



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager 

DATE: March 20, 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.

City of Peoria Seeking Artists for Public Art Initiative

The City of Peoria announced updates to the Banners and Boxes Beautification Program, making it easier than ever for local artists to showcase their work in public spaces. This initiative brings vibrant artwork to the downtown and warehouse districts, transforming electrical boxes and light pole banners into an outdoor gallery celebrating creativity and enriching the community.

The program will feature artwork from local artists on 15 electrical boxes and 100 banners. Artists may submit up to three pieces of art. Artists selected for the program will receive a \$500 honorarium for each piece selected. Artists who live in

Peoria or have a studio in the city are invited to apply. Applications are open through March 22, 2025, at 11:59 p.m., and can be accessed on the city's website.

“This initiative reflects Peoria’s commitment to making public art more accessible,” said Stacy Peterson, Strategic Communications Manager and Staff Liaison to the Public Arts Advisory Commission. “By simplifying the process, we’re ensuring that more artists have the opportunity to share their talent while enhancing the visual appeal of our public spaces.”



Peoria has long been recognized for its investment in public art, with sculptures, murals, and architectural designs shaping the city's cultural identity. The Banners and Boxes Beautification Program continues this legacy, turning everyday infrastructure into striking works of art.

How to Apply:

1. Visit the city's website to access the updated policy and online form.
2. Select whether you'd like your work featured on a banner or an electrical box.
3. Upload a high-resolution JPG of your artwork.

The program is funded through the American Rescue Plan Act. For more information and to apply, visit [the Banners and Boxes Beautification page](#) on the city's website.

City of Peoria Hosts Equity in Procurement Expo to Empower Minority Business Owners

The City of Peoria, in collaboration with the Peoria NAACP Peoria Branch, Illinois State Black Chamber of Commerce, Minority Development Business Center, Bradley Small Business Development Center, and other community organizations, is proud to host the Equity in Procurement Expo on March 27, 2025, at the Peoria Civic Center (Room 400) from 5 p.m. to 8 p.m.

This event is designed to connect minority business owners, entrepreneurs, and construction professionals with valuable resources, partnerships, and opportunities to thrive in government contracting.

"This event is about breaking down barriers and ensuring that minority and women-owned businesses have access to the tools, knowledge, and networks they need to compete and succeed," said Stacy Peterson, Strategic Communications Manager for the City of Peoria. "By fostering connections between business owners and key stakeholders, we are building a stronger, more inclusive economic landscape for our community."

Why Attend?

Participants will gain insights into government procurement, learn how to register with the City's [Minority and Women-Owned Business Registry \(PeAP\)](#), and engage with industry leaders through expert-led panel discussions on:



- Regulation & How to Register
- Finance & Banking
- Partnering with Prime Contractors
- Trades & Effective Bidding

Event Schedule:

- 5:00 p.m. – Vendor & Networking Session
- 5:45 p.m. – 6:30 p.m. – Breakout Panel 1
- 6:45 p.m. – 7:30 p.m. – Breakout Panel 2
- 7:30 p.m. – 8:00 p.m. – Closing Session

The Equity in Procurement Expo offers a unique opportunity for businesses to expand their networks, access contracting opportunities, and gain the knowledge needed to take their business to the next level.

The City of Peoria is committed to fostering economic growth, supporting small businesses, and ensuring equitable access to opportunities for all entrepreneurs in our community. Registration for the event is recommended. Please visit the [Equity in Procurement Expo webpage](#) for more information and to register.

Peoria Municipal Band Seeking New Instrumentalists, Vocalists for 2025 Season

The Peoria Municipal Band is seeking new instrumentalists and vocalists to perform during their 2025 summer season. Auditions will be conducted in early May.

Instrumentalists for the 2025 summer season are being sought as both full- and part-time members. Musicians must have graduated from high school and



possess strong sight-reading skills. The audition consists principally of scales and sight-reading.

Vocalists should be high school graduates and have experience in solo singing. Vocalists may perform literature from the classical repertoire, as well as that of the opera and musical theater.

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Auditions consist of two solo songs and the National Anthem by memory. To receive an application form and arrange an audition, contact [David Vroman via email](#).

The Peoria Municipal Band is one of the leading community performing ensembles, performing for thousands of people each summer at their concerts in the Warehouse District and in the Glen Oak Amphitheater.

Community Development – City Accepting Applications for 2025 Dumpster Program

The city of Peoria will be accepting applications for the 2025 Dumpster Program. The Dumpster Program provides registered neighborhood associations and homeowner associations with up to two dumpsters for neighborhood cleanup days.

Dumpsters are available starting on Saturday, April 12 through Saturday, November 1 from 8 a.m. – 12 p.m. at no cost to the neighborhoods. Applications are considered on a first come, first served basis. Neighborhoods must choose either a landscape dumpster or trash dumpster. There is a limit of one dumpster per cleanup.

For questions, please contact Lamia Doueihi, Associate Management Analyst at 309-494-8637 or [by email](#).

Community Development – Updates to East Village TIF Housing Program Expand Home Improvement Assistance

The East Village Growth Cell TIF Housing Program helps property owners in the East Bluff neighborhood to make improvements to the outside of their homes. This program offers matching grants for eligible projects, with specific guidelines for owner-occupied and non-owner-occupied properties.

Non-Owner-Occupied Homes

A 50% match is required for exterior projects, with the match amount capped at \$15,000 for a total project cost of up to \$30,000.

Owner-Occupied Homes

Households Earning Up to 80% AMI & 55 Years or Older

- No match required for exterior projects, up to \$30,000.
- Must live in the home for three years.

Households Earning Up to 120% AMI

- A 25% match is required for exterior projects, with the match amount capped at \$7,500 for a total project cost of up to \$30,000.
- Must live in the home for three years.

Households Over 120% AMI

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- A 50% match is required for exterior projects, with the match amount capped at \$15,000 for a total project cost of up to \$30,000.
- Must live in the home for three years.

To view a complete list of program and income requirements, please visit the [East Village Growth Cell TIF Housing Program](#) webpage.

For more information, please contact the Community Development Department [by email](#) or by calling 309-494-8600.

Community Development – Applications for the 2025 Neighborhood Mini Grant Program Open Until April 4

The Neighborhood Mini Grant Program provides neighborhood and homeowner associations funding for projects that improve neighborhoods and build community. First-time applicants may apply for up to \$5,000 and returning applicants may apply for up to \$2,500. Applicants must show proof of community support for their project. Projects must be completed, and all funds must be spent by Friday, December 12, 2025.

Eligible projects include:

- Security cameras
- Block parties
- Tree-plantings (non-fruit bearing) and landscaping
- Public space improvements such as benches, picnic tables, shelters, or pergolas
- Outreach
- Placemaking
- Public art

How To Apply

There are three ways to apply to the Neighborhood Mini Grant Program.

- Online: Visit the [Neighborhood Mini Grant](#) page
- Call: (309) 494-8600
- In-Person: Visit City Hall, 419 Fulton Street, Room 203, Peoria, IL 61602 (Monday-Friday, 8 a.m. – 12 p.m.)

The city of Peoria will accept applications for the Neighborhood Mini Grant Program from Monday, March 3 through Friday, April 4. Applications will be reviewed by city staff and funding decisions will be made in mid-April.

For more information, please contact Community Development Engagement Manager Kaylee Drea by [email](#) or by calling 309-494-8624.

Peoria Fire Department – Station 16 Rebuild Update

The demolition of Fire Station 16 was completed on March 3, setting the stage for the next step of the rebuilding process.

Station 16, which is located on Northmoor Road, was one of four stations to open in October 1967 and was the oldest existing station in the city. The 58-year-old building formerly housed Engine 16 and Truck 14. Construction is anticipated to be completed in approximately 18 months.



Peoria Fire Department Spring Recruit Class in Full Swing

Peoria Fire Training Academy is four weeks into the spring recruit class. The class features 23 recruits, including 18 participants from surrounding agencies and five Peoria Fire recruits. Recruits spend 12 intense weeks of learning how to be a professional firefighter. This includes live fire simulations, physical fitness regimens, and classroom learning to prepare recruits for life after the academy. Division Chief Tenley, with the help of Training Supervisors Ian Domenighini and Blaise Steffen, as well as Captain Matt Smith, are teaching the recruits essential hands-on tactics to become the best firefighters possible.

Peoria Public Works – Jefferson/Adams Conversion Project Update

Sidewalk work is progressing at the northwest corner of the SW Adams Street and N William Kumpf Boulevard intersection. Sidewalks near 500 SW Adams Street are closed, and pedestrians should use caution near this closure and cross the street at the next available intersection.

Sidewalk work will soon begin at the northeast corner of the SW Adams Street and N William Kumpf Boulevard intersection, as well as at the southeast corner of the SW Jefferson Avenue and Harrison Street intersection.

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 in those spots.

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.

Drivers should be mindful of workers in the area and watch for no parking areas. Extra caution should be exercised in the area.

Peoria Public Schools – Spring Break to Begin March 24; Graduation to be Held May 17

We are excited to announce that Spring Break will begin on March 24. Many students will be enjoying camp-like learning experiences with our community partners during this time. We wish all our students and teachers a restful and enjoyable break, and we hope everyone returns refreshed and ready for the home stretch as we finish the school year strong! Classes will resume on April 7, with KCSS and Valeska returning on April 14.

We also invite community organizations that offer summer activities for students to join us for our annual Parent University Block Party at Woodruff CTC on Tuesday, April 29. This is a fantastic opportunity to connect with families and share your summer activity programs! Organizations interested in participating can contact Lynne Fehr at lynne.fehr@psd150.org or call 309-282-1919.

Lastly, please mark your calendars for the 2025 graduation ceremonies. Due to renovation projects at each school, ceremonies will be held at the Peoria Civic Center on May 17 (PHS at 10 a.m., MHS at 1 p.m., and RHS at 4 p.m.). For more details, please visit our graduation information webpage [here](#). We look forward to celebrating with you!

With gratitude,



Dr. Sharon Desmoulin-Kherat, Ed.D

Issues Update
March 20, 2025

Code Docket

- See attached

Community Development Weekly Report

- See attached

Housing Docket

- See attached

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
AA	25-CV-28046	KAWON SMITH	809 S GREENLAWN AVE
AA	25-CV-28047	SOUTH BIMINI LLC	808 S GREENLAWN AVE
AA	25-CV-28049	RICKEY COLE	2405 W WISWALL ST
AA	25-CV-28072	MISSOURI SANDERS	1835 W SMITH ST
AA	25-CV-28073	ADRIANO BRAKEMAN	1808 W WIDENHAM ST
AA	25-CV-28074	ACRES INVESTMENTS LLC	1806 W WIDENHAM ST
AA	25-CV-28075	KANITA MCDONALD	1804 W WIDENHAM ST
AA	25-CV-28076	PHOENIX PROPERTIES INC	1815 W MARTIN ST
AA	25-CV-28123	MISS T PROPERTIES LLC	1030 S SHELLEY ST
AA	25-CV-28124	JAMES CARRIGAN	1017 S BROWN ST
AA	25-CV-28125	OKPARA II LP	1018 S HICKORY ST
AA	25-CV-28126	FEDERICO NICOLAS JUAN VARELA	1214 W GEORGE ST
AA	25-CV-28127	B CUBED INVESTMENTS LLC	428 S WESTERN AVE
BE	25-CV-28050	MISTY WYMAN	2204 N FLORA AVE
BE	25-CV-28122	MISTY WYMAN	2204 N FLORA AVE
BE	25-CV-28142	HANDYMAN AT HOME NFP	2022 W GARDEN ST
BE	25-CV-28143	B CUBED INVESTMENTS LLC	2110 W GARDEN ST
DM	25-CV-28041	PARKER RICHMOND	2706 W OVERHILL RD
DM	25-CV-28059	DANEN WILDENRADT GARY MORRIS	3308 N EL VISTA AVE
DM	25-CV-28083	KEVIN PORCH	2621 W LATROBE ST
DM	25-CV-28086	DAVID KNIGHT	2513 W LATROBE ST
DM	25-CV-28133	KERRY PILES	2612 N VICTORIA AVE
DM	25-CV-28134	WILMINGTON SAVINGS FUND SOCIETY D/B/A CHRISTINA TRS FOR PNPMS TRUST III	2231 W RICHWOODS BLVD
DM	25-CV-28140	PEORIA HOUSING AUTHORITY	2512-2526 LAVALLE DR
DM	25-CV-28144	LESLEY BLAIR	921 S SUMNER AVE
DM	25-CV-28145	RUSSELL COX ESTATE	901 S SUMNER AVE
DS	25-CV-28058	OYELLA HOLDINGS ILLINOIS LLC	828 N GARFIELD AVE
DS	25-CV-28090	CB REVOCABLE TRUST	1108 N ELLIS ST
DS	25-CV-28091	REEVES ACQUISITIONS LLC - SERIES ARMSTRONG	610 W ARMSTRONG AVE
DS	25-CV-28108	IBRAHIM GHANTOUS	1820 W BRADLEY AVE
DS	25-CV-28110	HERBERT GATES DEBRA GATES	1413 N NORTH ST
GF	25-CV-28060	SONYA FERRELL	2205 W ANN ST
GF	25-CV-28136	PERRY HOYLE PORTIA HOYLE	4807 N RIDGELAWN PL
JS	25-CV-27908	L & M AUTOMOTIVE	1612 W LINCOLN AVE

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
JS	25-CV-27918	SEZGIN KARATAS	2405 N SHERIDAN RD
JS	25-CV-27919	SEZGIN KARATAS	2405 N SHERIDAN RD
JS	25-CV-27928	INFINITY PROPERTIES GROUP LLC	412 LAVEILLE ST
JS	25-CV-27929	INFINITY PROPERTIES GROUP LLC	708 NE GLENDALE AVE
JS	25-CV-27930	INFINITY PROPERTIES GROUP LLC	717 NE PERRY AVE
JS	25-CV-27931	INFINITY PROPERTIES GROUP LLC	2315 W ANN ST
JS	25-CV-27932	INFINITY PROPERTIES GROUP LLC	2421 W GARDEN ST
JS	25-CV-27933	INFINITY PROPERTIES GROUP LLC	1508 S LYDIA AVE
JS	25-CV-27934	INFINITY PROPERTIES GROUP LLC	419 FULTON
JS	25-CV-27955	SHAUN CHEF SOUL FOOD SHAUN GIST	304 S WESTERN AVE
JS	25-CV-27956	SHAUN CHEF SOUL FOOD SHAUN GIST	304 S WESTERN AVE
JS	25-CV-27957	HONEY SUGAR CAFÉ WILLETTE THOMPSON	456 FULTON AVE
JS	25-CV-27958	HONEY SUGAR CAFÉ WILLETTE THOMPSON	456 FULTON AVE
JS	25-CV-27959	TAQUERIA JALISCO & MORE	2200 W WAR MEMORIAL DR
JS	25-CV-27960	TAQUERIA JALISCO & MORE	2200 W WAR MEMORIAL DR
JS	25-CV-27961	KICKBACK ON FULTON JSS PEORIA INC	456 FULTON ST #105
JS	25-CV-27962	KICKBACK ON FULTON JSS PEORIA INC	456 FULTON ST #105
JS	25-CV-27967	JEFF SCOTT'S TAMALES	2246 W GLEN AVE
JS	25-CV-27968	JEFF SCOTT'S TAMALES	2246 W GLEN AVE
JS	25-CV-27969	JERK HUT JOHN SIMS	3033 N STERLING AVE
JS	25-CV-27970	JERK HUT JOHN SIMS	3033 N STERLING AVE
JS	25-CV-27971	MASALA CAFÉ ISAANA TAX LLC	2118 N KNOXVILLE AVE
JS	25-CV-27972	MASALA CAFÉ ISAANA TAX LLC	2118 N KNOXVILLE AVE
JS	25-CV-27973	PANADERIA ORTIZ BAKERY MARIA CHEVALIER LEWIS	1404 NE MONROE ST
JS	25-CV-27975	PANADERIA ORTIZ BAKERY MARIA CHEVALIER LEWIS	1404 NE MONROE ST
JS	25-CV-27976	SHERIDAN FUEL INC DBA PHILLIPS 66 ALI ALRAIWE	2412 N SHERIDAN RD
JS	25-CV-27977	SHERIDAN FUEL INC DBA PHILLIPS 66 ALI ALRAIWE	2412 N SHERIDAN RD
JS	25-CV-27978	SWEET CECE'S REGISTERED AGENTS INC	5901 N PROSPECT RD STE 15
JS	25-CV-27979	SWEET CECE'S REGISTERED AGENTS INC	5901 N PROSPECT RD STE 15

Inspector	Docket No.	Property Owner(s)	Property Address
KW	25-CV-27783	ATG TRUST COMPANY	3333 NE ADAMS ST
KW	25-CV-28087	DREAM & INVEST LLC DREAM & INVEST LLC	612 WAYNE STREET
MH	25-CV-28039	WILLIAM ZINN JENNIFER ZINN	1006 W DONALD ST
MH	25-CV-28040	WILLIAM ZINN JENNIFER ZINN	1006 W DONALD ST
MH	25-CV-28042	COREY GUMM	1620 N MACHIN AVE
MH	25-CV-28043	COREY GUMM	1620 N MACHIN AVE
MH	25-CV-28078	SHATYRA SHELTON	1805 S WESTMORELAND AVE
MH	25-CV-28079	MINDY ABSHIER	715 W BRONS AVE
MH	25-CV-28080	LAURICE HOWARD ANDRE GERMAN FAMILY LEASE LLC	714 W THRUSH AVE
MH	25-CV-28081	LUCY ESPARZA	1726 N VALLEY AVE
MH	25-CV-28106	SUSAN ALFARO	910 W WILLCOX AVE
MH	25-CV-28107	ACETH INVESTMENTS LP	710 W THRUSH AVE
RF	25-CV-28034	B CUBED INVESTMENTS LLC	2021 S STANLEY ST
RF	25-CV-28035	CJD PROPERTIES INC	2722 W STARR ST
RF	25-CV-28037	RICKY RISBY	3004 W STARR ST
RF	25-CV-28038	DARRELL BENEDICT	2722 W MALONE ST
RF	25-CV-28045	OSCAR MORENO	2329 W MARQUETTE ST
RF	25-CV-28101	ALEXANDER TORRES	1534 S LYDIA AVE
RF	25-CV-28102	ANDRES GOMEZ ELDA CORIXZA ALBERTO ENAMORADO	1505 S FARADAY AVE
RF	25-CV-28105	STEVIE LINWOOD	2800 W MONTANA ST
RF	25-CV-28139	DON MCNULTY	2804 W KRAUSE AVE
SD	24-CV-27314	PAUL WILSON PEGGY PENDELL	1105 N GLENWOOD AVE
SD	25-CV-27784	TIFFANY MILLER	3013 N STERLING AVE
SD	25-CV-28082	PRIMAVERA 29 LLC WILLIAM GHISELLI VALERIA GALASSINI MARCO GHISELLI RAFFAELLA GHISELLI	1204 NE MADISON AVE
SD	25-CV-28088	TERICO SPENCER	801 W LAKE AVE
SD	25-CV-28089	PRIMAVERA 29 LLC WILLIAM GHISELLI VALERIA GALASSINI RAFFAELLA GHISELLI MARCO GHISELLI	1204 NE MADISON AVE
TW	25-CV-28026	B CUBED INVESTMENTS LLC	909 E GIFT AVE

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
TW	25-CV-28027	DOUGLAS VAN DUSEN	1018 E WILLCOX AVE
TW	25-CV-28028	BRADLEY GRANT RODNEY GRANT MARVA GRANT RILEY JONES	1009 E WILLCOX AVE
TW	25-CV-28029	JAVIER CANO MARTINA MARTINEZ	502 E FORREST HILL AVE
TW	25-CV-28033	MICHAEL MARTIN	813 E VIRGINIA AVE
TW	25-CV-28096	FAMILY LEASE LLC	1108 E VIRGINIA AVE
TW	25-CV-28097	AARON WALLENFANG	600 E FORREST HILL AVE
TW	25-CV-28098	JONATHAN MCLAUGHLIN	829 E VIRGINIA AVE
TW	25-CV-28099	BELLA IL INC	1017 E VIRGINIA AVE
TW	25-CV-28113	SONYA DENALL	202 E ARCHER AVE
TW	25-CV-28137	JUAN RIVERA	1302 W KETTELLE 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: 03/13/2025 – 03/19/2025

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	2	28
Development Center Permits Issued	64	546
Total Value of Development	\$22,409,551	\$75,477,667

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
MULT 517-2025	6717 N Acorn Ct	Multi-Family Alteration	Int. Alteration for Lutheran Hillside Village	5	NM
RES 528-2025	2222 W Augusta Dr	New Residential	New Single-Family Home	5	NM
COM 532-2025	2520 N Sterling Ave	Commercial Alteration	Ext. Alteration for walk-in cooler/Int. Alteration	1	JN
COM 591-2025	1 Edmund St	New Commercial	New Construction – Viridis Chemical LLC	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 540-2025	1727 W Candletree Dr	Permanent Sign	Wall Sign – The Suites	5	NM
SIGN 576-2025	8300 N Allen Rd	Permanent Sign	Freestanding Sign – Maui Jim	5	NM
SIGN 585-2025	600 SW Jefferson Ave	Permanent Sign	Wall Sign – Jack’s on Adams	1	JN
SIGN 589-2025	3034 W Lincoln Ave	Permanent Sign	Freestanding Sign – Dollar Tree	1	JN
ZBA 74-2024	1509 E Tripp Ave	Zoning Board of Appeals	Administrative Deviation – Reduce Required Setback	3	KW

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
18-03-401-010	1414 NE Jefferson Ave	3	Judicial Deed
18-08-251-012	1118 W Fourth St	1	Judicial Deed
14-35-154-031	3325 NE Madison Ave	3	Judicial Deed
18-08-266-003	1008 W Adrian G Hinton Ave	1	Judicial Deed
18-08-458-010	1109 W Lincoln Ave	1	Judicial Deed
18-17-301-010	1305 S Greenlawn Ave	1	Judicial Deed
18-07-451-011	2300 W Martin Luther King Jr	1	Judicial Deed
14-35-182-010	3306 NE Madison Ave	3	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
14-35-304-024	616 Haungs Ave	3	City - Planned

WEEKLY DEVELOPMENT ACTIVITY REPORT CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

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
1001 E Fort St, Farmington, IL 61531 (Commissary Kitchen)	Monari's Chili Dogs Mobile Unit	Plans Approved	-
456 Fulton St	Twisted Pasta Mobile Truck	Plans Approved	2
823 NE Jefferson	El Habanero Mexican Restaurant	Plans Approved	2

Community Development Department Contact Information Staff who are typically assigned to manage development applications.	
<p>Leah Allison (LA) <i>Asst. Director of Com. Dev.</i> 494-8667</p> <p>Josh Naven (JN) <i>Senior Urban Planner</i> 494-8657</p> <p>Kerilyn Weick (KW) <i>Senior Urban Planner</i> 494-8606</p> <p>Julia Rose (JR) <i>Urban Planner</i> 494-8649</p> <p>Nolan Meyer (NM) <i>Urban Planner</i> 494-8612</p>	<p>Rich Storm (RS) <i>Building Safety Manager</i> 494-8632</p> <p>Matt Ziller (MZ) <i>Building Inspector</i> 494-8628</p> <p>Craig Reid (CR) <i>Building Inspector</i> 494-8925</p> <p>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	OO	VIRGENA HOLLIE	24-HC-753	120137-2024	1014 W ADRIAN G HINTON JR AVE	REVIEW
AA	NO	INDIRA HUBLE	24-HC-136	099611-2024	1512 W ADRIAN G HINTON JR AVE	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	C	GREENWOOD APARTMENTS 22 LLC	24-HC-644	116649-2024	122 S 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	25-HC-043	121771-2024	525 W DR MARTIN LUTHER KING JR DR,	REVIEW
AA	C	LANDMARK APARTMENTS ASSOCIATES	24-HC-766	120322-2024	525 W DR MARTIN LUTHER KING JR DR,	REVIEW
AA	OO	JOSE ORJALES	23-HC-632	070615-2023	1304 S EASTON AVE	REVIEW
AA	C	PHOENIX PROPERTIES INC	23-HC-254	027801-2023	1109 S GREENLAWN AVE	REVIEW
AA	OO	NORMA LOPEZ	24-HC-747	119973-2024	927 S GREENLAWN AVE	PETITION FOR REHEARING
AA	C	LANDMARK APARTMENTS ASSOCIATES	24-HC-394	111057-2024	721 N HIGHTOWER ST, #1C	REVIEW
AA	C	LANDMARK APARTMENTS ASSOCIATES	25-HC-018	121516-2024	527 W HILLYER PL, #5	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	ISAIAH THORTON	24-HC-348	110018-2024	3106 SW JEFFERSON AVE	REVIEW
AA	NO	JOHN KING	24-HC-429	111916-2024	1516 S LYDIA AVE	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	25-HC-084	000342-2025	111 S MCREYNOLDS CT	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	24-HC-292	107796-2024	106 S VILLAGE GREEN CT	REVIEW
AA	C	HARDESTY ENTERPRISES LTD	24-HC-782	120629-2024	1501 S WESTERN AVE	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
AA	C	PEORIA PORTFOLIO I - IV APARTMENTS, L.P.	25-HC-177	001655-2025	2801 W WISWALL CT	FIRST APPEARANCE
AA	OO	PAMELA WOODSON	23-HC-249	027527-2023	2208 W WISWALL ST	REVIEW
AW	NO	GUSTATVO CARACHURI	24-HC-367	110298-2024	3423 NE ADAMS ST	REVIEW
AW	C	LONEBRIDGE OHIO LLC	23-HC-547	054964-2023	920 NE GLENDALE AVE	REVIEW
AW	C	PHOENIX PROPERTIES INC	24-HC-793	120415-2024	1823 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	OO	ROBERT BRAMMEIER	25-HC-168	001524-2025	2709 NE MADISON AVE	FIRST APPEARANCE
AW	OO	RONALD BURNETT	25-HC-170	001609-2025	1413 NE MADISON AVE	FIRST APPEARANCE
AW	OO	YVETTE BURKS	24-HC-781	120619-2024	2415 NE MADISON AVE	REVIEW
AW	C	PRIMAVERA 29 LLC	25-HC-092	000548-2025	1204 NE MADISON AVE	FIRST APPEARANCE
AW	C	BELLA IL INC	25-HC-172	001617-2025	1712 NE MONROE ST	FIRST APPEARANCE
AW	NO	ISAIAH GUERRERO	24-HC-801	120869-2024	1600 NE MONROE ST	REVIEW
AW	NO	OSCAR SILVA	25-HC-045	121909-2024	705 MORTON ST	REVIEW
AW	NO	MELISSA TREJO	25-HC-171	001611-2025	613 MORTON ST	FIRST APPEARANCE
AW	OO	HAZEL MARTIN	24-HC-285	106498-2024	406 MORTON ST	REVIEW

AW	C	WALO PROPERTIES INC	24-HC-531	114816-2024	1416 NE PERRY AVE	REVIEW
AW	C	B CUBED INVESTMENTS LLC	24-HC-734	119745-2024	1505 NE PERRY AVE	REVIEW
AW	OO	KEITH MINOR	24-HC-542	115135-2024	521 PHELPS ST	REVIEW
AW	OO	JAMES P MOHR	24-HC-616	116848-2024	541 TRACY ST	REVIEW
AW	C	B & H RENTALS LTD	25-HC-173	001620-2025	535 VAN BUREN ST	FIRST APPEARANCE
DF	NO	OLIVER BECKER	25-HC-142	001060-2025	314 E ARCADIA AVE	FIRST APPEARANCE
DF	OO	EDITH MORRIS	25-HC-175	001648-2025	2111 N ATLANTIC ST	FIRST APPEARANCE
DF	NO	HOLLY LOEZA	25-HC-052	121928-2024	2008 N CALIFORNIA AVE	REVIEW
DF	C	AJ HOUSING LLC	25-HC-178	001691-2025	1107 E FRYE AVE	FIRST APPEARANCE
DF	C	PHOENIX PROPERTIES INC	24-HC-456	112661-2024	510 E ILLINOIS AVE	REVIEW
DF	OO	ANDRE D JOHNSON	25-HC-176	001654-2025	303 E ILLINOIS AVE	FIRST APPEARANCE
DF	OO	ADRIANA ROMAN	25-HC-162	001451-2025	1701 N INDIANA AVE	FIRST APPEARANCE
DF	OO	KAREN WOLF	24-HC-418	111852-2024	1700 N LINN ST	REVIEW
DF	C	VALERA LIGHTING SERVICE LLC	25-HC-160	001449-2025	1703 N MISSOURI AVE	FIRST APPEARANCE
DF	C	B CUBED INVESTMENTS LLC	24-HC-666	118195-2024	501 W NEBRASKA 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	NO	JOHNNIE CURTIS	25-HC-180	001701-2025	2008 N PEORIA AVE	FIRST APPEARANCE
DF	NO	AXEL AGUILAR	25-HC-159	001403-2025	602 E RAVINE AVE	FIRST APPEARANCE
DF	NO	SHERMAN & ZOLA JONES	25-HC-161	001450-2025	401 E RAVINE AVE	FIRST APPEARANCE
DF	NO	SARAH WILDBAHN	25-HC-179	001695-2025	507 E REPUBLIC ST	FIRST APPEARANCE
DF	NO	ISAIAH GUERRERO	24-HC-628	117095-2024	702 E REPUBLIC ST	REVIEW
DF	C	PHOENIX PROPERTIES INC	22-HC-871	017705-2022	1825 N WISCONSIN AVE	REVIEW
DS	NO	TIMOTHY GROOM	24-HC-658	117892-2024	1009 W ARMSTRONG AVE	REVIEW
DS	NO	MARILUZ CRUZ SANTANA	24-HC-682	118585-2024	1404 N BESTOR ST	REVIEW
DS	NO	YAGEV ITZHAK	25-HC-169	121565-2024	1603 N BIGELOW ST	FIRST APPEARANCE
DS	NO	MAURICE COBIGE	25-HC-157	001399-2025	1404 N BOURLAND AVE	FIRST APPEARANCE
DS	C	JUBILEE HOMES INC	25-HC-158	001400-2025	1406 N BOURLAND AVE	FIRST APPEARANCE
DS	C	NORA LEE GRANDSON ESTATE	24-HC-813	121033-2024	3140 N FINNELL AVE	REVIEW
DS	C	LADYBUG REALTY, LLC	24-HC-777	120593-2024	1103 N FRINK ST	REVIEW
DS	C	BETTS HOLDINGS LLC	25-HC-164	001468-2025	2018 N GALE AVE	FIRST APPEARANCE
DS	C	PEORIA PORTFOLIO I - IV APARTMENTS, L.P	25-HC-165	001469-2025	2401 N GALE AVE, UNIT W6	FIRST APPEARANCE
DS	OO	TIMOTHY MALONEY	25-HC-094	000590-2025	1024 N GLENWOOD AVE	REVIEW
DS	C	PARKWOOD COMMONS LLC	25-HC-085	000427-2025	1735 N GREAT OAK DR, UNIT 4	REVIEW
DS	NO	CODY J & AIMEE MARIE KAYLYNN KLUSMAN	25-HC-163	001466-2025	2125 N MACHIN AVE	FIRST APPEARANCE
DS	C	PEORIA PORTFOLIO I - IV APARTMENTS, L.P.	25-HC-174	001626-2025	3522 N MOLLECK DR, UNIT J1	FIRST APPEARANCE
DS	OO	ROBERT K & MARY MIDDLETON	24-HC-550	115663-2024	1514 W MOSS AVE	REVIEW
DS	C	EQUITY & HELP INC TRUST	24-HC-676	118369-2024	1118 N ORANGE ST	REVIEW
DS	OO	FIONNA LARCOM	25-HC-156	001398-2025	1216 N ORANGE ST	FIRST APPEARANCE
DS	OO	MARK ROSE	23-HC-048	018912-2022	224 NE RANDOLPH AVE	REVIEW
DS	NO	ROSA ROGERIO CARRANZA	24-HC-475	113422-2024	2008 N SHERIDAN RD	REVIEW

DS	OO	JASON PARKER	24-HC-167	100781-2024	3310 N STERLING AVE	REVIEW
DS	C	CIV PROPERTY HOLDINGS LLC	25-HC-032	121627-2024	1710 N VALLEY AVE	REVIEW
DS	C	BRUCE WOOD ESTATE	24-HC-816	121072-2024	2714 N VICTORIA AVE	REVIEW
DS	OO	AUSTIN PETTY	25-HC-089	000518-2025	2704 N VICTORIA AVE	REVIEW
DS	C	R & W APARTMENTS LLC	24-HC-812	121032-2024	2511 W WARDCLIFFE DR, UNIT F	REVIEW
DS	NO	ROBERT MORRIS	24-HC-818	121118-2024	1625 W WILLCOX AVE	REVIEW
DS	NO	SUSAN D ALFARO	25-HC-166	001518-2025	910 W WILLCOX AVE	FIRST APPEARANCE
DS	C	WOODLANDS APARTMENTS HOLDINGS LLC	24-HC-707	119385-2024	3306 W WOODHILL LN, UNIT F	REVIEW
GF	OO	SUSAN SMITH	25-HC-144	001081-2025	2415 W CAMILLE ST	FIRST APPEARANCE
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	C	PEORIA HOUSING AUTHORITY	25-HC-145	001087-2025	3947 W CREIGHTON TER	FIRST APPEARANCE
GF	NO	DAVID JOSEPH	25-HC-148	001105-2025	2711 W FARRELLY AVE	FIRST APPEARANCE
GF	NO	SHANNON R LOGSDON	25-HC-146	001093-2025	5303 N HAMILTON RD	FIRST APPEARANCE
GF	C	CRAYTON REAL ESTATE LLC	25-HC-143	001073-2025	4034 W HILLMONT RD	FIRST APPEARANCE
GF	OO	JUSTIN ALLEN	25-HC-055	122052-2024	5405 N NOTTINGHAM PL	REVIEW
GF	C	CARPENTERS HOUSE CHRISTIAN CHURCH INC	25-HC-147	001099-2025	3309 W SYLVAN LN	FIRST APPEARANCE
GF	C	H & A GROVE LLC	24-HC-616	114723-2024	1700 W VIKING CT, UNIT 201	REVIEW
IG	NO	RAYMOND BECKER	23-HC-131	019591-2023	401 SW MADISON AVE	REVIEW
SD	NO	JASMINA VUKICH	24-HC-670	118281-2024	207 E ARCHER AVE	REVIEW
SD	OO	KENYA DELAROCHE	25-HC-154	001374-2025	405 E ARCHER AVE	FIRST APPEARANCE
SD	C	B CUBED INVESTMENTS LLC	25-HC-155	001385-2025	2405 N DELAWARE AVE	FIRST APPEARANCE
SD	OO	JOHNNY MCGEE JR	24-HC-808	120932-2024	304 E FORREST HILL AVE	REVIEW
SD	OO	AARON WALLENFANG	25-HC-153	001239-2025	600 E FORREST HILL AVE	FIRST APPEARANCE
SD	OO	PAUL WILSON	24-HC-190	101263-2024	1105 N GLENWOOD AVE	PETITION FOR REHEARING
SD	C	HOMES AND BEYOND LLC	25-HC-152	001234-2025	2600 N KNOXVILLE AVE	FIRST APPEARANCE
SD	NO	NAVPREET SINGH	25-HC-151	001141-2025	1213 E MCCLURE AVE	FIRST APPEARANCE
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	C	BELLA IL INC	25-HC-149	001132-2025	1204 E VIRGINIA AVE	FIRST APPEARANCE
SD	NO	BERNARDO ORTIZ	25-HC-150	001137-2025	1202 E VIRGINIA AVE	FIRST APPEARANCE
SD	NO	GALDIS VELASQUEZ ABREGO	24-HC-135	099597-2024	1021 E VIRGINIA AVE	REVIEW
SD	C	CMB REALTY SERVICES	23-HC-691	066332-2023	724 E VIRGINIA AVE	REVIEW
SD	NO	VIRGINIA MATOUSEK	24-HC-807	120930-2024	1506 E WILSON AVE	REVIEW