



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: January 31, 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

<b>Household Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>Maximum Income</b>	\$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 Host Open House on Upcoming Project**

The city of Peoria and Habitat for Humanity Greater Peoria Area held an open house on January 23, from 6 p.m. to 7 p.m. at the George Washington Carver Community Center. Community members were invited to learn about new homeownership opportunities at the former McKinley School site.



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 was 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 Receives Two New Fire Engines**

The Peoria Fire Department has received two new fire engines: Engine 1, which covers downtown and runs out of Central Station, and Engine 3, which runs out of Station 3 and services Bradley University and the Uplands. Both machines have already hit the streets and are responding to calls. The addition to these machines is part of the Fleet Updating Plan for the PFD. The next machine in production is a new aerial truck with an expected delivery date of later this spring.



Issues Update  
Jan. 31, 2025

### Community Development Weekly Report

- See attached

# WEEKLY DEVELOPMENT ACTIVITY REPORT

## CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

**Date: 01/23/2025 - 01/29/2025**

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	6
Development Center Permits Issued	56	177
Total Value of Development	\$6,344,708	\$20,531,634

### 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
HPC-000029-2025	1500 NE Glen Oak Ave	Certificate of Appropriateness	Windows	3	KW
RES-000150-2025	3718-3716 W Eagle Point Dr	Residential Construction	New Duplex	5	NM
PZ-000029-2025	313 Warren St	Rezoning	Rezone CN to CG	1	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-000171-2025	8101 N Hale Ave	Permanent Sign	Wall Sign & Freestanding – Storage Rental of America	5	NM
SIGN-000176-2025	1115 SW Adams St	Permanent Sign	Wall Signs – OSF Outreach	1	JN

## WEEKLY DEVELOPMENT ACTIVITY REPORT CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

### 3. Certificates of Occupancy Issued

- **Certificates of Occupancy** are issued after the work authorized by a permit has been inspected and substantially meets all applicable codes and regulations.

Address	Type	Business Name	Council District
-	-	-	-

### 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
14-35-304-024	616 Haungs Ave	3	Judicial Deed
18-08-332-001	1418 W Smith St	1	Judicial Deed
18-19-153-012	2802 W Montana St	1	Judicial Deed
14-33-480-003	2012 N Indiana Ave	3	Judicial Deed
18-18-227-031	2125 W Ann St	1	Judicial Deed
18-05-228-027	1821 N Sheridan Rd	2	Judicial Deed

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

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
18-03-354-015	817 NE Jefferson Ave	3	City - Planned
18-03-177-006	1207 E Nebraska Ave	3	Private - Planned
14-33-480-003	2012 N Indiana Ave	3	City - 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
-	-	-	-

**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

**Nolan Meyer (NM)**  
*Urban Planner*  
494-8612

**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