDRA PEDREYRA	2809 N UNIVERSITY ST
MH	24-CV-25536	ELIZABETH VOSS	1508 W FORREST HILL AVE
MH	24-CV-25607	ANALILIA CASTREJON	1814 N MACHIN AVE
MH	24-CV-25609	SANDRA PEDREYRA	2809 N UNIVERSITY ST
MH	24-CV-25610	CYNTHIA GILKESSON	2505 N HILLTOP CT
MH	24-CV-25639	FELICHA BROWN	2404 N ELMWOOD AVE
MH	24-CV-25640	FELICHA BROWN	2404 N ELMWOOD AVE
NR	24-CV-25476	MARY E HENLEY	2819 W FOUNTAINDALE DR
NR	24-CV-25505	EVERGREEN PEORIA OUTLOT LLC C/O MK ASSET MANAGEMENT	801 W LAKE ST
NR	24-CV-25550	LISA A HITESMAN	607 E LAKE AVE
NR	24-CV-25556	MICHAEL HERR HERR PROPERTY MANAGEMENT LLC	2122 W SUSSEX RD
NR	24-CV-25557	INTEGRITY SOLUTIONS LLC C/O DENNIS CLARK	5519 N UNIVERSITY ST
NR	24-CV-25560	UNIVERSITY STREET APARTMENTS LLC	7217 N UNIVERSITY ST
NR	24-CV-25562	EMILY GREEN	803 W NORTHCREST AVE
NR	24-CV-25566	DAVID P CARROLL	1805 W KINGSWAY DR
NR	24-CV-25569	MARY E HENLEY	2819 W FOUNTAINDALE DR
RF	24-CV-25429	PAULA THOMAS	2010 W ANTOINETTE
RF	24-CV-25430	WILLIAM DAVIS	1919 W MARQUETTE
RF	24-CV-25432	TINA MOORE	2118 W ANTOINETTE
RF	24-CV-25437	OSCAR MORENO	2329 W MARQUETTE
RF	24-CV-25440	CJD PROPERTIES INC	2300 W ANTOINETTE
RF	24-CV-25441	ARLYN RAY	2322 W ANTOINETTE
RF	24-CV-25442	PAMELA ROGERS	2405 W MARQUETTE
RF	24-CV-25450	OSCAR SILVA	1617 S EASTON
RF	24-CV-25451	BELLA IL INC	1619 S EASTON
RF	24-CV-25452	MACK TALLEY	1705 S EASTON
RF	24-CV-25453	DERRICK RODDY	1709 S EASTON
RF	24-CV-25481	RONALD LUDWIG SR	1826 S LIVINGSTON
RF	24-CV-25482	JOHN WALTZ	1702 S LIVINGSTON
RF	24-CV-25483	DONTAY MOODY	1301 S LIVINGSTON
RF	24-CV-25497	HOME TEAM CAPITAL LLC	1111 S WESTERN
RF	24-CV-25513	RHEA & JIYA INVESTMENTS LLC	2612 W MALONE

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
RF	24-CV-25514	RANDY OSBORN	2613 W MALONE
RF	24-CV-25515	CLEAR VISION LLC	2621 W MALONE
RF	24-CV-25516	KNUTT HOUZE RECORDS LLC	2703 W MALONE
RF	24-CV-25517	RENT PEORIA HOMES LLC	2700 W MALONE
RF	24-CV-25518	CARLA CARPENTIER	2707 W MALONE
RF	24-CV-25528	ROBERT DAVIS	2428 W MALONE
RF	24-CV-25529	BROOKE RUSSELL	2427 W MALONE
RF	24-CV-25530	ROBERT DAVIS	2428 W MALONE
RF	24-CV-25531	MAURICE COBIGE	1915 S STANLEY
RF	24-CV-25577	CHARLES MCGEE ESTATE	1710 S LARAMIE
RF	24-CV-25579	SO SINCERE S CORP	1530 S FARADAY
RF	24-CV-25587	BREON JONES	1506 S LYDIA
RF	24-CV-25602	JARVIS WILLIAMS	2900 W SEIBOLD
RF	24-CV-25603	JOHN KING SR	2005 W MALONE
RF	24-CV-25612	BTAX PROPERTIES LLC	1716 W MILLMAN
RF	24-CV-25619	B CUBED INVESTMENTS LLC	2603 W GARDEN
RF	24-CV-25620	SELBY ENTERPRISES LLC	2513 W GARDEN
RF	24-CV-25621	CJD PROPERTIES INC	2502 W MALONE
RF	24-CV-25629	CHANDRA PINKINGTON	1531 S EASTON
RF	24-CV-25630	PAULA HARRIS	1533 S EASTON
RF	24-CV-25631	OSCAR SILVA	1617 S EASTON
RF	24-CV-25632	JD DISTRIBUTION MARKET OF SLC LLC	4103 SW ADAMS
SD	24-CV-25585	DANIEL BREED	4514 N INDEPENDENCE AVE
SD	24-CV-25636	MARCUS MILLER	4508 W ANDOVER DR
SD	24-CV-25645	MARILYN KOZUKO	1306 W MILLMAN ST
SM	24-CV-25519	PARSHVA LLC	3023 N GALE AVE
SM	24-CV-25538	GRANT WALLENFANG	3321 N WESTERN AVE

WEEKLY DEVELOPMENT ACTIVITY REPORT

CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

Date: 08/15/2024 - 08/21/2024

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 virtually. 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	51
Development Center Permits Issued	73	2003
Total Value of Development	\$ 2,423,138	\$ 108,479,335

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-13516-2024	724 SW Adams St	New Commercial	New Office Building – Baldwin Construction Co.	1	JN
COM-13558-2024	2900 W Lake Ave	Accessory Structure Alteration	Ext. Int. – AT&T Cell Tower Upgrade	4	JR
COM-13557-2024	9315 N Lindbergh Dr	Commercial Alteration	Int. Alt. – Dollar Tree	5	JN
COM-13560-2024	3008 N Molleck Dr	Accessory Structure Alteration	Ext. Int. – T-Mobile Cell Tower Upgrade	1	JN
COM-13522-2024	7713 N Orange Prairie Rd	Commercial Alteration	Int. Alt. – Brienzo’s Pizza	4	JR
COM-13581-2024	4803-4819 N Rockwood	Commercial Alteration	Ext. Alt. – Replace Roof – Gateway Plaza	4	JR
COM-13589-2024	1017 W Lake Ave	New Commercial	New Splash Pad – Peoria Park District	3	KW
ZBA-2006-2024	1139 W Detweiller Dr	Zoning Board of Appeals	Major Variance – Request to allow for ADA parking space in front yard	5	JN
ZBA-2008-2024	2112 W Arrowhead Ln	Zoning Board of Appeals	Minor Variance – Request to allow for vertical and/or horizontal supports and cross members to face the exterior of the lot	1	JN

WEEKLY DEVELOPMENT ACTIVITY REPORT CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

ZBA-2009-2024	5811 W Saddlebrook Ct	Zoning Board of Appeals	Minor Variance – Request to allow for a detached 1,632 sq. ft. accessory storage building	4	JR
ZBA-2014-2024	825 SW Adams St	Zoning Board of Appeals	Major Variance – Request to allow for outdoor planter boxes	1	JN
COM-13610-2024	6901 N Galena Rd	Commercial Alteration	Int. Alt. – Lutheran Hillside Village	5	JN

Additional Activity

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

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
SIGN-13580-2024	3819 W War Memorial Dr	Permanent Sign	Sign Package – Huck’s	4	JR

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
-			

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

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
14-35-152-003	1119 NE Rock Island Ave	3	Private - Planned
14-35-152-004	1115 NE Rock Island Ave	3	Private - Planned
18-19-176-015	2729 W Wyoming St	1	Private - 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
3737 N Marybelle Ave	Monastery Saint Francis and Saint Claire	Plans Approved	4

**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

INSP	O.O	PROPERTY OWNER	CASE #	ENERGOV #	PROPERTY ADDRESS	APPEARANCE
AA	NO	INDIRA HUBLE	24-HC-136	099611-2024	1512 W ADRIAN G HINTON JR AVE	REVIEW
AA	C	BT PROPERTIES OF VERMILION COUNTY LLC	23-HC-223	025601-2023	1208 W ANN ST	REVIEW
AA	NO	LABERTHA TUCKER	23-HC-088	019844-2023	2510 W DR MARTIN LUTHER KING JR DR	REVIEW
AA	NO	LABERTHA TUCKER	23-HC-089	019847-2023	2514 W DR MARTIN LUTHER KING JR DR	REVIEW
AA	C	LANDMARK APARTMENTS ASSOCIATES	24-HC-394	111057-2024	721 N HIGHTOWER ST, #1C	REVIEW
AA	C	LANDMARK APARTMENTS ASSOCIATES	24-HC-549	115575-2024	609 W HILLYER DR, UNIT 7	FIRST APPEARANCE
AA	NO	KENNETH NGWA	24-HC-323	109906-2024	1803 W HOWETT ST	PETITION FOR REHEARING
AA	NO	JAMES & MAGGIE WITHERSPOON	24-HC-090	097672-2024	2129 W HOWETT ST	REVIEW
AA	C	BT PROPERTIES OF VERMILION COUNTY LLC	22-HC-838	016326-2022	1312 W JOHN H GWYNN JR AVE	REVIEW
AA	C	EDWIN MISIGARO MARANATHA FELLOWSHIP CENTER	24-HC-025	091982-2023	3031 W LATROBE ST	REVIEW
AA	NO	NICOLAS ROGERS	24-HC-340	109967-2024	2412 W MALONE AVE	PETITION FOR REHEARING
AA	NO	KENNETH NGWA	24-HC-356	110078-2024	2522 W MALONE ST	PETITION FOR REHEARING
AA	NO	KENNETH NGWA	24-HC-341	109971-2024	2424 W MARQUETTE ST	PETITION FOR REHEARING
AA	NO	KENNETH NGWA	24-HC-357	110081-2024	2113 W PROCTOR ST	PETITION FOR REHEARING
AA	NO	SILAS BARNES & XIAOMEI CASTRO	24-HC-006	090790-2023	2819 W SEIBOLD ST	REVIEW
AA	NO	KENNETH NGWA	24-HC-335	109962-2024	1922 S STANLEY ST	PETITION FOR REHEARING
AA	C	BENTAL MANAGEMENT LLC	24-HC-448	112571-2024	2201 W STARR ST	REVIEW
AA	NO	KENNETH NGWA	24-HC-351	110031-2024	806 S SUMNER AVE	PETITION FOR REHEARING
AA	C	BOTT PROPERTIES INC	24-HC-547	115376-2024	919 W THIRD AVE	FIRST APPEARANCE
AA	NO	JAVIER LEYVA HERNANDEZ	24-HC-330	109934-2024	1417 W WIDENHAM ST	REVIEW
AW	NO	DAVID PATCH	24-HC-322	109896-2024	1607 N BIGELOW ST	REVIEW
AW	NO	JORGE L ALMONAZI OJEDA	24-HC-399	111155-2024	1700 N CALIFORNIA AVE	REVIEW
AW	OO	HRISHI KANTH	24-HC-409	111639-2024	500 E FRYE AVE	REVIEW
AW	C	CNADY LLC	24-HC-397	111082-2024	2111 N HAMPTON CT	REVIEW
AW	C	JACK D HINTON TRUST #8072	24-HC-392	111050-2024	724 E KANSAS ST	REVIEW
AW	C	ADAMS OUTDOOR ADVERTISING	23-HC-330	031713-2023	LOT AT N KNOXVILLE AVE	REVIEW
AW	OO	MICHAEL R UHLER	24-HC-316	109795-2024	406 W MCCLURE AVE	REVIEW
AW	C	MMB HOUSING LLC	24-HC-552	115705-2024	1817 N MISSOURI AVE	FIRST APPEARANCE
AW	OO	FLOYD E HAMLET	24-HC-288	106883-2024	1108 E NEBRASKA AVE	REVIEW
AW	NO	GREGORY BUSWELL	24-HC-205	101837-2024	322 N NEBRASKA AVE	REVIEW
AW	NO	THOMAS LARIMORE	24-HC-346	109983-2024	2407 N NORTH ST	REVIEW
AW	C	AMOW LLC	24-HC-411	111647-2024	2111 N PROSPECT RD	REVIEW
AW	NO	GAETANO APA	23-HC-571	059320-2023	2005 N PROSPECT RD	REVIEW
AW	C	EQUITY & HELP INC TRUST	24-HC-449	112585-2024	2121 N PROSPECT RD	REVIEW
AW	NO	CHANEL JOHNSON	24-HC-532	114817-2024	811 E REPUBLIC ST	FIRST APPEARANCE
DF	C	EQUITY & HELP INC TRUST	24-HC-564	115900-2024	512 ALEXANDER AVE	FIRST APPEARANCE
DF	NO	MICHAEL YOUNG	24-HC-222	102935-2024	516 ALEXANDER AVE	REVIEW
DF	NO	KATHY BELLEMEY	24-HC-562	115891-2024	700 CAROLINE ST	FIRST APPEARANCE

DF	C	SALEM BROTHERS ENTERPRISES, INC	24-HC-389	110987-2024	708 NE GLENDALE AVE	REVIEW
DF	C	RELIANT HOMEBUYERS LLC	24-HC-527	114737-2024	1008 NE GLENDALE AVE	FIRST APPEARANCE
DF	NO	MICHAEL YOUNG	24-HC-535	114854-2024	1521 NE GLENDALE AVE	FIRST APPEARANCE
DF	OO	CYNTHIA M FELIZ GARCIA	24-HC-563	115892-2024	1422 NE GLENDALE AVE	FIRST APPEARANCE
DF	C	LONEBRIDGE OHIO LLC	23-HC-547	054964-2023	920 NE GLENDALE AVE	REVIEW
DF	C	EQUITY & HELP INC TRUST	24-HC-544	115250-2024	611 HAUNGS AVE	FIRST APPEARANCE
DF	C	PROPERTIES A A LLC	24-HC-416	111825-2024	1600 NE MADISON AVE	REVIEW
DF	NO	MICHAEL YOUNG	24-HC-308	109487-2024	813 NE MADISON AVE	REVIEW
DF	C	ELDRIDGE CORPORATIO	24-HC-551	115679-2024	2800 NE MADISON AVE	FIRST APPEARANCE
DF	C	701MAR603 A TRUST W/EQUITY & HELP INC	24-HC-558	115828-2024	701 MARY ST	FIRST APPEARANCE
DF	C	EQUITY AND HELP INC	24-HC-571	109606-2024	705 MARY ST	FIRST APPEARANCE
DF	NO	JOHN KING	24-HC-537	114897-2024	411 MORGAN ST	FIRST APPEARANCE
DF	C	EQUITY & HELP INC TRUST	24-HC-569	115942-2024	506 MORGAN ST	FIRST APPEARANCE
DF	C	WALO PROPERTIES INC	24-HC-531	114816-2024	1416 NE PERRY AVE	FIRST APPEARANCE
DF	OO	KEITH MINOR	24-HC-542	115135-2024	521 PHELPS ST	FIRST APPEARANCE
DF	NO	CHRISTY SCHRAGEL	23-HC-138	020661-2023	620 SPITZNAGLE AVE	REVIEW
DF	C	EQUITY & HELP INC TRUST	24-HC-557	115827-2024	104 VAN BUREN ST	FIRST APPEARANCE
DS	OO	BRAD THOMPSON	24-HC-565	115925-2024	601 W ARMSTRONG AVE	FIRST APPEARANCE
DS	OO	ROTWAUN CROOKS	24-HC-359	110137-2024	1906 N ASHLEY CT	REVIEW
DS	OO	BARRY CALVERT	22-HC-251	002628-2022	1821 W BARKER AVE	REVIEW
DS	NO	HENRI ALWAN	22-HC-402	005070-2022	1523 W BARKER AVE	REVIEW
DS	C	A & A PROPERTY GROUP LLC	24-HC-568	115938-2024	1315 N BROADWAY ST	FIRST APPEARANCE
DS	C	CONSOLIDATED PROPERTIES LLC	24-HC-309	109536-2024	3825 W BUENA VISTA CT	REVIEW
DS	NO	JAMES CHOMA	24-HC-567	115936-2024	907 W COLUMBIA TER	FIRST APPEARANCE
DS	OO	REGINALD ARMSTRONG	24-HC-067	095003-2024	1312 N DOUGLAS ST	REVIEW
DS	NO	HENRI ALWAN & TERESA ALWAN	23-HC-157	021534-2023	912 N DOUGLAS ST	REVIEW
DS	C	SFR3-070 LLC	24-HC-434	112286-2024	705 W ELEANOR PL	REVIEW
DS	NO	THOMAS HAMM	24-HC-533	114829-2024	2300 N ELMWOOD AVE	FIRST APPEARANCE
DS	NO	STEVEN ZEIGLER	22-HC-875	017657-2022	1328 W FORREST HILL AVE	REVIEW
DS	NO	DAVID PATCH	24-HC-079	095884-2024	3513 N GALE AVE	REVIEW
DS	C	PEORIA PORTFOLIO I-IV APTS, L.P.	24-HC-540	115132-2024	2401 N GALE AVE, UNITS E10 & E12	FIRST APPEARANCE
DS	NO	JAMES GARRABRANT	24-HC-259	105266-2024	1107 N GLENWOOD AVE	REVIEW
DS	C	PARKWOOD COMMONS LLC	24-HC-559	115833-2024	1735 N GREAT OAK DR, UNIT 5	FIRST APPEARANCE
DS	C	REEVES ACQUISITIONS	22-HC-267	002795-2022	1220 HAMILTON BLVD	REVIEW
DS	NO	429 HIGH STREET LAND TRUST	24-HC-344	109978-2024	429 W HIGH ST	REVIEW
DS	OO	KEITH WRESINSKI	24-HC-345	109980-2024	423 W HIGH ST	REVIEW
DS	OO	RONALD GAYLES	24-HC-454	112633-2024	2223 W HUDSON ST	REVIEW
DS	C	PARKWOOD COMMONS LLC	23-HC-750	088720-2023	1819 N LEHMAN RD, #16	REVIEW
DS	NO	SOPHIA MESSENGER	24-HC-300	108894-2024	1708 N MACHIN AVE	REVIEW
DS	C	HONEYSUCKLE LANE LLC	24-HC-304	109187-2024	1710 N MACHIN AVE	REVIEW
DS	C	STATEWIDE PROPERTIES	24-HC-543	115169-2024	1639 W MAIN ST	FIRST APPEARANCE

DS	NO	JAMES GAUDIO	24-HC-546	115677-2024	1625 W MAIN ST	FIRST APPEARANCE
DS	NO	KELLE WILLIAMS	24-HC-553	115717-2024	1633 W MAIN ST	FIRST APPEARANCE
DS	OO	MICHAEL MEDINA	24-HC-554	115719-2024	1637 W MAIN ST	FIRST APPEARANCE
DS	NO	LYNN LUSCH	24-HC-301	109034-2024	907 W MCCLURE AVE	REVIEW
DS	NO	IBRAHIM GHANTOUS	23-HC-626	068307-2023	2705 W MILLBROOK CT	REVIEW
DS	C	RJD PROPERTIES ILLINOIS LLC	24-HC-165	100756-2024	3108 N MOLLECK DR	REVIEW
DS	OO	ROBERT K & MARY MIDDLETON	24-HC-550	115663-2024	1514 W MOSS AVE	FIRST APPEARANCE
DS	OO	BRANDON LEBETER	24-HC-539	114917-2024	1006 N PARKSIDE DR	FIRST APPEARANCE
DS	OO	MARK ROSE	23-HC-048	018912-2022	224 NE RANDOLPH AVE	REVIEW
DS	NO	JOSEPH ROSS	24-HC-059	094572-2023	2902 N ROCKWOOD DR	REVIEW
DS	NO	JOHN PINK	23-HC-501	047680-2023	1721 W SHERMAN AVE, B	REVIEW
DS	NO	DESH PAUL MEHTA	24-HC-536	114880-2024	1200 N UNDERHILL ST	FIRST APPEARANCE
DS	NO	JOHSUA KAEBEL & JILL SICK	24-HC-538	114903-2024	1214 N UNDERHILL ST	FIRST APPEARANCE
DS	C	SQUAD GHANTOUS ESTATE	24-HC-107	098325-2024	1027 N UNIVERSITY ST	REVIEW
DS	C	CONSOLIDATED RENTALS	24-HC-530	114814-2024	2235 N UNIVERSITY ST	FIRST APPEARANCE
DS	C	SUPERIOR HOME CAPITAL LLC	24-HC-534	114831-2024	2417 N UNIVERSITY ST, UNIT 1	FIRST APPEARANCE
DS	NO	BRIAN MONGE	24-HC-556	115761-2024	2605 W WARDCLIFFE DR	FIRST APPEARANCE
DS	NO	NICOLA & SONIA SARRAF	24-HC-566	115934-2024	2524 W WARDCLIFFE DR	FIRST APPEARANCE
IG	C	SUPERIOR HOME CAPITAL LLC	24-HC-541	115156-2024	2417 N UNIVERSITY ST	FIRST APPEARANCE
MZ	C	MELDI LIQUOR & FOOD LLC	24-HC-545	115315-2024	6023 N BIG HOLLOW RD	FIRST APPEARANCE
MZ	C	ZERLA PROPERTIES LLC	23-HC-487	045031-2023	500 NE MADISON AVE	REVIEW
NR	C	H & A GROVE LLC	24-HC-555	115754-2024	1617 W CANDLETREE CT, UNIT 203	FIRST APPEARANCE
NR	NO	WARREN DANZ	24-HC-339	109966-2024	4202 N GALENA RD	REVIEW
NR	OO	MARIE GRANT	24-HC-318	109862-2024	5814 N HAMILTON RD	REVIEW
NR	OO	JANICE FENGYING PANG	24-HC-529	114808-2024	6825 N HUNTERS TRACE	FIRST APPEARANCE
NR	C	NUHOME PROPERTIES	24-HC-099	098078-2024	5054 N LAKESIDE PL	REVIEW
NR	NO	BRIAN GAVLINSKI	24-HC-561	115869-2024	5122 N RONALD RD	FIRST APPEARANCE
NR	C	HERR PROPERTY MANAGEMENT LLC	24-HC-528	114803-2024	2122 W SUSSEX DR	FIRST APPEARANCE
NR	C	SFR3-070 LLC	24-HC-217	102299-2024	1705 W THAMES DR	REVIEW
NR	C	UNIVERSITY STREET APARTMENTS LLC	24-HC-458	112732-2024	7217 N UNIVERSITY ST, UNIT E8	REVIEW
NR	C	H & A GROVE LLC	24-HC-525	114721-2024	1622 W VIKING CT, UNIT 103	FIRST APPEARANCE
NR	C	H & A GROVE LLC	24-HC-526	114723-2024	1700 W VIKING CT, UNIT 201	FIRST APPEARANCE
SD	C	AR PROJECT 1976 INC	24-HC-282	106122-2024	209 E ARCHER AVE	REVIEW
SD	NO	KARINA LEYVA	24-HC-572	109914-2024	2407 N DELAWARE AVE	FIRST APPEARANCE
SD	OO	EDWARD YEAMAN	24-HC-146	100027-2024	727 E GIFT AVE	REVIEW
SD	OO	PAUL WILSON	24-HC-190	101263-2024	1105 N GLENWOOD AVE	REVIEW
SD	C	SFR3-080 LLC	23-HC-647	072358-2023	401 W HANSSLER PL	REVIEW
SD	OO	KEVIN SNIDER ESTATE	24-HC-560	115850-2024	319 E MAYWOOD AVE	FIRST APPEARANCE

SD	OO	MIKAYLA A EVANS	24-HC-246	104208-2024	848 E MAYWOOD AVE	REVIEW
SD	C	BAKIRDAN TRUST #8971-NB	24-HC-406	111573-2024	1231 E MAYWOOD AVE, #8	REVIEW
SD	NO	LYNN LUSCH	24-HC-401	111271-2024	1016 E MCCLURE AVE	REVIEW
SD	NO	HENRI & TERESA ALWAN	24-HC-293	108020-2024	521 E MCCLURE AVE	REVIEW
SD	OO	ESTEBAN CERON	22-HC-777	009865-2022	301 E MCCLURE AVE	REVIEW
SD	OO	SIMON CALDWELL	24-HC-016	091603-2023	1120 E MELBOURNE AVE	REVIEW
SD	NO	IRAN L PELMORE	24-HC-005	090600-2023	2405 N PEORIA AVE	REVIEW
SD	C	ALDI	24-HC-570	115972-2024	3420 N UNIVERSITY ST	FIRST APPEARANCE
SD	C	STORTZ PROPERTIES LLC	24-HC-228	103678-2024	732 E VIRGINIA AVE	REVIEW
SD	C	CASTLEROCK 2023 LLC	23-HC-723	085023-2023	817 E VIRGINIA AVE	REVIEW
SD	C	SFR3-040 LLC	24-HC-412	111652-2024	1101 E VIRGINIA AVE	REVIEW