



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager 

DATE: January 16, 2025

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 Kicks Off Martin Luther King Junior Day of Service Project

On Tuesday morning, members of PeoriaCorps braved the elements to kick off their Martin Luther King Jr. Day of Service project.

They removed a large patch of bush honeysuckle, an invasive plant that has taken over the hillside along the sidewalks of the 700 block of Dr. Martin Luther King Jr. Drive. When the area is cleared, the cohort will return in the spring to plant native grasses and wildflowers that will be beneficial for stormwater runoff, as well as pollinators, songbirds, and other wildlife.



Inspired by Dr. King’s vision of a “Beloved Community,” this is project that will impact the whole city. Thank you to the PeoriaCorps members and staff for your dedication and service!

Back row (L-R): Brad Miller, Jennifer Lawson, Kendall Hood, Kevin Bennett (Crew Supervisor), Steed Weeks, Andres Fernandez (Executive Director Serve IL), and Teryn Thomas. Front row (L-R): Amelia Ohlrogge (DEI Generalist, EOO), Amanda Wilson (Program Director), and Daighla Williams.

For more information on PeoriaCorps, please visit [the city of Peoria website](https://www.cityofpeoria.org).

City, County Hosts Annual Legislative Breakfast

On Wednesday, city, county, and health department officials presented their wish list to state representatives and senators at the annual Legislative Breakfast at the Gateway Building.



PeoriaCorps Now Hiring for Next Cohort

PeoriaCorps is now hiring for its next cohort. New members will begin on Monday, February 24.

Launched in 2017, PeoriaCorps is a six-month AmeriCorps-based personal and career development service program for citizens 18 years and older who are interested in volunteering in their community and developing employability skills. This will be the program's 12th cohort.

In service to the city of Peoria, participants maintain green infrastructure sites while building employability, professional development, and leadership skills. Members complete up to 900 service hours and earn multiple industry recognized credentials, including OSHA 10, HAZWOPER and CPR/First Aid Certifications.

Members receive a full uniform, biweekly living allowance, bus passes, career exploration opportunities, monetary incentives, and upon completion of their 900 service hours, an educational scholarship through the Segal AmeriCorps National Service Trust.

To apply, complete a PeoriaCorps Member application on the [the city of Peoria website](#). For more information on the program, call PeoriaCorps Program Director Amanda Wilson at 309-494-8843.



WE ARE NOW HIRING

PeoriaCorps Is Hiring Its Newest Cohort

- Position includes:
- Fieldwork, including green infrastructure maintenance
- Service Projects
- Certification
- Educational Award
- Leadership Development and Career Exploration Programs

www.peoriagov.org
Call 309-494-8844



Art on Display in Suite 207 of City Hall Submissions Due Friday, Jan. 17

In 2021, the Public Arts Advisory Commission received a request from Mayor Ali to assist in accepting artwork to be displayed by Peoria-based artists. After months of work, the Commission passed a policy in December 2021 to provide for the exhibit of artwork to be on display for one year in City Hall. January 2022 was the inaugural exhibit and featured six local artists displaying two-dimensional artwork. The work of nine artists is currently on display and will be up through January 2025.

Applications are now open for next year's exhibit. Qualified applicants must reside in or have a studio in Peoria. The artwork must be two-dimensional, framed, and have a hanging system. For a complete list of



 CITY OF PEORIA

Now accepting applications for

ART ON DISPLAY IN THE MAYOR'S SUITE

peoriagov.org/ArtworkOnDisplay



requirements and to view current and past exhibiting artists, please visit peoriagov.org/ArtworkOnDisplay. Applications will close at 5 p.m. on Friday, January 17, 2025.

Interested applicants will need to include:

- A completed application – located on the [city of Peoria website](#).
 - Include an artist statement, biography, and high-resolution photographs (jpg preferred)

A complete list of current and past artists can be found on the [website](#).

Please direct any questions to Stacy Peterson, speterson@peoriagov.org or 309-494-8560.

Community Development – City Accepting Applications for 2025 Roof Program Lottery

The city of Peoria will be accepting applications for the 2025 Roof Program Lottery from Monday, January 13 through Friday, February 14. This program helps low-income homeowners to finance needed roof repairs.

To qualify, applicants must:

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

Household Size	1	2	3	4	5	6
Maximum Income	\$51,600	\$59,000	\$66,350	\$73,700	\$79,600	\$85,500

How to Apply

Applications for the 2025 Roof Program Lottery will be accepted from **Monday, January 13 at 8:30 a.m. through Friday, February 14 at 2 p.m.** There is a limit of one entry per household. Applying to the Roof Program Lottery does not guarantee assistance.

There are three ways to enter the Roof Program Lottery.

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

Lottery Information

The lottery will be held online via GoToMeeting on **Wednesday, February 19 at 10 a.m.**

You can attend the lottery through your computer, tablet, or smartphone by visiting this link: <https://meet.goto.com/CityPZC/2025roofprogramlottery>. Those without computer access can call in to the meeting by dialing calling 1-866-899-4679 and typing in the access code: 930-278-829 to enter the meeting.

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

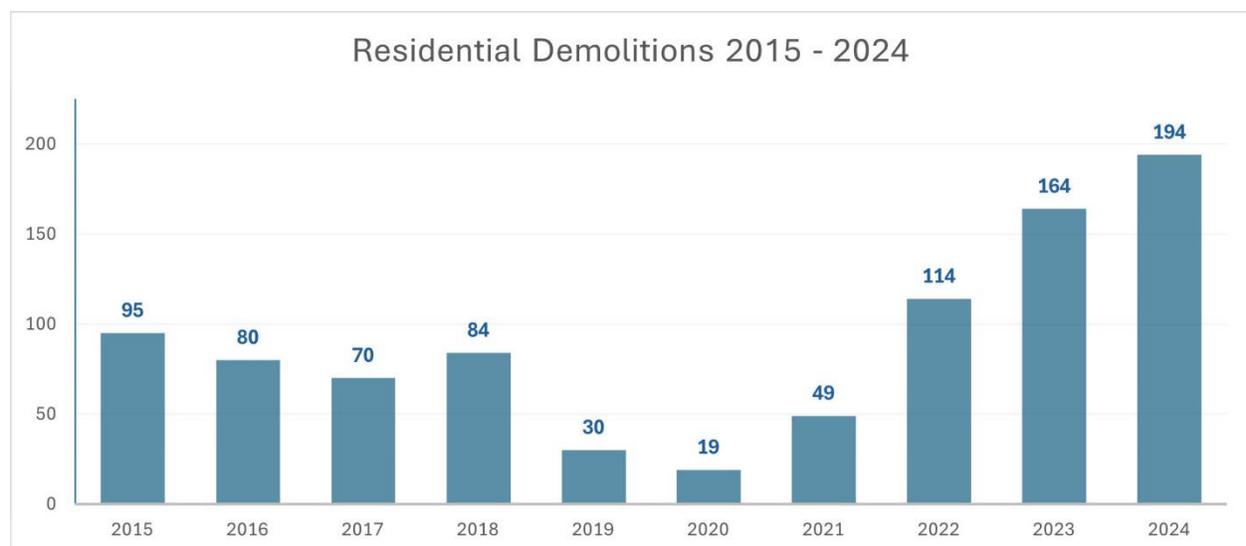
For questions, please contact the Development Center at 309-494-8600 or [by email](#).

Community Development – City of Peoria Land Bank 2024 Report and ARPA Funding Highlights

In 2024, the City of Peoria Land Bank invested \$2.24 million to demolish 194 properties across the city, with the majority of these funds coming from the American Rescue Plan Act (ARPA) funds. The Land Bank also acquired 181 properties and transferred 40 to new owners, contributing to neighborhood stabilization and new development opportunities.

Since 2022, ARPA funding has significantly enhanced the city’s efforts to combat blight, more than doubling the average annual demolitions from 73 to 156. This increased demolition activity is playing a key role in revitalizing neighborhoods and fostering growth.

For more information on the City of Peoria Land Bank, please contact Matt Smith, Land Development Manager, at 309-494-8622 or [by email](#).



Community Development – City of Peoria and Habitat for Humanity to Host Open House on Upcoming Project

The city of Peoria and Habitat for Humanity Greater Peoria Area invite community members to an open house to learn about new homeownership opportunities at the former McKinley School site. The event will take place on Thursday, January 23 from 6 p.m. to 7 p.m. at the George Washington Carver Community Center, located at 710 W Percy Baker Jr Ave, Peoria, IL 61605.

Habitat for Humanity plans to build new single-family homes on the former McKinley School site, providing quality, affordable housing options for the community. This event is an excellent opportunity for residents to gain insights into the project, ask questions, and engage directly with representatives from Habitat for Humanity and the city of Peoria.

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

Advanced Medical Transport Recognizes Peoria Fire Department

Advanced Medical Transport recognized the Peoria Fire Department EMS Division for its active participation in a program called “Race to the Top.” The objective is to markedly improve emergency care and patient outcomes by bringing together an entire community as a team of qualified lifesavers. This program saves three times more lives, totaling 30 more people saved per year. With upgraded equipment, training, and intense coordination, Race to the Top is set to fundamentally change the community’s emergency response paradigm for life-threatening, sudden-cardiac arrest events.



Issues Update
Jan. 16, 2025

Community Development Weekly Report

- See attached

City of Peoria Land Bank Highlights

- See attached

WEEKLY DEVELOPMENT ACTIVITY REPORT

CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

Date: 01/09/2025 - 01/15/2025

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. We also offer an in-person option the first Monday of each month at Distillery Labs at 201 SW Adams St. This is a free service for anyone who wants to discuss development with staff from various city departments, local utility companies, the Peoria County 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	1	2
Development Center Permits Issued	28	83
Total Value of Development	\$12,712,192	\$13,971,654

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-000043-2025	6831 N Frostwood Pkwy	Commercial Alteration	Ext. Alt. – Morning Side Condos	4	JR
COM-000049-2025	2604 N University St	Commercial Alteration	Int. Alt. – University Convenience Food Mart & Tobacco	2	KW
COM-000083-2025	909 W Windom St	Commercial Alteration	Change of Occupancy – The Latin Mercaditos Convenient Store	2	KW
COM-000087-2025	3605 N Parish Ave	Commercial Alteration	Int. Alt. – Red Bull Distribution	2	KW

WEEKLY DEVELOPMENT ACTIVITY REPORT

CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

Additional Activity

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

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
SIGN-000044-2025	7719 N Grand Prairie Dr	Permanent Sign	Wall Sign – T-Mobile	4	JR
SIGN-000055-2025	1907 SW Adams St	Permanent Sign	Wall Sign - Piston Revolutions	4	JR
SIGN-000056-2025	5001 W American Prairie Dr	Permanent Sign	Wall Sign – Farmers Insurance	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
-	-	-	-

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
-	-	-	-

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 style="text-align: center;">Leah Allison (LA) <i>Asst. Director of Com. Dev.</i> 494-8667</p> <p style="text-align: center;">Josh Naven (JN) <i>Senior Urban Planner</i> 494-8657</p> <p style="text-align: center;">Kerilyn Weick (KW) <i>Senior Urban Planner</i> 494-8606</p> <p style="text-align: center;">Julia Rose (JR) <i>Urban Planner</i> 494-8649</p> <p style="text-align: center;">Nolan Meyer (NM) <i>Urban Planner</i> 494-8612</p>	<p style="text-align: center;">Rich Storm (RS) <i>Building Safety Manager</i> 494-8632</p> <p style="text-align: center;">Matt Ziller (MZ) <i>Building Inspector</i> 494-8628</p> <p style="text-align: center;">Craig Reid (CR) <i>Building Inspector</i> 494-8925</p> <p style="text-align: center;">Issac Garcia (IG) <i>Building Inspector</i> 494-8921</p>

2024 LAND BANK SUMMARY:

The City of Peoria Land Bank works to stabilize neighborhoods, reduce blight, and promote new development. The Peoria Land Bank utilizes American Rescue Plan (ARP) funds, Strong Communities Program (SCP) funds, emergency funds, and donations to acquire, transfer, and demolish abandoned properties.

PROPERTY TRANSFERS

ACQUISITIONS & TRANSFERS



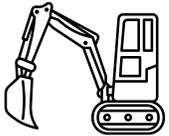
181
Properties
acquired



40
Properties transferred
to new owners

DEMOLITIONS

ABANDONED PROPERTY DEMOLITIONS



194
Total properties
demolished



124
First District
demolitions

23
Second District
demolitions

47
Third District
demolitions

FUNDING SOURCES



\$2.24M
Total spent on
demolitions

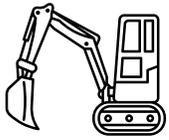


ARPA SUMMARY (2022 - 2024):

The American Rescue Plan Act (ARPA) funding has significantly enhanced the city's efforts to combat blight. Before the COVID-19 pandemic, the city averaged 73 demolitions of unsafe, abandoned structures each year. With ARPA funds, that number has more than doubled to 156 demolitions annually over the past three years. This increase is helping stabilize neighborhoods and create opportunities for new development.

DEMOLITIONS

ABANDONED PROPERTY DEMOLITIONS



286

Total properties
demolished



82

Demolitions in
2022

92

Demolitions in
2023

112

Demolitions in
2024

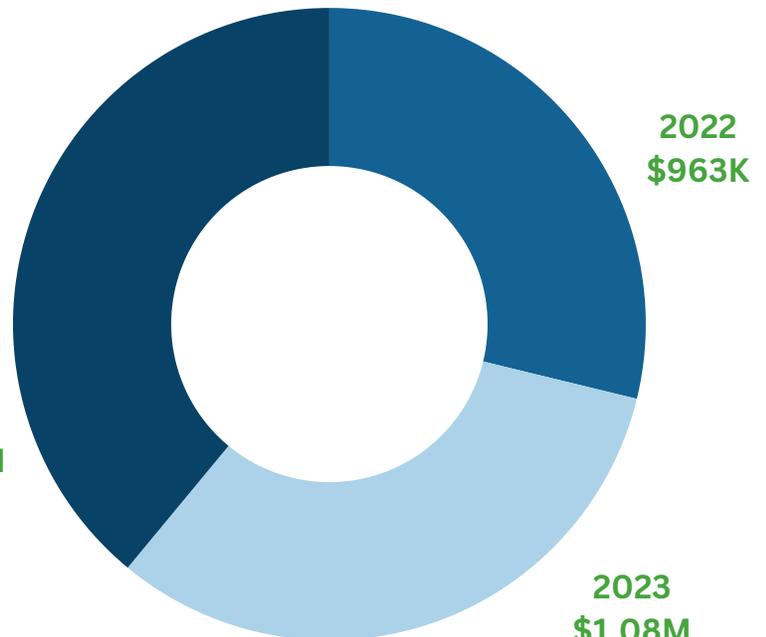
FUNDING OVERVIEW



\$3.35M

spent on
demolitions
since 2022

2024
\$1.30M





City of Peoria Land Bank

ARPA PROJECTS

ABANDONED & BLIGHTED PROPERTIES

From 2022 to 2024, the City of Peoria Land Bank used ARPA funds to target demolitions in areas with dense blight. The strategy aimed to create a catalyst for large-scale future development opportunities, paving the way for impactful redevelopment.

182

First District
demolitions

43

Second District
demolitions

61

Third District
demolitions



725 E LaSalle St was an abandoned and deteriorated structure acquired and demolished by the Peoria Land Bank in 2022. This was part of an effort to address nearby blighted properties at 727 and 729 E LaSalle St and create three buildable lots.

719 E LaSalle St was another unsafe property on the same blighted block that was deemed unfit for habitation in May 2022 due to extensive water damage. The property was demolished in February 2023 as part of ongoing efforts to address blight in the area.



940 S Shelley St was acquired and demolished by the Peoria Land Bank in 2022. In December 2024, the vacant lot was included in a transfer of 22 properties for the Churchview Gardens project.



City of Peoria Land Bank

AFFORDABLE HOUSING
DEVELOPMENT

VACANT LOTS TO AFFORDABLE HOUSING

FORMER MCKINLEY SCHOOL TO QUALITY, AFFORDABLE HOUSING

In 2022, the City of Peoria acquired the former McKinley School building. The long-neglected and dangerous structure was demolished in 2023.

The land is being held for large-scale development and will be used by Habitat for Humanity to create affordable housing opportunities.



VACANT LOTS REPURPOSED FOR CHURCHVIEW GARDENS PROJECT

ARPA funds were used to demolish properties included in a larger transfer for the Churchview Gardens affordable housing project.

This initiative aims to build 47 units across seven buildings near St. Ann's Catholic Church and the OSF Garden of Hope.

