



OFFICE OF THE CITY MANAGER



**TO:** Honorable Mayor and Members of the City Council

**FROM:** Patrick Urich, City Manager 

**DATE:** November 27, 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 Offices Closed for Thanksgiving Holiday November 28 and 29**

City offices will be closed on Thursday, November 28 and Friday, November 29, 2024, for the Thanksgiving holiday. Offices will reopen on Monday, December 2, 2024.

**Thanksgiving Recycling, Yard Waste, and Trash Pick-Up Schedule Changes**

The city of Peoria's trash hauler, GFL, will not collect recycling, yard waste, or trash on Thanksgiving, Thursday, Nov. 28. This schedule change will delay service by one day for the remainder of the week.

Residents with a Thursday pick-up will have their collection on Friday, Nov. 29, and residents with a Friday pick-up will have their collection on Saturday, Nov. 30.

To avoid missing a collection, recycling, yard waste and trash containers must be set out as early as 3 p.m. the day before pickup and no later than 6 a.m. on your scheduled day. After pickup, move your containers from the curb or alley within 24 hours. Please place them in your garage or alongside your house or garage. Please do not leave containers on the street or sidewalk.



## **Downtown Road Closures on Thursday, November 28, for the Chocolate Turkey 5K Run/1-Mile Walk**

Beginning at 7 a.m. and lasting until 10 a.m. on Thursday, November 28, road closures will go into effect along S.W. Washington Street and S.W. Water Street for the Chocolate Turkey 5K Run/1Mile Walk, sponsored by ShaZam Racing.

Parking restrictions will be in effect along the race route. Drivers should exercise caution along the route. The use of alternative routes is advised.

### **Race Route**

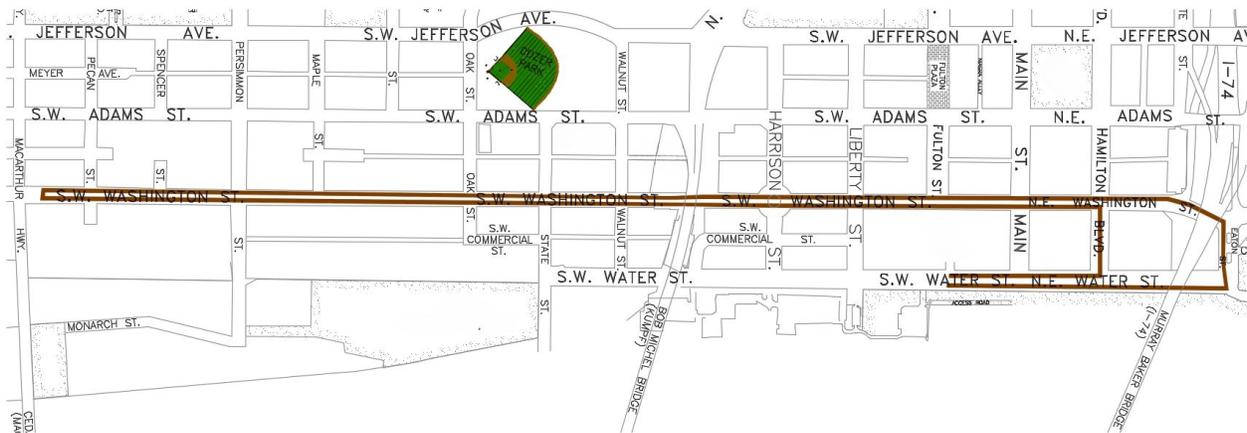
Runners will start on S.W. Water Street at Liberty Street. Runners will race northeast along Water Street before traveling north on Eaton Street and then northwest on N.E. Washington Street. Runners will turn around at Pecan Street and run northeast back down S.W. Washington Street. Runners will head south on Hamilton Boulevard before running southwest on S.W. Water Street and ending at the starting line.



### **Road Closures**

- Washington Street will be closed to all traffic between Eaton Street and S. MacArthur Highway.
- N.E. Water Street will be closed to all traffic between Liberty Street and Eaton Street.
- I-74 eastbound traffic utilizing the Washington Street Exit will be detoured to Hamilton Boulevard.
- Eaton Street will be closed between N.E. Water Street and N.E. Adams Street.
- Hamilton Boulevard will be closed between N.E. Washington Street and N.E. Water Street.
- Main Street will be closed between N.E. Washington Street and S.W. Water Street.
- Fulton Street will be closed at S.W. Washington Street.
- Liberty Street will be closed at S.W. Washington Street.
- Harrison Street will be closed at S.W. Washington Street.
- Walnut Street will be closed at S.W. Washington Street.
- State Street will be closed at S.W. Washington Street.

- Oak Street will be closed at S.W. Washington Street.
- Maple Street will be closed at S.W. Washington Street.
- Persimmon Street will be closed at S.W. Washington Street.
- Spencer Street will be closed at S.W. Washington Street.
- Pecan Street will be closed at S.W. Washington Street.



### **Downtown Road Closures on Friday, November 29, for Santa Claus Parade**

Beginning at 7 a.m. and lasting until noon on Friday, November 29, numerous roads throughout Downtown will be closed due to the Santa Claus Parade, sponsored by Peoria Area Community Events (P.A.C.E.). The parade begins at 9:15 a.m.

Parking restrictions will be in effect along the parade route. Drivers should exercise caution and patience along the parade route. The use of alternative routes and marked detours is advised.

#### **Parade Route**

The Santa Claus Parade begins at 9:15 a.m. at Hancock Street and N.E. Monroe Street. The parade will travel west down N.E. Monroe Street to Main Street. The parade will travel south on Main Street to N.E. Adams Street before ending at Hamilton Boulevard.

#### **Road Closures – 7 a.m.**

- Hancock Street will be closed from N.E. Jefferson Avenue to N.E. Monroe Street.
- N.E. Madison Avenue will be closed from Bryan Street to Wayne Street.





### **Peoria Fire Department Partners with CityLink to “Stuff a Bus”**

The 37th Annual “Stuff a Bus” Food Drive, which benefits the Peoria Friendship House, kicked off on Oct. 18 and will conclude on Nov. 29. Peoria Fire Department and CityLink partnered with Richwoods High School JROTC, and Ghost Busters to “Stuff a Bus” with non-perishable food items to help fight food insecurity in the Peoria community. Through the generosity of the community, “Stuff a Bus” helps stock the food pantry at the Friendship House for months after event.



### **Peoria Fire Department to Hire Three Apprentices**

Peoria Fire Department will be hiring three additional apprentices for the 2025 year. The Apprentice Program is designed to give young adults between the ages of 18 and 25 an inside look at the life of a professional Firefighter. The Apprentice Program places young adults into fire stations around the city to so they can gain hands-on experience and educational support from the department. Fire Apprentices are not commissioned firefighters, as outlined in Chapter 11 of the City of Peoria Municipal Code, apprentices will not be assigned any responsibility that requires authority as a commissioned firefighter.

## **WE ARE HIRING**

### **FIRE APPRENTICE**

Peoria Fire Department will be hiring three additional apprentices for 2025. The Apprentice Program is designed to give young adults an inside look at the life of a professional firefighter. It allows them to gain hands-on experience and educational support from the PFD.



[PEORIALOGOV.ORG](http://PEORIALOGOV.ORG)

Applications are open and will be collected until March 31, 2025. Applications can be filled out on the [PFD website](#).

### **Peoria Fire Department Donates to Southside Mission for Thanksgiving Dinner**

Peoria Fire Department collected over \$1,000 from its member to aid the Southside Mission in providing meals to the community on Thanksgiving. With the money provided, the Mission will be able to provide 400 meals to those in need.



### **Peoria Public Works – Jefferson/Adams Conversion Update**

Sidewalk work continues at the northwest corner of the Main Street and SW Adams Street intersection, near 100 SW Adams Street. Work also continues at the northeast corner of the Harrison Street and SW Adams Street intersection, near 335 SW Adams Street.

The sidewalk work at the northeast corner of the Liberty Street and SW Adams Street intersection, near 300 Liberty Street, is nearing completion.

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 – Street Sweeping Around Bradley University to Occur on Saturday, Nov. 30**

Beginning at 7 am and lasting until 4 pm Saturday, Nov. 30, the Department of Public Works will perform street sweeping in the neighborhoods around Bradley University. Off-street parking options should be used while the one-day street sweeping is completed.

The limits of the sweeping work include W Parkside Drive, W Armstrong Avenue, N Sheridan Road, W Main Street, W Moss Avenue, and N Western Avenue.

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

**Peoria Public Schools Thankful for The Sugarplum Project**

During this week of Thanksgiving, we are thankful for The Sugarplum Project. For 13 years, the Sugar Plum Project, founded by Gary and Terry Taylor, has been making a significant



impact on Peoria Public Schools families by donating mattresses, bed frames, and bedding to those in need. Since its inception, this incredible initiative has provided over 1,400 beds to our students, providing them with a safe and warm place to sleep.

Issues Update  
Nov. 27, 2024

A heartfelt thank you goes to Lynn Fehr at the Wraparound Center, who has been instrumental in connecting families with this essential resource. We also extend our gratitude to our School Resource Officers, who volunteered their time and efforts to deliver 70 beds this year, and to our Buildings and Grounds team for providing two box trucks and four drivers to assist delivery throughout the community.

This partnership is a shining example of the power of community—we are deeply proud of what we've accomplished together, and we celebrate the dedication of everyone involved in this meaningful work. To support this initiative in the future, or if you would like more information, please contact Terry at [terrytaylor17@gmail.com](mailto:terrytaylor17@gmail.com).

With gratitude,

A handwritten signature in cursive script, appearing to read "Sharon Desmoulin-Kherat".

Dr. Sharon Desmoulin-Kherat, Ed.D

Code Docket

- See attached

Housing Docket

- See attached

Planning and Zoning Commission Meeting Agenda

- See attached

Tuesday, December 3, 2024 @ 10:30 a.m.

\*Held via Zoom

156 Cases

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
AA	24-CV-27082	OKPARA II LP	1500 W SMITH ST
AA	24-CV-27083	SHANELL PARKER	1411 W SMITH ST
AA	24-CV-27085	DON COLEMAN	1409 W SMITH ST
AA	24-CV-27086	SERGIO MILTON	1403 W SMITH ST
AA	24-CV-27087	MAURICE BROWN	1008 W ADRIAN G. HINTON JR AVE
AA	24-CV-27088	JONTOYA JONES	1705 W MARTIN ST
AA	24-CV-27089	B CUBED INVESTMENTS LLC	1619 W MARTIN ST
AA	24-CV-27090	PCCEO	101 S SARATOGA ST
AA	24-CV-27091	CARLOS SALEM	907 W JOHNSON ST
AA	24-CV-27092	RIVER DOUGHERTY	1102 W BLAINE ST
AA	24-CV-27093	SOUTH BIMINI LLC	808 S GREENLAWN AVE
AA	24-CV-27095	MARIA SERRANO	1606 W HOWETT ST
AA	24-CV-27096	FELIX ENTERPRISES LLC	1109 W LINCOLN AVE
AA	24-CV-27098	BRADLEY KAUFMANN	1414 W GARDEN ST
AA	24-CV-27099	SOUTHSIDE CONCERN	921 S WARREN ST
AA	24-CV-27100	REALEST REALTY LLC	924 S MATTHEW ST
AA	24-CV-27179	MAURICE BROWN	1008 W ADRIAN G HINTON JR AVE
AA	24-CV-27180	BETTY BOONE	1515 W WIDENHAM ST
AA	24-CV-27181	NATHAN & KELLI RIESE	1717 W SMITH ST
AA	24-CV-27182	FELIX ENTERPRISES LLC	1109 W LINCOLN AVE
AA	24-CV-27183	WILLIAM BLANKENSHIP	800 S BLAINE ST
AA	24-CV-27184	GENE & MARTA BUTLER	2720 W MARTIN LUTHER KING JR DR
AA	24-CV-27185	GREGORY HIGHTOWER JR	1404 W WIDENHAM ST
AA	24-CV-27186	ROSA MILLA MEJIA & MARIA MEJIA VILLAMILL	935 S GREENLAWN AVE
AA	24-CV-27187	DALE SCHUMACHER, SCOTT BAILEY, JOHNNIE JAMISON, & BERTHA ODUM	925 S GREENLAWN AVE
AA	24-CV-27188	SOUTH BIMINI LLC	808 S GREENLAWN AVE
AA	24-CV-27189	JUAN GUERRA & CAL R ARCHIBALD ESTATE	1309 W MILLMAN ST
AA	24-CV-27190	STEVEN MILLER JR	701 W JOHNSON CT
AA	24-CV-27192	ADRIANO BRAKEMAN	1808 W WIDENHAM ST
AA	24-CV-27193	ACRES INVESTMENTS LLC	1806 W WIDENHAM ST
AA	24-CV-27194	ACRES INVESTMENTS LLC	1804 W WIDENHAM ST
AA	24-CV-27195	TWYLA RILEY	1719 W SMITH ST
AA	24-CV-27197	SHAWANA HAMPTON	1534 W AIKEN ST
AA	24-CV-27198	SHARON MAJORS	1419 W JOHN H GWYNN JR AVE
AA	24-CV-27199	RAMONIA HARRELL	1118 W FOURTH ST
AA	24-CV-27200	HENRY MUHINDU	1116 W FOURTH ST
AA	24-CV-27201	HENRY MUHINDU	1114 W FOURTH ST
AA	24-CV-27202	MOORISH SCI TEMP OF AMERICA ALI MUNI DIST#33	1003 W FOURTH ST
AA	24-CV-27203	SHIRLENE BRANCH ESTATE	1112 W THIRD AVE
AA	24-CV-27204	OKPARA II LP	1026 W THIRD AVE
AA	24-CV-27205	CHRISTOPHER HIDDEN	1612 W LINCOLN AVE
AA	24-CV-27207	CLEAR VISION LLC	1209 S WARREN ST
AW	24-CV-27050	LUWANA HOLMES	1629 N NEW YORK AVE
AW	24-CV-27057	CARMEN MENCHACA	1808 N DELAWARE AVE
AW	24-CV-27058	VIRGINIA ROBERTSON	1001 E NEBRASKA AVE

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156 Cases

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
AW	24-CV-27060	DARIUS BURKS	1003 E NEBRASKA AVE
AW	24-CV-27061	DARIUS BURKS	1003 E NEBRASKA AVE
AW	24-CV-27130	TIMOTHY PEACOCK	712 E THRUSH AVE
AW	24-CV-27156	EDITH MORRIS	2111 N ATLANTIC AVE
AW	24-CV-27157	EDITH MORRIS	2111 N ATLANTIC AVE
AW	24-CV-27158	EDITH MORRIS	2111 N ATLANTIC AVE
BE	24-CV-27052	ROBERT EBNER	2304 N BIGELOW ST
BE	24-CV-27053	CARRANZA CONSTRUCTION REAL ESTATE LLC	208 W RICHMOND AVE
BE	24-CV-27108	DAVID STORTZ	513 W GIFT AVE
BE	24-CV-27162	TIRZO ROBLERP GONZALEZ	1917 N BIGELOW ST
BE	24-CV-27163	DAVID STORTZ	513 W GIFT AVE
BE	24-CV-27209	MISTY WYMAN	2204 N FLORA AVE
BE	24-CV-27210	MISTY WYMAN	2204 N FLORA AVE
DF	24-CV-27155	BENTAL MANAGEMENT LLC	1007 NE MONROE ST
DF	24-CV-27208	ESTATE OF RONALD K MANN SR ET AL	108 FOWLER ST
DM	24-CV-27056	COURT EVANS	3417 W BASKIN RIDGE CT
DM	24-CV-27109	VERONICAH RICHARDS	2127 N IDAHO ST
DM	24-CV-27129	MAYORIE ROSAS	2711 W GILBERT AVE
DM	24-CV-27140	JOSE ESTRADA	3026 W LARCHMONT LN
DM	24-CV-27142	CHRISTINA TRS FOR PNPMS TRUST III	2231 W RICHWOODS BLVD
DM	24-CV-27175	RENNER LLC	2107 W HUDSON ST
DS	24-CV-27062	FLOYD RASHID	1213 N NORTH ST
DS	24-CV-27063	MARK DUFFER	717 W RUSSELL ST
DS	24-CV-27064	MARK DUFFER	719 W RUSSELL ST
DS	24-CV-27125	PEORIA LLC	1515 N BROADWAY ST
DS	24-CV-27160	EMERALD HEIGHTS LLC	1217 N ELLIS ST
DS	24-CV-27161	BEATRICE OFFUTT	1206 N UNDERHILL ST
DS	24-CV-27168	BLAIR PROPERTIES LLC	1713 W BARKER AVE
DS	24-CV-27169	MARECH CORP	1808 W FREDONIA AVE
DS	24-CV-27177	PEORIA INDUSTRIAL LLC	1515 N BROADWAY ST
DS	24-CV-27178	RONALD VALLE	1408 N BOURLAND AVE
DS	24-CV-27217	JOHN PINK IIARIA TURNER	1329 N BESTOR ST
DS	24-CV-27218	ROSS VORHAUER	1628 W BARKER AVE
GF	24-CV-27070	AL-SARAN SHAHEEN	538 HOMESTEAD AVE
GF	24-CV-27071	GERALD BURWELL	516 EUREKA ST
GF	24-CV-27072	PATRICIA SCOTT	2317 NE MONROE
GF	24-CV-27073	CRAIG EDWARDS	512 FAIRHOLM AVE
GF	24-CV-27074	TERRY BURGESS	725 ALEXANDER AVE
GF	24-CV-27075	TONY RHODES	519 HOMESTEAD AVE
GF	24-CV-27076	MARY RODDE	3518 NE MADISON AVE
GF	24-CV-27077	DANIEL ZELLER	711 HAUNGS AVE
GF	24-CV-27078	XIAOMEI CASTRO	3326 NE MADISON AVE
GF	24-CV-27079	WAKEELAH ROSS	640 ALEXANDER AVE

Tuesday, December 3, 2024 @ 10:30 a.m.

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156 Cases

Inspector	Docket No.	Property Owner(s)	Property Address
GF	24-CV-27080	TERI SEYMOUR	520 ALEXANDER AVE
GF	24-CV-27126	JUAN HERNANDEZ	606 HAUNGS AVE
GF	24-CV-27127	COURTNEY MORRIS	915 NE ROCK ISLAND
GF	24-CV-27146	TONY RHODES	519 HOMESTEAD AVE
GF	24-CV-27147	MARY RODDE	3518 NE MADISON AVE
GF	24-CV-27148	DANIEL ZELLER	711 HAUNGS AVE
GF	24-CV-27149	JAMES KASAP	2307 NE MADISON AVE
GF	24-CV-27150	AFFORDABLE PLACE LLC	2509 NE MADISON AVE
GF	24-CV-27151	BOTT PROPERTIES INC	524 HOMESTEAD AVE
GF	24-CV-27152	BOTT PROPERTIES INC	524 HOMESTEAD AVE
GF	24-CV-27154	LILIAN ABBEY	2501 NE MONROE
GF	24-CV-27220	517 VINE ST TRUST DATED JUNE 27, 2024	517 VINE ST
GF	24-CV-27221	MARY RODDE	3518 NE MADISON AVE
GF	24-CV-27222	TONY RHODES & RACHEL RHODES	519 HOMESTEAD AVE
GF	24-CV-27223	DANIEL ZELLER	711 HAUNGS AVE
JS	24-CV-25239	ANIKA ALEXANDER	306 S SARATOGA ST
KM	24-CV-27102	B CUBED INVESTMENTS LLC	2401 W ANN
KM	24-CV-27103	LAWRENCE ESTATE CARRIGAN	2000 W KETTELLE ST
KM	24-CV-27104	LAWRENCE ESTATE CARRIGAN	2000 W KETTELLE ST
KM	24-CV-27105	BOOKER TRACY	2300 W MILLMAN ST
KM	24-CV-27106	ROBERT CARLEAN HALE TRUST	2415 W MILLMAN ST
KM	24-CV-27110	JERLENE LINDSAY ESTATE	VACANT LOT, END OF S BECKER LN
KM	24-CV-27112	JERLENE LINDSAY ESTATE	VACANT LOT, END OF S BECKER LN
KM	24-CV-27119	B CUBED INVESTMENTS LLC	2131 W ANN ST
KM	24-CV-27122	CLEAR VISION LLC	2813 W FREMONT ST
KM	24-CV-27123	JACK & ANNA L HINTON LIVING TRUST #8072	2816 SW JEFFERSON AVE
KM	24-CV-27131	OKPARA LP	3214 SW JEFFERSON AVE
KM	24-CV-27132	OKPARA LP	3214 SW JEFFERSON AVE
KM	24-CV-27133	BELL ESTATE C/O CHARLES BELLEMEY	2405 W LINCOLN AVE
KM	24-CV-27134	PROPERTY SOLVER INC	2133 W HOWETT ST
KM	24-CV-27141	OKPARA	3214 SW JEFFERSON AVE
KM	24-CV-27173	DAVON FITZPATRICK	2211 W HOWETT ST
KM	24-CV-27174	DAVON FITZPATRICK	2211 W HOWETT ST
KW	24-CV-27138	WESLEY HENRY	1201 NE MADISON AVE
KW	24-CV-27139	PAMELA & KATHRYN READY	3005 NE MADISON AVE
MH	24-CV-27066	ISABEL ARRENDONDO	816 W MACQUEEN AVE
MH	24-CV-27067	JASON DOOLEY	1000 W HANSSLER PL
MH	24-CV-27069	AMANDA ANDERSON	1419 W MARGARET AVE
MH	24-CV-27117	ROY WEBER	1619 N BROADWAY ST
MH	24-CV-27118	BENTAL MANAGEMENT LLC	1621 N BROADWAY ST
MH	24-CV-27143	VIRGIL HAYES	814 W HANSSLER PL
MH	24-CV-27145	NORVAL RAMAGE ESTATE	2228 N UNIVERSITY ST
MH	24-CV-27159	BENTAL MANAGEMENT LLC	1621 N BROADWAY ST
MH	24-CV-27211	KATHLEEN ARRAS	913 W MEADOWS PL

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
MH	24-CV-27212	SHANIQUA HORNE & ADRIAN JOHNSON	801 W ELEANOR PL
MH	24-CV-27213	SHANIQUA HORNE & ADRIAN JOHNSON	801 W ELEANOR PL
MH	24-CV-27214	DALTON FREY	2319 N UNIVERSITY ST
MH	24-CV-27215	MARIA MCCORMICK-DINH & KHANH DINH	1318 W MACQUEEN AVE
MH	24-CV-27226	ERHAN KIROGLU	832 W BARTLETT CT
MH	24-CV-27227	KAUSHAL RAUT & AYUSHI AGARWAL	810 W BARTLETT CT
MH	24-CV-27228	ANDREW DONALD	800 W BARTLETT CT
MH	24-CV-27230	AMBER RANDLE	716 W BARTLETT CT
RF	24-CV-26333	ALEX MCNAIR	2814 W MEIDROTH ST
RF	24-CV-27045	LUCY STEVENS ESTATE	2719 W MARQUETTE
RF	24-CV-27047	MARIA URIOSTEGUI	2801 W LATROBE
RF	24-CV-27048	CESARIO ARIAS CRUZ	1411 S LIGONIER
RF	24-CV-27049	WYNEXA LLC	2700 W LATROBE
RF	24-CV-27094	BENTAL MANAGEMENT LLC	1311 S EASTON
RF	24-CV-27128	ANGELA CHILDS	2131 W MALONE
RF	24-CV-27135	JOHN KING	2616 W MALONE
RF	24-CV-27136	KENNETH NGWA	2522 W MALONE
RF	24-CV-27137	KENTEN WATKINS	2507 W STARR
RF	24-CV-27165	STEPHEN PARTIN	1506 S ARAGO
RF	24-CV-27196	LONOZO BROWN	3024 W MALONE ST
RF	24-CV-27225	PAULA DAVIS	1811 S LYDIA AVE
SD	24-CV-27051	FRED CAMPBELL	5820 N HAMILTON RD
SD	24-CV-27107	MICHAEL KALB JR	3923 N COLUMBUS AVE
SD	24-CV-27206	PAUL WILSON, PEGGY PENDELL, & ISAAC WILSON	1105 N GLENWOOD AVE

INSP	O.O	PROPERTY OWNER	CASE #	ENERGOV #	PROPERTY ADDRESS	APPEARANCE
AA	C	MAJOR LEAGUE GARAGE LLC	24-HC-768	120451-2024	3561/3563 SW ADAMS ST	FIRST APPEARANCE
AA	NO	INDIRA HUBLE	24-HC-136	099611-2024	1512 W ADRIAN G HINTON JR AVE	REVIEW
AA	OO	VIRGENA HOLLIE	24-HC-753	120137-2024	1014 W ADRIAN G HINTON JR AVE	FIRST APPEARANCE
AA	C	GREENWOOD APARTMENTS 22 LLC	24-HC-644	116649-2024	122 N BRAVES CT	REVIEW
AA	NO	MENGYING DENG & PETER K LEE	24-HC-709	119468-2024	1307 W BUTLER ST	REVIEW
AA	C	LANDMARK APARTMENTS ASSOCIATES	24-HC-766	120322-2024	525 W DR MARTIN LUTHER KING JR DR,	FIRST APPEARANCE
AA	C	PHOENIX PROPERTIES INC	23-HC-254	027801-2023	1109 S GREENLAWN AVE	PETITION FOR REHEARING
AA	OO	NORMA LOPEZ	24-HC-747	119973-2024	927 S GREENLAWN AVE	FIRST APPEARANCE
AA	C	EQUITY & HELP INC TRUST	24-HC-597	116360-2024	2203 W HOWETT ST	REVIEW
AA	NO	ISAIAH THORTON	24-HC-348	110018-2024	3106 SW JEFFERSON AVE	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	24-HC-690	118715-2024	127 N MCREYNOLDS CT	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	24-HC-292	107796-2024	106 N VILLAGE GREEN CT	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	24-HC-185	101145-2024	101 N VILLAGE GREEN CT	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	24-HC-645	116658-2024	115 N VILLAGE GREEN CT	REVIEW
AA	C	HARDESTY ENTERPRISES LTD	24-HC-782	120629-2024	1501 S WESTERN AVE	FIRST APPEARANCE
AW	NO	ANGEL CAMPOS	24-HC-791	118038-2024	525 FAIRHOLM AVE	FIRST APPEARANCE
AW	NO	FRANCISCO CONTRERAS	24-HC-790	120775-2024	1301 NE GLEN OAK AVE	FIRST APPEARANCE
AW	C	INFINITY PROPERTIES GROUP LLC	24-HC-642	110987-2024	708 NE GLENDALE AVE	REVIEW
AW	NO	GREGORY BUSWELL	24-HC-302	109035-2024	617 GREEN ST	REVIEW
AW	NO	JESSIE & EMMA MCGOWAN	24-HC-760	112452-2024	409 HAYWARD ST	FIRST APPEARANCE
AW	OO	TERRANCE BONDS	24-HC-765	117396-2024	509 HAYWARD ST	FIRST APPEARANCE
AW	C	B CUBED INVESTMENTS LLC	24-HC-674	098262-2024	1710 NE JEFFERSON AVE	REVIEW
AW	C	LORD MIC LLC	24-HC-750	120072-2024	607 LAVELLE ST	FIRST APPEARANCE
AW	C	CJD PROPERTIES INC	24-HC-788	120709-2024	715 LAVELLE ST	FIRST APPEARANCE
AW	NO	GREGORY BUSWELL	24-HC-789	120755-2024	717 LAVELLE ST	FIRST APPEARANCE
AW	NO	JOZEF WOJTASZEK	23-HC-103	020225-2023	1000 NE MADISON AVE	REVIEW
AW	OO	LOREN EVATT	24-HC-752	120132-2024	1003 NE MADISON AVE	FIRST APPEARANCE
AW	NO	JIM LOWE	24-HC-758	120277-2024	1420 NE MADISON AVE	FIRST APPEARANCE
AW	NO	SERGIO GUTIERREZ	24-HC-759	120279-2024	1307 NE MADISON AVE	FIRST APPEARANCE
AW	NO	MILDRED HAJDUKIEWICZ	24-HC-762	120297-2024	1309 NE MADISON AVE	FIRST APPEARANCE
AW	NO	XIAOMEI CASTRO	24-HC-769	120467-2024	1710 NE MADISON AVE	FIRST APPEARANCE
AW	OO	JOSEPH D MURPHY	24-HC-770	120476-2024	1714 NE MADISON AVE	FIRST APPEARANCE
AW	C	PEORIA PORTFOLIO I-IV APTS, L.P.	24-HC-776	120592-2024	707 NE MADISON AVE	FIRST APPEARANCE
AW	OO	YVETTE BURKS	24-HC-781	120619-2024	2415 NE MADISON AVE	FIRST APPEARANCE
AW	C	LADYBUG REALTY LLC	24-HC-500	106508-2024	801 NE MADISON AVE	REVIEW
AW	NO	SARAH GUERRERO	24-HC-761	120284-2024	1501 NE MONROE ST	FIRST APPEARANCE
AW	C	AXDREL INVESTMENTS LLC	24-HC-784	120638-2024	504 NE MONROE ST	FIRST APPEARANCE
AW	C	BENTAL MANAGEMENT, LLC	24-HC-785	120639-2024	1007 NE MONROE ST	FIRST APPEARANCE
AW	NO	PATRICK MADIGAN	24-HC-608	116473-2024	1820 NE MONROE ST	REVIEW
AW	NO	DORCELLA JONES	23-HC-401	038040-2023	808 NE PERRY AVE	REVIEW

AW	C	EFFICIENT REAL ESTATE HOLDINGS LLC	24-HC-442	112505-2024	1015 NE PERRY AVE	REVIEW
AW	NO	YAOSKA DE LOS ANGELES LOPEZ	24-HC-641	020661-2023	620 SPITZNAGLE AVE	REVIEW
AW	NO	JOSEPH ROSS	24-HC-626	117040-2024	611 VORIS ST	REVIEW
AW	NO	RANDALL & DONNA MARTIN	24-HC-692	118740-2024	607 WAYNE ST	REVIEW
DF	NO	WILLIAM THILL	24-HC-029	093416-2023	523 E FRYE AVE	REVIEW
DF	OO	RAUL CORANQUIZ	24-HC-639	117501-2024	407 E FRYE AVE	REVIEW
DF	C	PHOENIX PROPERTIES INC	24-HC-456	112661-2024	510 E ILLINOIS AVE	REVIEW
DF	OO	MARIO SANCHEZ	24-HC-240	103933-2024	1704 N LINN ST	REVIEW
DF	NO	MANUEL A VARGAS JR	24-HC-748	120030-2024	209 W NEBRASKA AVE	FIRST APPEARANCE
DF	OO	MARY D DAWKINES	24-HC-624	116933-2024	427 W NEBRASKA AVE	REVIEW
DF	NO	NICHOLAS SMITH	24-HC-764	112047-2024	2111 N NORTH ST	FIRST APPEARANCE
DF	NO	SYLVIA NATH	24-HC-477	113454-2024	1003 E REPUBLIC ST	REVIEW
DS	C	TRUST	24-HC-783	120630-2024	910 W ARMSTRONG AVE	FIRST APPEARANCE
DS	OO	ROTHWAUN CROOKS	24-HC-359	110137-2024	1906 N ASHLEY CT	REVIEW
DS	C	EQUITY & HELP INC TRUST	24-HC-361	110203-2024	832 W BRONS AVE	REVIEW
DS	NO	AVIV NARWANI	23-HC-484	044608-2023	217 W COLUMBIA TER	REVIEW
DS	OO	JULIE HORNBAACH	24-HC-756	120240-2024	1016 W COLUMBIA TER	FIRST APPEARANCE
DS	OO	GARLAN DUNCAN	24-HC-704	118993-2024	905 W COLUMBIA TER	REVIEW
DS	NO	NICHOLAS RICHEY	24-HC-207	101951-2024	3617 N FINNELL AVE	REVIEW
DS	NO	MICAH BOUILLON	24-HC-014	092491-2023	1201 N FLORA AVE	REVIEW
DS	C	LADYBUG REALTY, LLC	24-HC-777	120593-2024	1103 N FRINK ST	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	REVIEW
DS	NO	LOUIS BOND	24-HC-757	120258-2024	1014 W HANSSLER PL	FIRST APPEARANCE
DS	C	B CUBED INVESTMENTS LLC	24-HC-511	114157-2024	3335 N LEROY AVE	REVIEW
DS	C	SFR3-080 LLC	24-HC-697	118912-2024	1417 N MACHIN AVE	REVIEW
DS	NO	JAMES GAUDIO	24-HC-546	115677-2024	1625 W MAIN ST	REVIEW
DS	OO	MICHAEL MEDINA	24-HC-554	115719-2024	1637 W MAIN ST	REVIEW
DS	OO	ANDRE BURTON	24-HC-677	118389-2024	3007 W NEBRASKA AVE	REVIEW
DS	NO	JERRY GARCIA	24-HC-715	119202-2024	1301 N NORTH ST	REVIEW
DS	OO	MURRELL RHODES	24-HC-188	101152-2024	1116 N PARKSIDE DR	REVIEW
DS	NO	BRIDGET POWERS	24-HC-755	120230-2024	266 NE RANDOLPH AVE	FIRST APPEARANCE
DS	C	CMH INVESTMENT GROUP LLC	24-HC-720	119501-2024	3601 W RICHWOODS BLVD	REVIEW
DS	NO	WILLIAM NOLAN	24-HC-696	118910-2024	1018 N SHERIDAN RD	REVIEW
DS	C	WHISKEY CITY LLC SERIES WHISKEY CITY RENTALS LLC	24-HC-623	116908-2024	911 N SHERIDAN RD	REVIEW
DS	NO	JOHSUA KAEBEL & JILL SICK	24-HC-538	114903-2024	1214 N UNDERHILL ST	REVIEW
DS	OO	CONRAD L STINNETT III	23-HC-179	022480-2023	1027 N UNDERHILL ST	REVIEW
DS	C	CONSOLIDATED RENTALS	24-HC-530	114814-2024	2235 N UNIVERSITY ST	PETITION FOR REHEARING
DS	OO	SANDRA PEDREYRA	24-HC-771	120585-2024	2809 N UNIVERSITY ST	FIRST APPEARANCE
DS	OO	CHERYL TIAMZON	24-HC-772	120586-2024	1814 N UNIVERSITY ST	FIRST APPEARANCE
DS	OO	CARRIE KINSELLA	24-HC-775	120591-2024	1818 N UNIVERSITY ST	FIRST APPEARANCE

DS	NO	NICOLA & SONIA SARRAF	24-HC-566	115934-2024	2524 W WARDCLIFFE DR	REVIEW
DS	NO	GREG RUSSELL	24-HC-751	120115-2024	2132 N WINDERMERE AVE	FIRST APPEARANCE
GF	OO	EMILY KAUFMANN	24-HC-347	110005-2024	5311 N ARBER DR	REVIEW
GF	OO	THOMAS LOWE	24-HC-754	120146-2024	2812 W JAMES RD	FIRST APPEARANCE
GF	OO	JON LIVINGSTON	24-HC-787	120672-2024	2910 W SCENIC DR	FIRST APPEARANCE
GF	OO	MICHELLE GULLETTE	24-HC-688	118661-2024	5419 N SHERWOOD AVE	REVIEW
GF	NO	ELZA GHANTOUS	24-HC-763	120328-2024	6210 N ST MARYS RD	FIRST APPEARANCE
GF	OO	JEFFREY CLARKE	24-HC-630	117155-2024	4721 N WESTBROOK DR	REVIEW
GF	C	BERG PEORIA LLC	24-HC-786	120671-2024	3120 W WILLOW KNOLLS DR, UNIT 101	FIRST APPEARANCE
IG	C	DREAMZMAKER LLC	24-HC-268	105755-2024	1320 NE MADISON AVE	REVIEW
IG	NO	ELZA GHANTOUS	24-HC-610	116513-2024	1219 W MAIN ST	REVIEW
MZ	C	C/O ROBERT C HALL	24-HC-275	101625-2024	456 FULTON ST	REVIEW
MZ	C	C/O ROBERT C HALL	24-HC-274	101624-2024	125 SW JEFFERSON AVE	REVIEW
SD	NO	ANNA DANZ	24-HC-679	118485-2024	2415 N ATLANTIC ST	REVIEW
SD	C	SFR3-060 LLC	24-HC-684	118603-2024	2327 N ATLANTIC ST	REVIEW
SD	OO	EDWIN L BRUGGEMAN	24-HC-773	120588-2024	2416 N CENTRAL AVE	FIRST APPEARANCE
SD	OO	EDWIN L BRUGGEMAN	24-HC-774	120590-2024	2418 N CENTRAL AVE	FIRST APPEARANCE
SD	NO	WARREN DANZ	24-HC-685	118608-2024	2406 N DECHMAN AVE	REVIEW
SD	NO	JAY RAND	24-HC-257	105220-2024	1205 E FORREST HILL AVE	REVIEW
SD	OO	HELEN J JOHNSON	24-HC-778	120609-2024	509 W GIFT AVE	FIRST APPEARANCE
SD	NO	DAVID J STORTZ	24-HC-779	120610-2024	513 W GIFT AVE	FIRST APPEARANCE
SD	NO	FREDERICK MORRIS	24-HC-780	120611-2024	501 W GIFT AVE	FIRST APPEARANCE
SD	NO	GARY L WEBER	24-HC-675	118337-2024	539 E LAWNSDALE AVE	REVIEW
SD	C	SFR3-080 LLC	24-HC-749	120062-2024	419 E MAYWOOD AVE	FIRST APPEARANCE
SD	OO	FRANCISCO VARGAS	24-HC-767	120441-2024	413 E MAYWOOD AVE	FIRST APPEARANCE
SD	OO	LAURENCE MCENROE	24-HC-039	093638-2023	1018 E MCCLURE AVE	REVIEW
SD	OO	SIMON CALDWELL	24-HC-016	091603-2023	1120 E MELBOURNE AVE	REVIEW
SD	NO	JAMIE GOMEZ	24-HC-472	113339-2024	2418 N PEORIA AVE	PETITION FOR REHEARING
SD	C	EQUITY & HELP - 820VIR603 TRUST	24-HC-137	099617-2024	1018 E VIRGINIA AVE	PETITION FOR REHEARING
SD	OO	JAMES MYERS	24-HC-046	093996-2023	725 E VIRGINIA AVE	REVIEW
SD	C	FAMILY LEASE LLC	24-HC-140	099849-2024	523 W VIRGINIA AVE	REVIEW
SD	C	BCL PROPERTIES LLC, SERIES 7	24-HC-686	118615-2024	2917 N WISCONSIN AVE	REVIEW



**PLANNING & ZONING COMMISSION  
THURSDAY, DECEMBER 5, 2024  
CITY HALL, ROOM 400 – 1:00 P.M.**

**MEETING AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF NOVEMBER 7, 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 2119-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Azze Sanany of Global One Properties Inc., to rezone property from a Class R3 (Single-Family Residential) District to a Class C1 (General Commercial) District, for the properties located at 3026 N Gale Avenue and 1920 W Forrest Hill Avenue (Parcel Identification Nos. 14-31-277-005 and 14-31-277-002) Peoria, IL. (Council District 1)

**CASE NO.** PZ 2144-2024 Hold a Public Hearing and forward a recommendation to the City Council on the request of Michael Paule, of Haefli Bros. Partnership, to rezone property from a P1 (Parking) District to a Class C1 (General Commercial) District and a Class R3 (Single Family Residential) District for the property located at 211 E Lake Avenue (Parcel Identification No. 14-21-454-011) Peoria, IL (Council District 3)

**CASE NO.** PZ 2149-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Brandon Reed to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental for the property located at 813 N Douglas Street (Parcel Identification No. 18-05-483-012), Peoria IL (Council District 2)

**CASE NO.** PZ 2120-2024  
*Continued from Nov 7, 2024 meeting* Hold a Public Hearing and forward a recommendation to City Council on the request of Sarah and Bryan Blanch, on behalf of Kermit Huber, to rezone property from Class C1 (General Commercial) District to Class C2 (Large Scale Commercial) District and to obtain a Special Use in a Class C2 (Large Scale Commercial) District, for Contractor Storage, for the property located at 7405 N University Street (Parcel Identification No. 14-07-276-004), Peoria IL (Council District 5)

**5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

**6. ADJOURNMENT**