



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: January 23, 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 Now Hiring for Next Cohort

PeoriaCorps is 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

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 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](#).

Peoria Fire Department Drone Team Completes Quarterly Training

On Saturday, January 18, the Peoria Fire Department Drone Team met for its quarterly training.

With the new advancements and upgrades to the computer screen, the drone is able to use an aerial perspective for different kinds of emergencies, including fires, hazardous materials, heat signatures for missing person reports, technical rescue for high-angle and trench rescues. In order to become a licensed drone operator, one must pass the Unmanned Aircraft General test online and renew every 24 months.



Peoria Fire Department to Participate in Community Risk Reduction Week February 20-26

The week of February 20 through February 26 has been deemed Community Risk Reduction week by Vision 20/20. The week's focus is to raise awareness in communities about Community Risk Reduction (CRR) and how to make each community safer through data-driven efforts to identify and prioritize risks and reduce the chance of reoccurrence. By partnering with emergency responders, the goal is to build healthy, safe, and resilient communities and anyone can participate.



Eight Peoria Firefighters Complete Company Officer Training

Eight firefighters from the Peoria Fire Department completed their first Company Fire Officer class at the Peoria Fire Academy on January 14. The program includes 120 hours of discussion and scenario-based learning to be a Captain. The group learned to size up emergency situations, how to train personnel and deal with personnel issues such as morale, injury, accidents, and other general problems.

Peoria Police Department – Aaron Watkins Promoted to Sergeant

On Friday, January 17, Sgt. Aaron Watkins was promoted to his new rank at the Peoria Police Department Headquarters in front of his family, friends, and fellow officers.



Peoria Public Schools – Introducing New, User-Friendly Bus Tracker App, “BusQuest”

I am excited to share that Peoria Public Schools will be transitioning to a new, user-friendly bus tracker app called “BusQuest” to better serve our families and improve the way parents manage student transportation. The Versatrans "MyStop" app will be shut down on February 10.

Some of the key features of the app include:

- **Real-Time Bus Tracking:** View your student’s bus route for both morning and afternoon pick-ups.

Issues Update
Jan. 23, 2025

- **Scheduled Pick-Up Times:** Access accurate and up-to-date pick-up times for your student's bus.
- **Bus Arrival Alerts:** Receive notifications as the bus nears your student's scheduled stop.
- **Multiple Student Profiles:** Add multiple students to a single login, making it easy to track all your children's bus routes.

To get started, please download the BusQuest app from the Google Play Store or the Apple App Store. Once installed, search for PPS District 150, and log in using the username associated with your email address on file in Skyward.

At Peoria Public Schools, we are committed to providing tools to support our students and families. The transition to BusQuest will make managing bus transportation easier, more efficient, and more transparent.

Should you have any questions or need help with the app, please contact the Transportation Department at 309-693-4418 or visit our website: www.peoriapublicschools.org/o/pps/page/school-bus-links for more resources

With gratitude,



Dr. Sharon Desmoulin-Kherat, Ed.D

Code Docket

- See attached

Community Development Weekly Report

- See attached

Housing Docket

- See attached

Planning and Zoning Agenda

- See attached

| Inspector | Docket No. | Property Owner(s) | Property Address |
|-----------|-------------|--|-----------------------|
| AA | 24-CV-27432 | RENT PEORIA HOMES LLC | 1014 W HURLBURT ST |
| AA | 24-CV-27433 | AGUSTIN PEREZ HERMIDA VEGA DE PEREZ | 1308 S GREENLAWN AVE |
| AA | 24-CV-27435 | DXA ENTERPRISES LLC | 1307 S BLAINE ST |
| AA | 24-CV-27436 | HERROD DYNASTY LLC | 2001 SW JEFFERSON AVE |
| AA | 24-CV-27521 | DAYSHONNAH LOVEJOY | 1032 S WARREN ST |
| AA | 24-CV-27523 | SERAFIN LOPEZ | 1713 W GARDEN ST |
| AA | 24-CV-27533 | LINDA SIMONS | 1319 W BUTLER ST |
| AA | 24-CV-27534 | JAJA TRANSPORTATION SERVICES LLC | 1426 W GARDEN ST |
| AA | 24-CV-27536 | JAJA TRANSPORTATION SERVICES LLC | 1426 W GARDEN ST |
| AA | 24-CV-27537 | DEJUAN SIMMONS | 313 S WARREN ST |
| AA | 24-CV-27538 | TIMOTHY WOODS | 2814 SW JEFFERSON AVE |
| AA | 24-CV-27539 | TIMOTHY WOODS | 2818 SW JEFFERSON AVE |
| AA | 24-CV-27540 | BRIAN NIXON CORETTA NIXON ROBERT NIXON GLORIA SMITH BRENDA ROGERS CARISSA NIXON | 1008 W MILLMAN ST |
| AA | 24-CV-27541 | DAVID ROSS DONALD ROSS CONRAD PIERSON JR | 1028 S WESTERN AVE |
| AA | 24-CV-27542 | NEAL FLORENCE ESTATE | 132 N WEBSTER ST |
| AA | 24-CV-27543 | MANSA GROUP LLC | 1128 W FOURTH ST |
| AA | 24-CV-27544 | RAMONIA CLAYBON HARRELL | 1118 W FOURTH ST |
| AW | 24-CV-27458 | ERIC FRY | 1212 NE MADISON AVE |
| AW | 24-CV-27526 | PEORIA PORTFOLIO I-IV APARTMENTS LP | 707 NE MADISON AVE |
| AW | 24-CV-27559 | ISAIAH GUERRERO | 523 HAUNGS AVE |
| BE | 24-CV-27438 | SERGIO BANDA | 401 W WILLCOX AVE |
| BE | 24-CV-27439 | SERGIO BANDA | 401 W WILLCOX AVE |
| BE | 24-CV-27440 | SERGIO BANDA | 401 W WILLCOX AVE |
| BE | 24-CV-27483 | MISTY WYMAN | 2204 N FLORA AVE |
| BE | 24-CV-27507 | SERGIO BANDA | 401 W WILLCOX AVE |
| BE | 24-CV-27550 | MISTY WYMAN | 2204 N FLORA AVE |
| DF | 24-CV-27462 | DXA ENTERPRISES LLC | 1618 N PEORIA AVE |
| DF | 24-CV-27467 | BENTAL MANAGEMENT LLC | 916 E NEBRASKA AVE |
| DF | 24-CV-27469 | AJAY BAROT | 1617 N INDIANA AVE |
| DF | 24-CV-27525 | HAROLD HARPER DEMETRA HARPER | 728 E BEL AIRE CT |
| DF | 24-CV-27554 | B CUBED INVESTMENTS LLC | 2008 N INDIANA AVE |
| DF | 24-CV-27555 | EDITH MORRIS JERRY MORRIS | 2111 N ATLANTIC AVE |
| DF | 24-CV-27556 | HRISHI KANTH EMPIRE PARTNERS LLC | 500 E FRYE AVE |

| Inspector | Docket No. | Property Owner(s) | Property Address |
|-----------|-------------|--|---------------------------------|
| DF | 24-CV-27557 | HRISHI KANTH EMPIRE PARTNERS LLC | 500 E FRYE AVE |
| DM | 24-CV-27191 | TONYIA ALLENDER | 2006 W RICHWOODS BLVD |
| DM | 24-CV-27495 | SANANY PROPERTIES LLC | 3116 N STERLING AVE |
| DM | 24-CV-27499 | TODD COURTWAY | 3623 N GALE AVE |
| DM | 24-CV-27500 | DEREK SLATER | 3005 W WESTPORT RD |
| DM | 24-CV-27553 | CHRIS WADE | 3633 W RICHWOODS BLVD |
| DM | 24-CV-27560 | ROSALYN T TOOMBS LIVING TRUST C/O ROSALYN T TOOMBS TRUSTEE | 2814 W KANSAS ST |
| DM | 24-CV-27561 | MATTHEW PALUSKA | 3114 N ELMCROFT TERR |
| DM | 24-CV-27562 | ANADA MEKA | 2228 W WESTPORT RD |
| DM | 24-CV-27563 | KELLI MARTIN JAMES BULLOCK | 3123 N GALE AVE |
| DS | 24-CV-27545 | LE CHARIOT INC | 1216 N NORTH ST |
| DS | 24-CV-27546 | SIREESHA PRASHANTH LLC | 501 N GLENWOOD AVE |
| DS | 24-CV-27547 | SRI TASK PROPERTIES LLC | 1816 W CALLENDER AVE |
| JS | 24-CV-27456 | M & M PROPERTIES PLUS LLC | 722 E MAYWOOD AVE |
| JS | 24-CV-27461 | IGNACIO ARREGUIN | 514 E MAYWOOD AVE |
| JS | 24-CV-27465 | CARLOS HERNAN BEJARANO MUNOZ JOSE DIAZ | 516 E MAYWOOD AVE |
| JS | 24-CV-27471 | DEBORAH FRANKLIN WAKEELAH ROSS | 314 N WESTERN AVE |
| JS | 24-CV-27472 | WAKEELAH ROSS | 314 N WESTERN AVE |
| JS | 24-CV-27473 | LINDA RAYDON | 1812 W MARTIN LUTHER KING JR DR |
| JS | 24-CV-27490 | TREMAYNE BRANCH | 1801 W WIDENHAM ST |
| JS | 24-CV-27491 | SELBERN HOLDINGS LLC | 1310 NE MONROE ST |
| JS | 24-CV-27492 | SELBERN HOLDINGS LLC | 1310 NE MONROE ST |
| JS | 24-CV-27493 | ILHMZ LLC | 400 E THRUSH AVE |
| JS | 24-CV-27494 | ILHMZ LLC | 400 E THRUSH AVE |
| JS | 24-CV-27497 | LAKE FRONT HOLDINGS LLC | 2013 N ELLIS ST |
| JS | 24-CV-27498 | LAKE FRONT HOLDINGS LLC | 2013 N ELLIS ST |
| JS | 24-CV-27569 | THE SPOT COFFEE SHOP DAWSON UNLIMITED c/o KRYSTAL DAWSON | 9901 N KNOXVILLE AVE |
| JS | 24-CV-27570 | THE SPOT COFFEE SHOP DAWSON UNLIMITED c/o KRYSTAL DAWSON | 9901 N KNOXVILLE AVE |
| JS | 24-CV-27571 | THE SPOT COFFEE SHOP DAWSON UNLIMITED c/o KRYSTAL DAWSON | 9901 N KNOXVILLE AVE |
| JS | 24-CV-27572 | THE SPOT COFFEE SHOP DAWSON UNLIMITED c/o KRYSTAL DAWSON | 9901 N KNOXVILLE AVE |
| JS | 24-CV-27573 | PANCHERO'S MEXICAN GRILL LITTLE LLAMA LLC JANE E. OHAVER, P.C. | 7528 N GRAND PRAIRIE DR |
| JS | 24-CV-27576 | PANCHERO'S MEXICAN GRILL LITTLE LLAMA LLC JANE E. OHAVER, P.C. | 7528 N GRAND PRAIRIE DR |

| Inspector | Docket No. | Property Owner(s) | Property Address |
|-----------|-------------|--|----------------------|
| JS | 24-CV-27579 | TACOS & THAI LLC LAURA LYTLE | 419 FULTON ST |
| JS | 24-CV-27580 | TACOS & THAI LLC LAURA LYTLE | 419 FULTON |
| JS | 24-CV-27583 | PABLO'S ICE CREAM HOUSE PABLO'S ICE CREAM HOUSE LLC c/o LUIS DELGADO | 724 E FRYE AVE |
| JS | 24-CV-27584 | PABLO'S ICE CREAM HOUSE PABLO'S ICE CREAM HOUSE LLC c/o LUIS DELGADO | 724 E FRYE AVE |
| JS | 24-CV-27585 | PABLO'S ICE CREAM HOUSE PABLO'S ICE CREAM HOUSE LLC c/o LUIS DELGADO | 724 E FRYE AVE |
| JS | 24-CV-27586 | PABLO'S ICE CREAM HOUSE PABLO'S ICE CREAM HOUSE LLC c/o LUIS DELGADO | 724 E FRYE AVE |
| JS | 24-CV-27587 | HOKKAIDO c/o HAU HING POON WEI MIN ZHAO HANG DONG MAN YING CHENG | 3311 N UNIVERSITY ST |
| JS | 24-CV-27588 | HOKKAIDO c/o HAU HING POON WEI MIN ZHAO HANG DONG MAN YING CHENG | 3311 N UNIVERSITY ST |
| JS | 24-CV-27589 | HOKKAIDO c/o HAU HING POON WEI MIN ZHAO HANG DONG MAN YING CHENG | 3311 N UNIVERSITY ST |
| JS | 24-CV-27590 | HOKKAIDO c/o HAU HING POON WEI MIN ZHAO HANG DONG MAN YING CHENG | 3311 N UNIVERSITY ST |
| JS | 24-CV-27593 | CODY'S CASTLE c/o DAWNA CODY | 1100 S GREENLAWN AVE |
| JS | 24-CV-27594 | CODY'S CASTLE c/o DAWNA CODY | 1100 S GREENLAWN AVE |
| JS | 24-CV-27595 | CODY'S CASTLE c/o DAWNA CODY | 1100 S GREENLAWN AVE |
| JS | 24-CV-27596 | CODY'S CASTLE c/o DAWNA CODY | 1100 S GREENLAWN AVE |
| JS | 24-CV-27597 | PETER H CLARK ELKS LODGE #483 IBOPE OF W C/O THOMAS BROADWAY | 1101 SW JEFFERSON ST |
| JS | 24-CV-27598 | PETER H CLARK ELKS LODGE #483 IBOPE OF W C/O THOMAS BROADWAY | 1101 SW JEFFERSON ST |
| JS | 24-CV-27599 | CAFE SANTA ROSA AT DISTILLERY LABS DOUGLAS CRUITT JEREMY HEIPLE | 201 SW ADAMS ST |
| JS | 24-CV-27600 | CAFE SANTA ROSA AT DISTILLERY LABS DOUGLAS CRUITT JEREMY HEIPLE | 201 SW ADAMS ST |
| JS | 24-CV-27601 | CAFE SANTA ROSA AT DISTILLERY LABS DOUGLAS CRUITT JEREMY HEIPLE | 201 SW ADAMS ST |

| Inspector | Docket No. | Property Owner(s) | Property Address |
|-----------|-------------|---|----------------------|
| JS | 24-CV-27602 | CAFE SANTA ROSA AT DISTILLERY LABS DOUGLAS CRUITT JEREMY HEIPLE | 201 SW ADAMS ST |
| KW | 24-CV-27138 | WESLEY HENRY | 1201 NE MADISON AVE |
| KW | 24-CV-27468 | VERNOR WARR III SABRIENA MARLIERE | 5815 N ROSEMEAD DR |
| KW | 24-CV-27470 | JOSHUA LOVELESS | 2605 N PROSPECT RD |
| MH | 24-CV-27443 | BRIAN RAMAGE | 1218 W THRUSH AVE |
| MH | 24-CV-27444 | JAMIEL SHELTON | 1812 N GALE AVE |
| MH | 24-CV-27484 | ELIZABETH TAYLOR | 1603 W GILBERT AVE |
| MH | 24-CV-27485 | KELLY MOORE SHARP PROPERTY GROUP LLC C/O DION SHARP | 908 W GIFT AVE |
| MH | 24-CV-27486 | ACE SECURITIES CORP HOME EQUITY LOAN | 1017 W VIRGINIA AVE |
| MH | 24-CV-27488 | MERCI PETERSEN | 3003 N SHERIDAN RD |
| MH | 24-CV-27510 | HERR PROPERTY MANAGEMENT LLC | 1906 N BROADWAY ST |
| MH | 24-CV-27511 | BRIAN RAMAGE | 1218 W THRUSH AVE |
| MH | 24-CV-27512 | ELIZABETH TAYLOR | 1603 W GILBERT AVE |
| MH | 24-CV-27514 | CATHERINE RYAN | 1220 W VIRGINIA AVE |
| MH | 24-CV-27515 | CATHERINE RYAN | 1220 W VIRGINIA AVE |
| MH | 24-CV-27565 | MADISON KINGLSEY | 2230 N UNIVERSITY ST |
| RF | 24-CV-27434 | MARIA URIOSTEGUI ANDRES OCHOA | 2801 W LATROBE ST |
| RF | 24-CV-27441 | ADVANTAGE DYNAMICS LLC | 1712 S GRISWOLD ST |
| RF | 24-CV-27445 | RIVER RESIDENTIAL LLC | 2405 W GARDEN ST |
| RF | 24-CV-27446 | B CUBED INVESTMENTS LLC | 2001 W ANTOINETTE ST |
| RF | 24-CV-27447 | LISA NETTERVILLE | 1915 W HUMBOLDT ST |
| RF | 24-CV-27448 | WALTER DEEMIE | 2301 W GARDEN ST |
| RF | 24-CV-27450 | SHIRLEY SECRETAN JAMES SECRETAN | 2126 W WISWALL ST |
| RF | 24-CV-27451 | EQUITY & HELP INC TRUSTEE | 2124 W WISWALL ST |
| RF | 24-CV-27452 | DONALD GIBBS SR | 2319 W WISWALL ST |
| RF | 24-CV-27455 | EQUITY & HELP INC TRUSTEE | 2727 W LINCOLN AVE |
| RF | 24-CV-27474 | KIERA JEUITT | 2311 W MALONE AVE |
| RF | 24-CV-27475 | BOBBI BLAYLOCK | 2309 W MALONE AVE |
| RF | 24-CV-27476 | GLORIA ROGERS | 2313 W MALONE AVE |
| RF | 24-CV-27477 | FIRST WALL STREET REALTY PARTNERS LLC | 2703 W MARQUETTE ST |
| RF | 24-CV-27478 | RAQUETTA MORRIS | 2413 W MARQUETTE ST |
| RF | 24-CV-27479 | JANET MORRIS | 2125 W ANN ST |
| RF | 24-CV-27480 | SHAHEEN AL-SAFRAN | 2215 W ANN ST |
| RF | 24-CV-27481 | B CUBED INVESTMENTS LLC | 2112 W LINCOLN AVE |
| RF | 24-CV-27489 | OSCAR MORENO | 2329 W MARQUETTE ST |
| RF | 24-CV-27502 | SHIRLEY BAUMAN LUTHER BAUMAN TARA BAUMAN | 2113 W MALONE AVE |

| <u>Inspector</u> | <u>Docket No.</u> | <u>Property Owner(s)</u> | <u>Property Address</u> |
|------------------|-------------------|---|-------------------------|
| RF | 24-CV-27506 | ELLOS SCOTT | 2322 W KRAUSE AVE |
| RF | 24-CV-27509 | WILLIAM O'NEAL | 2412 W LINCOLN AVE |
| RF | 24-CV-27519 | BOBBI BLAYLOCK | 2309 W MALONE AVE |
| RF | 24-CV-27520 | GLORIA ROGERS | 2313 W MALONE AVE |
| RF | 24-CV-27527 | JR HOLDINGS 2022 LLC | 2330 W ANTOINETTE ST |
| RF | 24-CV-27529 | JARVIS WOFFARD | 2913 W STARR ST |
| RF | 24-CV-27530 | RAYMOND COLLINS | 2907 W STARR ST |
| RF | 24-CV-27531 | BARBARA SCOTT RANDAL FREEMAN | 2905 W STARR ST |
| RF | 24-CV-27532 | CARDER FORREST | 2920 W MALONE ST |
| RF | 24-CV-27535 | ESTELA CRUZ MENDOZA JOSE CAMPOS SAUCEDO | 1612 S ARAGO ST |
| RF | 24-CV-27548 | SHANNON SYKES BRIAN SACKMAN | 2412 W HOWETT ST |
| RF | 24-CV-27574 | LUCY ESPARZA | 1604 S WESTMORELAND AVE |
| RF | 24-CV-27575 | JOSE ARRIOLA | 1800 S ARAGO ST |
| RF | 24-CV-27577 | CLEAR VISION LLC | 2621 W MALONE ST |
| RF | 24-CV-27578 | JOHN & JERRY WALTZ | 2709 W MALONE ST |
| SD | 24-CV-26835 | HILLCREST APARTMENTS IL LLC C/O SRG LIVING INC | 6807 N TERRA VISTA DR |
| SD | 24-CV-27504 | MARIA SERRANO | 1610 W HOWETT ST |
| SD | 24-CV-27505 | MARIA SERRANO | 1606 W HOWETT ST |

Attorneys must enter their appearance in a case to represent a client before the hearing officer.

WEEKLY DEVELOPMENT ACTIVITY REPORT

CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

Date: 01/16/2025 - 01/22/2025

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 | - | 3 |
| Development Center Permits Issued | 39 | 121 |
| Total Value of Development | \$245,274 | \$14,186,928 |

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-000104-2025 | 2105 W Northmoor Rd | Commercial Construction | New Fire Station – Peoria FD | 4 | JR |
| COM-000113-2025 | 1301 S Western Ave | Commercial Alteration | Ext. Alt. – Peoria Central Church of God | 1 | JN |
| COM-000098-2025 | 8917 N Allen Rd | Commercial Alteration | Int. Alt. – Retail Tenants | 5 | NM |
| COM-000121-2025 | 135 NE Randolph Ave Blvd | Commercial Alteration | Int. Alt. – Trinity Lutheran Church | 2 | KW |
| COM-000112-2025 | 2307 NE Adams St | Commercial Construction | New Construction - Komatsu | 3 | KW |
| PZ-000026-2025 | 313 Warren St | Planning and Zoning Commission | Rezoning from CN to CG | 1 | JN |

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-000097-2025 | 1800 N Knoxville Ave | Permanent Sign | Wall Sign – Nyros Gyros | 3 | JR |
| SIGN-000095-2025 | 9102 N Industrial Rd | Permanent Sign | Wall Signs – Alpha Storm | 5 | NM |
| SIGN-000131-2025 | 6800 N Knoxville Ave | Permanent Sign | Wall Signs – Bond Aesthetics and Medspa | 5 | NM |
| SIGN-000096-2025 | 9016 N Allen Rd | Permanent Sign | Wall Sign – Associates in Dentistry | 5 | NM |

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> |

| 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 | REVIEW |
| AA | NO | LEVI CHABLE DE LA CRUZ | 24-HC-693 | 118742-2024 | 1925 W ANN ST | REVIEW |
| AA | C | INFINITY PROPERTIES GROUP LLC | 24-HC-797 | 120710-2024 | 2315 W ANN ST | REVIEW |
| AA | OO | CARL HILL | 25-HC-030 | 121330-2024 | 2432 W ANTOINETTE ST | REVIEW |
| AA | C | PEORIA PROPERTIES 2020 LLC | 25-HC-020 | 121524-2024 | 2800 W ANTOINETTE ST | REVIEW |
| AA | C | LANDMARK APARTMENTS ASSOCIATES | 25-HC-043 | 121771-2024 | 525 W DR MARTIN LUTHER KING JR DR, | REVIEW |
| AA | C | PHOENIX PROPERTIES INC | 23-HC-254 | 027801-2023 | 1109 S GREENLAWN AVE | REVIEW |
| AA | C | PERENNIAL QUARTERS LLC | 24-HC-337 | 109964-2024 | 1604 S GRISWOLD ST | REVIEW |
| AA | C | LANDMARK APARTMENTS ASSOCIATES | 24-HC-700 | 117834-2024 | 715 N HIGHTOWER ST, UNIT 3A | REVIEW |
| AA | C | LANDMARK APARTMENTS ASSOCIATES | 24-HC-795 | 120502-2024 | 521 W HILLYER PL, UNIT 1 | REVIEW |
| AA | C | LANDMARK APARTMENTS ASSOCIATES | 25-HC-037 | 121683-2024 | 609 W HILLYER PL, UNIT 7 | REVIEW |
| AA | C | LANDMARK APARTMENTS ASSOCIATES | 25-HC-038 | 121696-2024 | 527 W HILLYER PL, UNIT 8 | REVIEW |
| AA | NO | WILLIE MURRY | 24-HC-726 | 119544-2024 | 2503 W HOWETT ST | REVIEW |
| AA | NO | KENNETH NGWA | 24-HC-323 | 109906-2024 | 1803 W HOWETT ST | REVIEW |
| AA | C | RENT PEORIA HOMES LLC | 24-HC-805 | 120899-2024 | 1014 W HURLBURT ST | REVIEW |
| AA | C | EDWIN MISIGARO MARANATHA FELLOWSHIP CENTER | 24-HC-025 | 091982-2023 | 3031 W LATROBE ST | REVIEW |
| AA | C | EQUITY & HELP INC TRUST | 24-HC-598 | 116367-2024 | 2727 W LINCOLN AVE | REVIEW |
| AA | C | GLEN OAKS LP | 25-HC-051 | 121957-2024 | 916 MAIN ST, #506 | REVIEW |
| AA | NO | KENNETH NGWA | 24-HC-356 | 110078-2024 | 2522 W MALONE ST | REVIEW |
| AA | C | BELLA IL INC | 24-HC-796 | 120632-2024 | 2713 W MALONE ST | REVIEW |
| AA | NO | KENNETH NGWA | 24-HC-341 | 109971-2024 | 2424 W MARQUETTE ST | REVIEW |
| AA | NO | CHARLES FOSTER | 24-HC-480 | 113527-2024 | 3024 W MEIDROTH ST | REVIEW |
| AA | C | B CUBED INVESTMENTS LLC | 24-HC-718 | 119200-2024 | 805 S SHELLEY ST | REVIEW |
| AA | NO | KENNETH NGWA | 24-HC-335 | 109962-2024 | 1922 S STANLEY ST | REVIEW |
| AA | NO | KENNETH NGWA | 24-HC-351 | 110031-2024 | 806 S SUMNER AVE | REVIEW |
| AA | C | GREENWOOD APARTMENTS 22 LLC | 25-HC-046 | 121926-2024 | 123 N VILLAGE GREEN CT | REVIEW |
| AA | C | YOUNG HOMES & SERVICES LLC | 24-HC-798 | 120712-2024 | 1712 S WESTMORELAND AVE | REVIEW |
| AA | C | MCCLURE CAPITAL PARTNERS LLC | 24-HC-372 | 110592-2024 | 1419 S WESTMORELAND AVE | REVIEW |
| AA | C | LINCOLN TERRACE ASSOCIATES LP | 25-HC-031 | 121361-2024 | 2838 W WISWALL CT | REVIEW |
| | | | | | | |
| AW | NO | GUSTATVO CARACHURI | 24-HC-367 | 110298-2024 | 3423 NE ADAMS ST | REVIEW |
| AW | NO | GARY L WEBER | 24-HC-439 | 112413-2024 | 714 EUREKA ST | REVIEW |
| AW | C | LADYBUG REALTY LLC | 24-HC-509 | 114149-2024 | 611 GREEN ST | REVIEW |
| AW | C | PROPERTIES A A LLC | 24-HC-416 | 111825-2024 | 1600 NE MADISON AVE | REVIEW |
| AW | OO | LOREN EVATT | 24-HC-752 | 120132-2024 | 1003 NE MADISON AVE | REVIEW |
| AW | NO | ANTOINIO UBIETA | 25-HC-036 | 121650-2024 | 1802 NE MADISON AVE | REVIEW |
| AW | NO | JEFFREY A PIERCE | 24-HC-431 | 112169-2024 | 1121 NE MADISON AVE | REVIEW |
| AW | C | EQUITY AND HELP INC | 24-HC-445 | 112531-2024 | 2216 NE MONROE ST | REVIEW |
| AW | C | B CUBED INVESTMENTS LLC | 24-HC-613 | 116671-2024 | 1708 NE MONROE ST | REVIEW |
| AW | C | B CUBED INVESTMENTS LLC | 24-HC-614 | 116673-2024 | 1005 NE MONROE ST | REVIEW |

| | | | | | | |
|----|----|------------------------------------|-----------|-------------|-----------------------------|--------|
| AW | NO | JOHN KING | 24-HC-537 | 114897-2024 | 411 MORGAN ST | REVIEW |
| AW | NO | OSCAR SILVA | 25-HC-045 | 121909-2024 | 705 MORTON ST | REVIEW |
| AW | OO | LOUIS BROWN | 23-HC-762 | 089730-2023 | 630 PARK AVE | REVIEW |
| AW | C | B CUBED INVESTMENTS LLC | 24-HC-734 | 119745-2024 | 1505 NE PERRY AVE | REVIEW |
| AW | C | WALO PROPERTIES INC | 24-HC-531 | 114816-2024 | 1416 NE PERRY AVE | REVIEW |
| AW | C | B CUBED INVESTMENTS LLC | 24-HC-723 | 095979-2024 | 405 PHELPS ST | REVIEW |
| AW | OO | KEITH MINOR | 24-HC-542 | 115135-2024 | 521 PHELPS ST | REVIEW |
| AW | NO | LETICIA VICENTE | 24-HC-820 | 121133-2024 | 2117 N PROSPECT RD | REVIEW |
| AW | C | B CUBED INVESTMENTS LLC | 24-HC-611 | 116591-2024 | 237 NE ROCK ISLAND AVE | REVIEW |
| AW | OO | JAMES P MOHR | 24-HC-616 | 116848-2024 | 541 TRACY ST | REVIEW |
| AW | C | EQUITY & HELP INC TRUST | 24-HC-557 | 115827-2024 | 104 VAN BUREN ST | REVIEW |
| AW | C | B CUBED INVESTMENTS LLC | 24-HC-622 | 116902-2024 | 705 VORIS ST | REVIEW |
| | | | | | | |
| DF | NO | JUAN VEGA RETEGUIN | 24-HC-724 | 109896-2024 | 1607 N BIGELOW ST | REVIEW |
| DF | NO | HOLLY LOEZA | 25-HC-052 | 121928-2024 | 2008 N CALIFORNIA AVE | REVIEW |
| DF | C | PHOENIX PROPERTIES INC | 24-HC-456 | 112661-2024 | 510 E ILLINOIS AVE | REVIEW |
| DF | OO | MELVIN WREN | 25-HC-044 | 121830-2024 | 1913 N MISSOURI AVE | REVIEW |
| DF | C | B CUBED INVESTMENTS LLC | 24-HC-804 | 120882-2024 | 1612 N NORTH ST | REVIEW |
| DF | NO | GEORGE MANIAS | 24-HC-262 | 105632-2024 | 2000 N PEORIA AVE | REVIEW |
| DF | C | ZEEBOORIS LLC | 25-HC-040 | 121786-2024 | 1111 E REPUBLIC ST | REVIEW |
| DF | OO | JOHN MARSHALL | 24-HC-030 | 093431-2023 | 911 E REPUBLIC ST | REVIEW |
| DF | C | PHOENIX PROPERTIES INC | 22-HC-871 | 017705-2022 | 1825 N WISCONSIN AVE | REVIEW |
| | | | | | | |
| DS | NO | PAUL BASSO | 24-HC-810 | 120968-2024 | 1905 N ASHLEY CT | REVIEW |
| DS | C | ST STEPHEN PROTOMARTYR PROJECT INC | 24-HC-112 | 098666-2024 | 3432 W BASKIN RDG | REVIEW |
| DS | NO | IBRAHIM GHANTOUS | 25-HC-035 | 121646-2024 | 1808 W BRADLEY AVE | REVIEW |
| DS | NO | NICHOLAS RICHEY | 24-HC-207 | 101951-2024 | 3617 N FINNELL AVE | REVIEW |
| DS | C | LADYBUG REALTY, LLC | 24-HC-777 | 120593-2024 | 1103 N FRINK ST | REVIEW |
| DS | OO | SILVIA GONZALEZ | 25-HC-041 | 121793-2024 | 1207 N FRINK ST | REVIEW |
| DS | NO | SAM K MACH | 24-HC-106 | 098289-2024 | 1106 N FRINK ST | REVIEW |
| DS | C | EQUITY & HELP INC TRUST | 24-HC-579 | 116099-2024 | 2051 N GALE AVE | REVIEW |
| DS | OO | BAXTER FITE III | 25-HC-050 | 121930-2024 | 3013 N GOLF DR | REVIEW |
| DS | C | PARKWOOD COMMONS LLC | 24-HC-559 | 115833-2024 | 1735 N GREAT OAK DR, UNIT 5 | REVIEW |
| DS | OO | DAKIN SHEARER | 25-HC-048 | 121929-2024 | 2142 W HARPER TER | REVIEW |
| DS | C | PARKWOOD COMMONS LLC | 24-HC-049 | 094179-2023 | 1819 N LEHMAN DR, #18 | REVIEW |
| DS | C | PARKWOOD COMMONS LLC | 23-HC-750 | 088720-2023 | 1819 N LEHMAN RD, #16 | REVIEW |
| DS | NO | TEWODROS NEGUSSE | 24-HC-108 | 098328-2024 | 1403 N MACHIN AVE | REVIEW |
| DS | OO | BRIAN CRAMER | 25-HC-033 | 121640-2024 | 1011 W NEBRASKA AVE | REVIEW |
| DS | C | CFS UNITED INC | 24-HC-491 | 113774-2024 | 719 W ST JAMES ST | REVIEW |
| DS | OO | SANDRA PEDREYRA | 24-HC-771 | 120585-2024 | 2809 N UNIVERSITY ST | REVIEW |
| DS | C | CIV PROPERTY HOLDINGS LLC | 25-HC-032 | 121627-2024 | 1710 N VALLEY AVE | REVIEW |
| DS | NO | MELISSA APPELL | 25-HC-049 | 121931-2024 | 3012 N VILLAGE DR | REVIEW |
| DS | OO | GRANT WALLENFANG | 25-HC-054 | 122049-2024 | 3321 N WESTERN AVE | REVIEW |

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|----|----|--|-----------|-------------|--------------------------------|------------------------|
| DS | NO | ROBERT MORRIS | 24-HC-818 | 121118-2024 | 1625 W WILLCOX AVE | REVIEW |
| DS | OO | TOONESSE WILLIAMS | 24-HC-817 | 121073-2024 | 3007 N WILSON DR | REVIEW |
| GF | C | H & A GROVE LLC | 25-HC-053 | 122046-2024 | 1700 W CANDLETREE DR, UNIT 102 | REVIEW |
| GF | C | H & A GROVE LLC | 25-HC-056 | 122058-2024 | 1602 W CANDLETREE DR, UNIT 203 | REVIEW |
| GF | C | H & A GROVE LLC | 24-HC-617 | 116871-2024 | 1417 W CANDLETREE DR, UNIT 305 | REVIEW |
| GF | OO | TIMOTHY WORLEY | 24-HC-815 | 121057-2024 | 3704 W CARMEL AVE | REVIEW |
| GF | NO | WARREN DANZ | 24-HC-339 | 109966-2024 | 4202 N GALENA RD | REVIEW |
| GF | NO | ROGER G MAY | 25-HC-042 | 121763-2024 | 5703 N HAMILTON RD | REVIEW |
| GF | C | JPC OAK WOODS LP | 25-HC-047 | 121912-2024 | 740 W JOAN CT | REVIEW |
| GF | OO | JUSTIN ALLEN | 25-HC-055 | 122052-2024 | 5405 N NOTTINGHAM PL | REVIEW |
| GF | C | LIFE'S PATH HOLDING LLC | 24-HC-814 | 121046-2024 | 231 E OAK CLIFF CT, UNIT 3 | REVIEW |
| GF | NO | RYAN & AUTUMN SMITH | 24-HC-585 | 116224-2024 | 11102 N OAKWOOD DR | REVIEW |
| GF | NO | BRIAN GAVLINSKI | 24-HC-561 | 115869-2024 | 5122 N RONALD RD | REVIEW |
| GF | NO | GOVIND SWAROOP | 24-HC-738 | 119753-2024 | 3820 N SHERIDAN KNOLLS CT | REVIEW |
| GF | NO | GOVIND SWAROOP | 24-HC-739 | 119754-2024 | 3812 N SHERIDAN KNOLLS CT | REVIEW |
| GF | C | H & A GROVE LLC | 24-HC-616 | 114723-2024 | 1700 W VIKING CT, UNIT 201 | REVIEW |
| GF | C | FFMLT TRUST 2006-FF4 MTG PASS-THROUGH CERTIFICATES | 25-HC-034 | 121645-2024 | 1113 W WESTWOOD DR | REVIEW |
| IG | C | HOUSE OF WORSHIP CHURCH | 24-HC-819 | 121121-2024 | 1321 W LINCOLN AVE | REVIEW |
| IG | C | B CUBED INVESTMENTS LLC | 24-HC-712 | 119496-2024 | 422 S WESTERN AVE | REVIEW |
| SD | NO | JASMINA VUKICH | 24-HC-670 | 118281-2024 | 207 E ARCHER AVE | REVIEW |
| SD | C | B CUBED INVESTMENTS LLC | 24-HC-593 | 116327-2024 | 1205 E CORRINGTON AVE | REVIEW |
| SD | C | EQUITY & HELP INC TRUST | 24-HC-160 | 100550-2024 | 417 E EMBERT PL | REVIEW |
| SD | C | B CUBED INVESTMENTS LLC | 24-HC-592 | 116322-2024 | 909 E GIFT AVE | REVIEW |
| SD | C | ERICKSON CAPITAL INVESTMENTS LLC | 24-HC-199 | 101821-2024 | 211 E MCCLURE AVE | PETITION FOR REHEARING |
| SD | OO | TIFFANY O'BRIEN | 25-HC-039 | 121748-2024 | 1200 E MELBOURNE AVE | REVIEW |
| SD | NO | IRAN L PELMORE | 24-HC-005 | 090600-2023 | 2405 N PEORIA AVE | REVIEW |
| SD | NO | LUZ MARIA CUAHUITZO | 24-HC-744 | 119864-2024 | 2412 N PEORIA AVE | REVIEW |
| SD | NO | JOSHUA LOVELESS | 24-HC-821 | 121134-2024 | 2605 N PROSPECT RD | REVIEW |
| SD | OO | JUSTIN MCGOWN | 24-HC-806 | 120928-2024 | 1425 E TRIPP AVE | REVIEW |
| SD | NO | GALDIS VELASQUEZ ABREGO | 24-HC-135 | 099597-2024 | 1021 E VIRGINIA AVE | REVIEW |
| SD | NO | SAMUEL L RISBY | 24-HC-669 | 118207-2024 | 500 E VIRGINIA AVE | REVIEW |
| SD | C | CMB REALTY SERVICES | 23-HC-691 | 066332-2023 | 724 E VIRGINIA AVE | PETITION FOR REHEARING |
| SD | NO | VIRGINIA MATOUSEK | 24-HC-807 | 120930-2024 | 1506 E WILSON AVE | REVIEW |
| SD | C | BCL PROPERTIES LLC, SERIES 7 | 24-HC-686 | 118615-2024 | 2917 N WISCONSIN AVE | REVIEW |

Attorneys must enter their appearance in a case to represent a client before the hearing officer



**PLANNING & ZONING COMMISSION
THURSDAY, FEBRUARY 6, 2025
CITY HALL, ROOM 400 – 1:00 P.M.**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF JANUARY 2, 2025 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 2171-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Arvind R Devanabanda of Vila Developments, LLC, to obtain a Special Use in a Class R3 (Single Family Residential) District for Transfer of Property of a Legal Non-Conforming Duplex, for the property located at 2510 W Newman Parkway (Parcel Identification No. 14-31-178-013), Peoria, IL (Council District 1)

CASE NO. PZ 3-2025 Hold a Public Hearing and forward a recommendation to City Council on the request of Nasr Altuhaif, on behalf of Jasco Holdings LLC, to obtain a Special Use in a Class C2 (Large Scale Commercial) District for a Class 2 Tobacco or Alternative Nicotine Product Sales Use for the property located at 1301 W Pioneer Parkway (Parcel Identification No. 14-05-378-001), Peoria, IL (Council District 5)

CASE NO. PZ 6-2025 Hold a Public Hearing and forward a recommendation to City Council on the request of David Akerele of SRP Capital LLC to rezone property from a Class C1 (General Commercial) District to a Class R7 (Multi-Family Residential) District for the property located at 6603 N Sheridan Road (Parcel Identification No. 14-17-227-004), Peoria, IL (Council District 5)

- 5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**
- 6. ADJOURNMENT**