



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: April 17, 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 Welcomes Bison to Celebrate Peoria County's 200th Anniversary

The City of Peoria welcomed a special guest to City Hall this week. A beautifully painted fiberglass bison by local artist Hattie Lee Mendoza made a grand entrance and will be residing on the first floor to celebrate Peoria County's 200th anniversary – its bicentennial.



Mendoza's design was selected by the city's Public Arts Advisory Commission last fall. She created the piece after speaking with people throughout the city to help incorporate elements that represent specific cultural groups and highlight the importance of diversity.

Her work includes references to the French, German, Scotch-Irish, Mexican, and Cherokee cultural heritages, as well as the Peoria tribes (Peoria, Piankashaw, Wea, and Kaskaskia), and others.

The public can stop by City Hall between 8 a.m.-5 p.m. on Monday through Friday to see Mendoza's incredible work in person. Visit the [Peoria County Government](https://www.peoriacounty.gov) website to learn more about the bison and Peoria County's #bisontennial celebration.



Peoria Fire Department to Celebrate 150 Years of Service on April 29

The Peoria Fire Department is proud to announce its 150th anniversary. To commemorate this milestone, the public is invited to join in the celebration at an open house on Tuesday, April 29, 2025, from 11 a.m.–2 p.m. at Peoria Fire Central, 505 NE Monroe.

The open house will feature station tours, refreshments, and an opportunity to engage with Peoria's firefighters. Guests will enjoy food, cake, and beverages while exploring the rich history and traditions of the fire service. The event will also include remarks from Fire Chief Sollberger, who will reflect on the department's evolution and impact on the community.

A promotional poster for the Peoria Fire Department's 150th anniversary open house. The poster features a central circular logo with "PEORIA FIRE DEPARTMENT" around the top edge, "150 Years" in the center, and "1875-2025" on a banner below. The background of the poster is a collage of historical photos, including a fire engine and a group of firefighters. At the bottom left is the Peoria Fire Department logo, and at the bottom right is the City of Peoria logo. The text "OPEN HOUSE" is prominently displayed in the center. To the right of the logo, the event details are listed: DATE: April 29, TIME: 11 a.m.-2 p.m., and WHERE: Peoria Fire Central House (505 NE Monroe St.).

The Peoria Fire Department traces its roots to December 22, 1845, when the City Council first recognized the city's volunteer firefighters. Over the years, the department grew, acquiring its first fire engine on September 10, 1846. On March 9, 1875, the Peoria City Council formally established a paid, career fire department, appointing Orrin Norton as the first Fire Chief.

Throughout its history, the Peoria Fire Department has courageously battled some of the most devastating fires, including:

- August 1, 1881 – Woolmer's Distillery explosion and fire, claiming 11 lives.

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- November 12, 1911 – The six-story National Hotel fire, a total loss of one of Illinois’ finest hotels.
- March 22, 1929 – Peoria Market fire, where two firefighters and one civilian lost their lives.
- November 23, 1959 – Arion Hotel fire, resulting in four fatalities.
- July 9, 1987 – The 12-story Lehmann Building fire in downtown Peoria, a total loss.

These incidents, along with many others, highlight the bravery and commitment of Peoria’s firefighters throughout the years.

The open house is an opportunity for community members to connect with their local fire service, gain valuable fire safety knowledge, and recognize the dedication of those who have served the community over the years.

Peoria Sister Cities International Night to be Held on April 25

The Peoria Sister Cities Commission would like to invite you to Peoria Sister Cities International Night on Friday, April 25, 2025, from 5 p.m. to 9 p.m. at the Itoo Hall on Farmington Road.

The specifics of the evening are as follows:

- Entry is \$5 per person.
- Food tickets purchased at the door
- There will be two raffle drawings

There will also be cultural entertainment, including Irish Dancers, German Alpine Horns, and a Lebanese Belly Dancer, and each of the Sister City Groups will prepare traditional foods as follows in a “taste of” format

Friends of Friedrichshafen

Käsespätzle (Cheese Spaetzle)

Bavarian sauerkraut w/ apples & sausage

Donauwellen Kuchen (Danube Waves Cake)

Friends of Benxi

Vegetable spring rolls

Friends of Clonmel

Corn Beef Slider

PEORIA SISTER CITIES INTERNATIONAL NIGHT

sistercitiesofpeoria.org



Friday, April 25, 2025 (doors open 5PM)

Itoo Hall – Farmington Rd, Peoria



*Food Tastings
Entertainment
Raffles*

*\$5 Entry Fee
\$1, \$2, \$3 Food Items*

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Shepherd's Pie

Clonmel Apple Cake

Friends of Aytou

Lebanese Salad

Grape Leaves

Beef Shish-ka-bob w/ pita bread

Baklava

Joint Commission on Racial Justice & Equity Program Set for May 1

The Peoria City/County Joint Commission on Racial Justice & Equity will host its annual State of the Commission program on May 1, 2025, at ART Inc., 919 NE Jefferson Ave. in Peoria.

Doors open at 6 p.m., with the program running from 6:30-8 p.m. Heavy hors d'oeuvres, desserts, and beverages will be provided. There is no cost to attend, but RSVPs are recommended at https://bit.ly/commissionRSVP_2025.

The commission will present its highlights from 2024 and plans for 2025. Copies of the new 2024 annual report will be available. Members of the public are welcome and encouraged to attend.

Peoria Mayor Rita Ali and Peoria County Board Chairman James Dillon will present opening remarks. The program will include a town hall style question-and-answer panel featuring commission members and local officials.

The Joint Commission on Racial Justice & Equity was launched in 2021 to address racially-based disparities in the city of Peoria and Peoria County, and to accelerate efforts to institutionalize racial justice and equity within county and city government and advance its adoption across the community.

For more information on the commission, visit <https://www.peoriacounty.gov/1089>.

The graphic features a red banner at the top with the text "JOINT COMMISSION ON RACIAL JUSTICE & EQUITY". Below this is a blue box with a microphone icon and the text "STATE OF THE COMMISSION". Underneath the blue box, it says "Learn about the impact the Commission made in the community in 2024 – and what it has in store for 2025!". To the left of this text is a calendar icon with "THURSDAY MAY 1, 2025" and to the right is a clock icon with "PROGRAM 6:30 PM-8 PM". At the bottom left is the Peoria County seal, and at the bottom right is the City of Peoria logo. A dark blue banner at the very bottom contains a globe icon and the text "RSVP at bit.ly/commissionRSVP_2025".

Community Development – 2025 Great American Cleanup Dumpster Locations

All twenty dumpsters for the 2025 Great American Cleanup have been reserved by registered neighborhood associations, homeowner associations, and condominium associations.

Neighborhoods that have not reserved a dumpster for this weekend can schedule a dumpster for a different weekend by completing an application online at the [Dumpster Program page](#) or by calling the Development Center at 309-494-8600.

Locations with a yard waste only dumpster are noted with an asterisk below.

Briardale

Across the street from 4013 W Richards Way

Chadwick Estates *

Intersection of Stratton Court and Eaglecreek Drive

Creighton Woods *

6517 N Randwick Road

East Bluff United

512 E Kansas Street

Fieldstone Estates

5220 W Briarstone Drive

Glen Oak Flanagan *

1012 NE Glen Oak Avenue

Goose Lake

1020 W Romeo B Garrett Drive

Hickory Grove

North Brooklyn Place between 2120 W Jubilee Lane and 2121 W Miners Drive

Lynnhurst

On West Bridalwood Drive between North Suffolk Drive and North Talisman Terrace

Madison Manor

Intersection of West Moss Avenue and West Manor Parkway

Moss-Bradley *

839 W Moss Avenue

New Town South

1100 W Butler Street

North Valley Neighbors *

1203 NE Perry Avenue

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Oak Crest

Southeast corner of Ancient Oak Drive and Black Oak Court

Southside Community United for Change *

1016 W Romeo B Garrett Drive

Southside Strong *

1618 S Laramie Street

Spring Grove

Between 801 and 805 W Spring Hollow Lane

The Knolls

Intersection of Hawthorne-Hollyridge-North

West Central

908 W Hanssler Place

Westwood *

4617 N Laurel Drive

For more information on the Great American Cleanup, please contact Kaylee Drea, Community Development Engagement Manager, at 309-494-8624 or [by email](#).

Community Development to Host Coffee with Code on Wednesday, April 30

The Community Development Department is inviting neighbors to Coffee with Code on Wednesday, April 30 from 4 p.m.-6 p.m. The open house event will be held at the Peoria Public Library Main Library at 107 NE Monroe St in the lower-level auditorium.

Coffee with Code allows residents and community members to meet their code enforcement inspector, talk to their neighbors, and learn more about Community Development's grant opportunities. For more information, please contact Kaylee Drea, Community Development Engagement Manager [by email](#) or by calling 309-494-8624.

Peoria Public Works – Free Mulch Giveaway Days at Public Works Set for April 19, April 26

The city of Peoria Department of Public Works' annual free mulch giveaway days will be held on Saturday, April 19 and Saturday, April 26, from 8 a.m. to 1 p.m. at the Public Works Facility, 3505 N. Dries Lane.

Mulch will be available for city of Peoria and Peoria County residents on a first-come, first-served basis. There is no limit on the amount of mulch that can be taken. Staff will be available to load mulch into trucks and trailers, and hand-loading will also be available.

For more information about the free mulch events, contact Peoria Public Works at 309-494-8800.

Peoria Public Works – Jefferson/Adams Conversion Project Update

Sidewalk work continues at numerous intersections along SW Jefferson Avenue and SW Adams Street as part of the Adams Street and Jefferson Avenue One-Way to Two-Way Conversion Project.

Sidewalk work continues at the following intersections:

- The southwest corner of SW Jefferson Avenue and Liberty Street.
- The southwest corner of SW Harrison Street and Jefferson Avenue.
- The northwest corner of SW Adams Street and N William Kumpf Boulevard.
- The northeast corner of SW Adams Street and N William Kumpf Boulevard.

As a reminder, when sidewalks are closed, pedestrians should use caution in the area and cross the street at the next available 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 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.

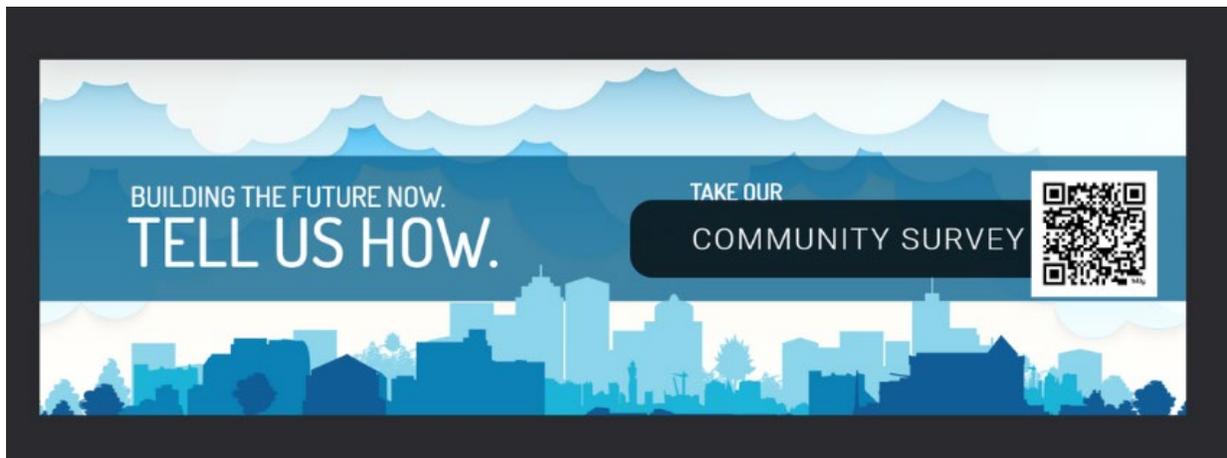
Instrumentalists for the 2025 summer season are being sought as both full- and part-time members. Musicians must have graduated from high school and possess strong sight-reading skills. The audition consists principally of scales and sight-reading.



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. 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.

Peoria Public Library – Community Survey Open Until End of April



Peoria Public Library would like a word. From you.

Please help the library with strategic planning by taking a Community Survey – open now through the end of April. Click on [this link](#) and take a few minutes to express how you use the library and how you would *like* to use it.

Peoria Public Schools – Upcoming Events and Important Reminders

Spring is in full bloom, and with it comes several exciting events and important reminders for our families.

We are thrilled to invite our future kindergartners and their families to Kindergarten Round-Up on Saturday, April 26 from 10 a.m. to 1 p.m. at the Peoria Zoo. This is a fun and engaging opportunity for new scholars to take a bus ride, meet their kindergarten teachers, get their faces painted, and enjoy all that the zoo has to offer. We can't wait to welcome our newest learners!

Please note that there will be no school and all district offices will be closed on Friday, April 18 and Monday, April 21. We hope you enjoy this time with your families. We also encourage families to sign up for our Summer Intersession, taking place June 2–18 for grades K–8. This program offers hands-on learning, enrichment activities, and continued academic support. Registration is open until April 30. To register and learn more, please visit: www.peoriapublicschools.org/intercession-programs.

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Finally, it's a very special time for our high school students—Prom will be held on Friday, April 26 for all three PPS high schools. Please check your student's high school website for details on the time, location, and ticket information.

Thank you for your continued partnership and support. Let's finish the school year strong!

With gratitude,

A handwritten signature in black ink, reading "Sharon Desmoulin-Kherat". The signature is written in a cursive style with a large initial 'S'.

Dr. Sharon Desmoulin-Kherat, Ed.D

Code Docket

- See attached

Community Development Weekly Report

- See attached

Housing Docket

- See attached

Inspector	Docket No.	Property Owner(s)	Property Address
AA	25-CV-27945	SANTIAGO ALCARAZ VARGAS	1207 S WESTERN AVE
AA	25-CV-27946	DEMETRIUS JONES	1926 W BUTLER ST
AA	25-CV-28333	HERROD DYNASTY LLC DEWIT COMMERCIAL	2001 SW JEFFERSON AVE
AA	25-CV-28335	CJD PROPERTIES, INC	1417 S GREENLAWN AVE
AA	25-CV-28336	RONALD LUDWIG ESTATE SR	1410 S WESTERN AVE
AA	25-CV-28337	BOTT PROPERTIES INC CATALINA ZAVALA MARTIN PEREZ	911 W THIRD AVE
AA	25-CV-28338	SERGIO GARCIA	1007 W HURLBURT ST
AA	25-CV-28340	OKPARA II LP	1017 W FOURTH ST PEORIA
AA	25-CV-28345	DEBRA SAJUAN	1108 W DR MARTIN LUTHER KING JR DR
AA	25-CV-28349	AJ HOUSING LLC	2320 W KRAUSE AVE
AA	25-CV-28351	EDUARDO ALEJANDRO URIBE-SALDANA	419 S WESTMORELAND AVE
AA	25-CV-28390	MONTY SPIVEY ELMER STEINLICHT	1412 S WESTERN AVE
AA	25-CV-28391	ABDULJABER ASAD	1016 S WESTERN AVE
AA	25-CV-28392	RISK CAPITAL PARTNERS, LLC	1015 SW REED ST
AA	25-CV-28393	MARY STRICKFADEN	919 W HURLBURT ST
AA	25-CV-28394	HARRY LUKE JR KENNA LUKE	2410 W WISWALL ST
AA	25-CV-28395	SHANNON SYKES BRIAN SACKMAN	2412 W HOWETT ST
AA	25-CV-28399	CJD PROPERTIES INC	1703 W KETTELLE ST
AA	25-CV-28401	SUFINATOR REALTY GROUP LLC	1302 W BUTLER ST
BE	25-CV-28353	MISTY WYMAN	2204 N FLORA AVE
BE	25-CV-28385	HAIJ PROPERTIES LLC	2412 N SHERIDAN RD
BE	25-CV-28400	RUTH ALT-LAUTERBACH	512 W GIFT AVE
BE	25-CV-28404	MISTY WYMAN	2204 N FLORA AVE
BE	25-CV-28406	MISTY WYMAN	2204 N FLORA AVE
BE	25-CV-28408	MATTHEW BENNETT JENNA ELY RUTH WOODS	209 W REPUBLIC ST
BE	25-CV-28409	NOEMI MEDINA	2204 N BIGELOW ST
BE	25-CV-28410	MOHAMMED ISSA	1830 N SHERIDAN RD
BE	25-CV-28411	CHICAGO LANDING, LLC	1822 N SHERIDAN RD
BE	25-CV-28431	BETTY BOONE	1515 W WIDENHAM ST
BE	25-CV-28435	OSCAR SILVA	2200 W MALONE AVE
BE	25-CV-28436	JENNIFER DAVIS	2131 W STARR ST
DF	25-CV-28339	ANDRE JOHNSON	303 E ILLINOIS AVE
DF	25-CV-28341	SOPHIA PROPERTIES 004 LLC	1203 E NEBRASKA AVE
DF	25-CV-28342	JOSE VAZQUEZ GUILLEN	723 E NEBRASKA AVE
DF	25-CV-28344	AJ HOUSING LLC	1107 E FRYE AVE

Inspector	Docket No.	Property Owner(s)	Property Address
DF	25-CV-28362	MARY SMITH	2117 N WISCONSIN AVE
DF	25-CV-28367	PATRICIA GIBB	917 NE ROCK ISLAND AVE
DF	25-CV-28368	AMY SMITH	608 SLOAN ST
DF	25-CV-28407	TINA STORY	422 E ARCADIA AVE
DF	25-CV-28454	FLOYD HAMLET	1108 E NEBRASKA AVE
DS	25-CV-28363	WILLIAM BLANKENSHIP ESTATE	800 S BLAINE ST
DS	25-CV-28364	CENTRAL ILLINOIS COMMUNITY DEVELOPMENT CORP	SW CORNER OF ANN ST & BLAINE ST (PIN 18-17-106-016)
DS	25-CV-28365	RYAN ANDERSON	3024 N VICTORIA AVE
DS	25-CV-28438	TASHI ENTERPRISE LLC	911 S BLAINE ST
DS	25-CV-28439	PURIFOY REALTY LLC MAINTENANCE PLAN LLC	908 S GREENLAWN AVE
DS	25-CV-28440	KANIKA HENDRICKS	3401-3407 W RICHWOODS BLVD
DS	25-CV-28442	EZEQUIEL SALGADO JR	2516 W FREMONT ST
DS	25-CV-28444	EZEQUIEL SALGADO	2602 W FREMONT ST
DS	25-CV-28446	JOSEPH MAST	2717 N MILLBROOK DR
DS	25-CV-28461	CARLOS GARIBAY	1420 N ELLIS ST
DS	25-CV-28462	ANGELA DAVIS	1419 N COLFAX CT
GF	25-CV-28423	AMB07 PROPERTIES LLC	4434 W CASTLETON RD
GF	25-CV-28441	MARK SKAGGS TRUSTEE	4403 NE SCENIC DR
GF	25-CV-28443	LEMIKAY LINWOOD	2210 W WISWALL ST
IG	25-CV-27693	FREEDOM FOREVER	1616 NORTH LINN STREET
JR	25-CV-28195	CARL G YACKLEY BEVERLY A YACKLEY	3819 W CARMEL AVE
JS	25-CV-28118	D & D AUTO	2316 SW JEFFERSON AVE
JS	25-CV-28129	EAT & EVOLVE	5832 N KNOXVILLE AVE STE K
JS	25-CV-28216	MATHEW FIERLING	1106 NE PERRY AVE
JS	25-CV-28217	MATHEW FIERLING	1106 NE PERRY AVE
JS	25-CV-28256	PHOENIX PROPERTIES INC	1906 N MILTON CT
JS	25-CV-28259	PHOENIX PROPERTIES INC	606 E GIFT AVE
JS	25-CV-28261	PHOENIX PROPERTIES INC	322 E THRUSH AVE
JS	25-CV-28262	PHOENIX PROPERTIES INC	2148 N WISCONSIN AVE
JS	25-CV-28276	PHOENIX PROPERTIES INC	1214 E FRYE AVE
JS	25-CV-28278	PHOENIX PROPERTIES INC	701 FAIRHOLM AVE
JS	25-CV-28279	PHOENIX PROPERTIES INC	1823 NE MADISON AVE
JS	25-CV-28280	PHOENIX PROPERTIES INC	208 VAN BUREN ST
JS	25-CV-28281	PHOENIX PROPERTIES INC	206 VAN BUREN ST
JS	25-CV-28282	PHOENIX PROPERTIES INC	1825 N WISCONSIN AVE
JS	25-CV-28283	PHOENIX PROPERTIES INC	1815 N WISCONSIN AVE
JS	25-CV-28284	PHOENIX PROPERTIES INC	510 E ILLINOIS AVE

Inspector	Docket No.	Property Owner(s)	Property Address
JS	25-CV-28285	PHOENIX PROPERTIES INC	2123 W HOWETT ST
JS	25-CV-28286	PHOENIX PROPERTIES INC	2101 W LINCOLN AVE
JS	25-CV-28287	PHOENIX PROPERTIES INC	1815 W MARTIN ST
JS	25-CV-28288	PHOENIX PROPERTIES INC	1805 W HOWETT ST
JS	25-CV-28289	PHOENIX PROPERTIES INC	1109 S GREENLAWN AVE
JS	25-CV-28290	PHOENIX PROPERTIES INC	3023 W MALONE ST
JS	25-CV-28291	PHOENIX PROPERTIES INC	2416 W GARDEN ST
JS	25-CV-28292	PHOENIX PROPERTIES INC	2600 W STARR ST
JS	25-CV-28293	PHOENIX PROPERTIES INC	3018 W KRAUSE AVE
JS	25-CV-28294	PHOENIX PROPERTIES INC	2910 W TREWYN AVE
MH	25-CV-28325	AMANDA ANDERSON	1419 W MARGARET AVE
MH	25-CV-28326	BRIAN MCMILLAN	2232 N ELMWOOD AVE
MH	25-CV-28327	BRIAN MCMILLAN	2232 N ELMWOOD AVE
MH	25-CV-28328	KATHERINE JONES FRED JONES	1203 W WILLCOX AVE
MH	25-CV-28358	HOLBAR GROUP LLC	2023 N UNDERHILL ST
MH	25-CV-28378	BIANCA GUIDER TYLIN THORNTON	326 S STEUBENVILLE AVE
MH	25-CV-28380	LU JOHNSON THOMAS JOHNSON	303 S CHARLTON ST
MH	25-CV-28383	TRI COUNTY URBAN LEAGUE INC	319 S SARATOGA ST
MH	25-CV-28384	TRI COUNTY URBAN LEAGUE INC	309 S SARATOGA ST
MH	25-CV-28396	DERICK ANDERSON	905 W NEBRASKA AVE
MH	25-CV-28397	DERICK ANDERSON	909 W NEBRASKA AVE
MH	25-CV-28412	AMANDA ANDERSON	1419 W MARGARET AVE
MH	25-CV-28414	B CUBED INVESTMENTS LLC	1005 W MCCLURE AVE
MH	25-CV-28415	JANICE COCKROFT	1021 W MCCLURE AVE
MH	25-CV-28432	BRIAN MCMILLAN	2232 N ELMWOOD AVE
MH	25-CV-28447	DON COLEMAN	1615 S WESTMORELAND AVE
MH	25-CV-28448	ABLE PROPERTY SOLUTIONS LLC	1617 S WESTMORELAND AVE
MH	25-CV-28449	PCCEO	1716 S GRISWOLD ST
MH	25-CV-28452	MARY FAGINKRANTZ JUAN VEGA	1222 W VIRGINIA AVE
MH	25-CV-28453	NASR ALTUHAIF	1229 W MCCLURE AVE
MH	25-CV-28460	PRIMAVERA 29 LLC MARCO GHISELLI VALERIA GHISELLI WILLIAM GHISELLI RAFFAELLA GHISELLI	1204 NE MADISON AVE
RF	25-CV-28177	LISA LINDENFELSER	2907 W SEIBOLD ST
RF	25-CV-28330	WENDY J RIVERA OLIVA	1719 S FARADAY AVE
RF	25-CV-28332	MIREYA MELLA	3031 W MALONE ST
RF	25-CV-28369	WILLIE KNOX	3315 SW ADAMS ST
RF	25-CV-28371	FREDERICK HODGES	1532 S FARADAY AVE

Inspector	Docket No.	Property Owner(s)	Property Address
RF	25-CV-28402	ANNA HINTON TRUSTEE CHRISTINE HINTON TRUSTEE	2620 W HUMBOLDT ST
RF	25-CV-28403	BARBARA SPENCER CHRISTINE THOMAS	3021 W MALONE ST
RF	25-CV-28405	IREN ARCHIE APRIL MARCH	3015 W MALONE ST
RF	25-CV-28426	B CUBED INVESTMENTS LLC	2401 W ANN ST
RF	25-CV-28430	NATIONWIDE COMMUNITY REVITALIZATION LLC	2010 W MALONE ST
RF	25-CV-28445	CLEAR VISION LLC	2621 W MALONE ST
SD	24-CV-27314	PAUL WILSON PEGGY PENDELL	1105 N GLENWOOD AVE
TW	25-CV-28324	MARIA HERRERA	2319 N ATLANTIC AVE
TW	25-CV-28331	ZACHARIAH HEATH	3910 N COLUMBUS AVE
TW	25-CV-28359	KENYA DELAROCHE	405 E ARCHER AVE
TW	25-CV-28360	DERRICK KNIGHT	206 E ARCADIA AVE
TW	25-CV-28361	LADYBUG REALTY LLC	204 E ARCADIA AVE
TW	25-CV-28416	CHRISTOPHER WHITE	2701 W FREMONT ST
TW	25-CV-28421	VIRGINIA DONLEY	2502 W FREMONT ST
TW	25-CV-28422	FIRST WALL STREET REALTY PARTNERS LLC	2703 W MARQUETTE ST
TW	25-CV-28424	BRENDA ELLIS	2720 W FREMONT ST
TW	25-CV-28425	TRI-COUNTY URBAN LEAGUE INC	319 S SARATOGA ST
TW	25-CV-28427	NAKIA SWINT	2606 W HUMBOLDT ST
TW	25-CV-28428	EZEQUIEL SALGADO	2602 W FREMONT ST
TW	25-CV-28455	PHILLIP MOORE ACCOUNT	3124 N INDIANA AVE

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: 04/10/2025 – 04/16/2025

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	33
Development Center Permits Issued	48	735
Total Value of Development	\$4,082,147	\$104,126,139

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 760-2025	324 Main St	Commercial Alteration	Ext. Alteration – Peoria County Courthouse	2	KW
COM 767-2025	5121 W American Prairie Dr	Commercial Alteration	Ext. Alteration – Buffalo Wild Wings/Verizon	4	JR
COM 771-2025	3506 N Prospect Rd	Commercial Alteration	Change of Occupancy & Int. Alteration – Prospect Laundry Lounge	3	KW
RES 772-2025	11227 N Stone Creek Dr	New Residential	New Single Family Dwelling	5	NM
COM 781-2025	5001 N Big Hollow Rd	Commercial Alteration	Ext. Alteration – Target	4	JR
COM 791-2025	State St	Commercial Addition	Parking Lot Expansion	1	JN
COM 792-2025	935 W Loire Ct	Commercial Alteration	Ext. Alteration – Versailles Apartments	5	NM

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Additional Activity

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

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
SIGN 759-2025	530 NE Glen Oak Ave	Permanent Sign	Wayfinding Sign – OSF	3	KW
SIGN 782-2025	5801 W War Memorial Dr	Permanent Sign	Wall Sign – Methodist College	4	JR
SIGN 785-2025	3311 N Sterling Ave	Permanent Sign	Wall Sign – Total Wireless	1	JN
ZBA 129-2025	2014 E Harvard Ave	Zoning Board of Appeals	Major Variance - Increase the Height of a Fence in the Front Yard; Reduce setbacks for a pool	3	JR
ZBA 131-2025	6803 N Ironwood Dr	Zoning Board of Appeals	Major Variance - Reduce rear yard setback for a 3 seasons room	4	JR
ZBA 136-2025	1201 NE Madison Ave	Zoning Board of Appeals	Minor Variance – Increase the Height of a Fence in the Front Yard	3	KW
ZBA 138-2025	2520 N Sterling Ave	Zoning Board of Appeals	Major Variance – Reduce front yard setback and front yard landscaping requirements	1	JN
ZBA 139-2025	1801 W Pioneer Pkwy	Zoning Board of Appeals	Major Variance – Reduce side and rear yard setbacks, Reduce landscaping requirements for a car dealership	5	NM
ZBA 142-2025	2032 W Glen Ave	Zoning Board of Appeals	Minor Variance – Increase the Height of a Fence in the Front Yard	2	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
2816 & 2818 W Wiswall St	Certificate of Occupancy/Compliance	Lincoln Terrace	1
2840 & 2842 W Wiswall St	Certificate of Occupancy/Compliance	Lincoln Terrace	1
5712 N Knoxville Ave	Certificate of Occupancy	Associated Oral & Maxillofacial Surgeons	3
201 SW Adams St	Certificate of Occupancy/Compliance	Distillery Labs	2
6604 W Stonebrook Dr	Certificate of Occupancy	Scott Lewis Homes INC	4
2820 & 2822 W Wiswall St	Certificate of Occupancy/Compliance	Lincoln Terrace	1
2824 & 2826 W Wiswall St	Certificate of Occupancy/Compliance	Lincoln Terrace	1

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2805 & 2807 W Wiswall St	Certificate of Occupancy/Compliance	Lincoln Terrace	1
311 W John H Gwynn Jr Ave	Certificate of Occupancy	The Children’s Home	1
3922 W Fiona Way	Certificate of Occupancy	Jodi Construction	5
4608 N University St	Certificate of Occupancy	Gordon Food Service	3
426 W Westwood Dr	Certificate of Occupancy	P&W Builders	3

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
18-07-452-008	2308 W Butler St	1	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
18-18-232-027	1921 W Proctor St	1	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
-	Clink Mobile Bar	Plans Received	-
2412 N Sheridan Rd	Sheridan Fuel	Plans Received	2
511 N Richard Allen Dr	Ward Chapel AME Church	Plans Received	1
-	Nate Dawgs Mobile Unit	Plans Received	-
-	Cousins Maine Lobster Mobile Truck	Plans Approved	-

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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	GREENWOOD APARTMENTS 22 LLC	24-HC-644	116649-2024	122 S BRAVES CT	REVIEW
AA	NO	EDUARDO ARZATE & MARIA ARZATE	25-HC-075	000272-2025	1918 W BUTLER ST	REVIEW
AA	NO	VICTORIA STIEL	25-HC-230	002827-2025	2616 W FREMONT ST	FIRST APPEARANCE
AA	NO	BRADLEY KAUFMANN	25-HC-234	002861-2025	1414 W GARDEN ST	FIRST APPEARANCE
AA	C	LANDMARK APARTMENTS ASSOCIATES	25-HC-018	121516-2024	527 W HILLYER PL, #5	REVIEW
AA	C	LANDMARK APARTMENTS ASSOCIATES	25-HC-220	002435-2025	621 W HILLYER PL, UNIT 4	FIRST APPEARANCE
AA	C	LANDMARK APARTMENTS ASSOCIATES	25-HC-245	003087-2025	527 W HILLYER PL, UNIT 7	FIRST APPEARANCE
AA	NO	WILLIE MURRY	24-HC-726	119544-2024	2503 W HOWETT ST	REVIEW
AA	NO	SHANNON SYKES	25-HC-228	002735-2025	2412 W HOWETT ST	FIRST APPEARANCE
AA	C	MERIT HEALTHCARE STAFFING LLC	25-HC-239	002929-2025	2607 W HUMBOLDT ST	FIRST APPEARANCE
AA	NO	KATHY SMITH	25-HC-067	000027-2025	1001 W HURLBURT ST	REVIEW
AA	C	BT PROPERTIES OF VERMILION COUNTY LLC	22-HC-838	016326-2022	1312 W JOHN H GWYNN JR AVE	REVIEW
AA	C	CJD PROPERTIES INC	25-HC-222	002457-2025	1703 W KETTELLE ST	FIRST APPEARANCE
AA	OO	SYLVESTER EVANS	25-HC-227	002715-2025	1704 S KNEER AVE	FIRST APPEARANCE
AA	C	BELL ESTATE INC	25-HC-057	121982-2024	2405 W LINCOLN AVE	REVIEW
AA	NO	ANTHONY PARKER SR	25-HC-078	000293-2025	2410 W LINCOLN AVE	REVIEW
AA	OO	MELISSA YOUNG	25-HC-225	002622-2025	1513 S LIVINGSTON ST	FIRST APPEARANCE
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	C	GREENWOOD APARTMENTS 22 LLC	25-HC-084	000342-2025	111 S MCREYNOLDS CT	REVIEW
AA	C	4303 LYNHURST 2 LLC	24-HC-706	119104-2024	2813 W MEIDROTH ST	PETITION FOR REHEARING
AA	NO	CHRISTOPHER WHITE	24-HC-377	109901-2024	1606 W MILLMAN ST	REVIEW
AA	NO	DELIA CAMPOS	24-HC-699	118177-2024	1211 W MILLMAN ST	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	25-HC-244	002972-2025	101 N VILLAGE GREEN CT	FIRST APPEARANCE
AA	C	GREENWOOD APARTMENTS 22 LLC	24-HC-292	107796-2024	106 S VILLAGE GREEN CT	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	25-HC-100	000625-2025	113 S VILLAGE GREEN CT	REVIEW
AA	NO	CONRAD PIERSON	25-HC-235	002864-2025	1028 S WESTERN AVE	FIRST APPEARANCE
AA	C	PEORIA HOUSING AUTHORITY	25-HC-231	002835-2025	2912 S WISWALL CT	FIRST APPEARANCE
DF	C	BELLA IL INC	25-HC-246	003100-2025	724 E BEHREND'S AVE	FIRST APPEARANCE
DF	C	CONSOLIDATED PROPERTIES LLC SERIES EF	25-HC-229	002826-2025	2305 N ELLIST ST	FIRST APPEARANCE
DF	OO	EULA EDWARDS	25-HC-236	002903-2025	307 E FRYE AVE	FIRST APPEARANCE
DF	C	JACK D HINTON TRUST #8072	24-HC-392	111050-2024	724 E KANSAS ST	REVIEW
DF	C	ZEEBOORIS LLC	24-HC-652	117712-2024	729 E KANSAS ST	REVIEW
DF	NO	JASON GRIFFIN	25-HC-074	000271-2025	732 E LASALLE ST	REVIEW
DF	OO	MARY D DAWKINES	24-HC-624	116933-2024	427 W NEBRASKA AVE	REVIEW
DF	NO	GREGORY BUSWELL	24-HC-205	101837-2024	322 N NEBRASKA AVE	REVIEW
DF	NO	VIRGINIA BARKER	24-HC-208	101996-2024	318 W NEBRASKA AVE	REVIEW
DF	C	EQUITY & HELP INC	25-HC-080	000315-2025	1810 N NORTH ST	REVIEW
DF	NO	NICHOLAS SMITH	24-HC-764	112047-2024	2111 N NORTH ST	REVIEW
DF	OO	JOHN MARSHALL	24-HC-030	093431-2023	911 E REPUBLIC ST	REVIEW

DS	OO	MARK ANDERSON	24-HC-741	119794-2024	607 W ARMSTRONG AVE	REVIEW
DS	C	DEMARCO & VERLENA SCROGGINS LIVING TRUST	24-HC-783	120630-2024	910 W ARMSTRONG AVE	REVIEW
DS	OO	SOUAD GHANTOUS ESTATE	24-HC-589	116308-2024	1716 W BRADLEY AVE	REVIEW
DS	NO	IBRAHIM GHANTOUS	24-HC-605	116416-2024	1820 W BRADLEY AVE	REVIEW
DS	NO	JEFF COHEN	25-HC-241	002953-2025	916 W BRONS AVE	FIRST APPEARANCE
DS	C	CONSOLIDATED PROPERTIES LLC SERIES AB	25-HC-242	002956-2025	917 W BRONS AVE	FIRST APPEARANCE
DS	OO	TOD DANIELS	25-HC-238	002927-2025	3604 W CASSADAGA CT	FIRST APPEARANCE
DS	OO	JOHNNIE LEE HARDIMAN III	25-HC-221	002453-2025	710 W MACQUEEN AVE	FIRST APPEARANCE
DS	C	WHITE OAK DWELLINGS LLC SERIES 3448 W RICHWOODS	25-HC-243	002958-2025	3448 W RICHWOODS BLVD	FIRST APPEARANCE
DS	NO	MILDRED ALLEN	25-HC-240	002948-2025	915 W THRUSH AVE	FIRST APPEARANCE
DS	NO	JOHSUA KAEBEL & JILL SICK	24-HC-538	114903-2024	1214 N UNDERHILL ST	PETITION FOR REHEARING
DS	C	B CUBED INVESTMENTS LLC	25-HC-136	001346-2025	1020 W WILLCOX AVE	REVIEW
DS	NO	GREG RUSSELL	24-HC-751	120115-2024	2132 N WINDERMERE AVE	REVIEW
DS	C	WOODLANDS APARTMENTS HOLDINGS LLC	25-HC-061	122122-2024	3306 W WOODHILL LN, UNIT B	REVIEW
DS	C	WOODLANDS APARTMENTS HOLDINGS LLC	25-HC-233	002839-2025	3300 W WOODHILL LN, UNIT C	FIRST APPEARANCE
GF	OO	CHERYL BOLLINGER	25-HC-133	000992-2025	4501 W ANDOVER DR	REVIEW
GF	NO	SANTONIO D JOHNSON	25-HC-131	000979-2025	3612 W COMPTON CT	REVIEW
GF	NO	MAYNA SHEPHERD	25-HC-132	000987-2025	3918 W CREIGHTON TER	REVIEW
GF	NO	JAMES & BECKY RAY	25-HC-137	001008-2025	5229 N HAMILTON RD	REVIEW
GF	C	ZEYA LLC	25-HC-135	001000-2025	4001 W HILLMONT RD	REVIEW
GF	C	ROYAL HIGHLANDER MHP PEORIA LLC	25-HC-224	002502-2025	916 MACTAVISH	FIRST APPEARANCE
GF	OO	KISHA CLEMONS	25-HC-232	002838-2025	10812 N OVERTONE ST	FIRST APPEARANCE
GF	NO	ESTATE OF DELBERT R TALLY	24-HC-689	118668-2024	5335 N SHERWOOD AVE	REVIEW
GF	OO	RICHARD DAVIS	25-HC-247	003154-2025	5317 N WOODVIEW AVE	FIRST APPEARANCE
IG	NO	JASON CHAPMAN	25-HC-223	002458-2025	2705 NE ADAMS ST	FIRST APPEARANCE
IG	C	JCT INC	25-HC-237	002922-2025	2502 NE KNOXVILLE AVE	FIRST APPEARANCE
IG	NO	ELZA GHANTOUS	24-HC-610	116513-2024	1219 W MAIN ST	REVIEW
MH	C	EQUITY & HELP INC TRUST	24-HC-564	115900-2024	512 ALEXANDER AVE	REVIEW
MH	OO	DIANE HINES	24-HC-792	115891-2024	700 CAROLINE ST	PETITION FOR REHEARING
MH	NO	ANGEL CAMPOS	24-HC-791	118038-2024	525 FAIRHOLM AVE	REVIEW
MH	NO	GREGORY BUSWELL	24-HC-302	109035-2024	617 GREEN ST	REVIEW
MH	C	EQUITY & HELP INC TRUST	24-HC-544	115250-2024	611 HAUNGS AVE	REVIEW
MH	OO	TERRANCE BONDS	24-HC-765	117396-2024	509 HAYWARD ST	PETITION FOR REHEARING
MH	C	B CUBED INVESTMENTS LLC	24-HC-674	098262-2024	1710 NE JEFFERSON AVE	REVIEW
MH	NO	GREGORY BUSWELL	24-HC-789	120755-2024	717 LAVELLE ST	REVIEW
MH	C	CJD PROPERTIES INC	25-HC-260	003529-2025	715 LAVELLE ST	FIRST APPEARANCE
MH	C	KAAC LLC	25-HC-065	000011-2025	515 MARY ST	REVIEW
MH	C	LAHOOD PROPERTY MANAGEMENT, LLC	25-HC-027	121564-2024	703 MARY ST	REVIEW
MH	OO	WILMER A REYES HERNANDEZ	23-HC-692	029461-2023	807 NE MONROE ST	REVIEW

MH	NO	PATRICK MADIGAN	24-HC-608	116473-2024	1820 NE MONROE ST	REVIEW
MH	C	BENTAL MANAGEMENT, LLC	24-HC-785	120639-2024	1007 NE MONROE ST	REVIEW
MH	OO	RONALD BURNETT	25-HC-218	001609-2025	1413 NE MONROE ST	FIRST APPEARANCE
MH	OO	HAZEL MARTIN	24-HC-285	106498-2024	406 MORTON ST	REVIEW
MH	OO	THOMAS D VOGAL	24-HC-708	119389-2024	2502 NE PERRY AVE	REVIEW
MH	NO	RANDALL & DONNA MARTIN	24-HC-692	118740-2024	607 WAYNE ST	REVIEW
MZ	C	TWIN TOWERS PLAZA CONDOMINIUM ASSOCIATION C/O ROBERT C HALL C/O EDWARD MURPHY C/O JAMES SMITH	24-HC-275	101625-2024	456 FULTON ST	REVIEW
MZ	C	TWIN TOWERS PLACE C/O ROBERT C HALL C/O EDWARD MURPHY C/O JAMES SMITH	24-HC-274	101624-2024	125 SW JEFFERSON AVE	REVIEW
MZ	NO	RONALD LIGHTBODY	24-HC-722	119770-2024	1118 W LINCOLN AVE	REVIEW
SD	NO	ROBERT SCHOENBEIN	25-HC-060	122119-2024	815 E ARCHER AVE	REVIEW
SD	OO	JOSEPH REINHOLDT	23-HC-729	085990-2023	4019 N COLUMBUS AVE	PETITION FOR REHEARING
SD	C	DOROTHY PEARSON FAMILY TRUST	23-HC-733	086954-2023	2712 N DECHMAN AVE	REVIEW
SD	NO	WARREN DANZ	25-HC-012	121328-2024	2407 N DECHMAN AVE	REVIEW
SD	C	ERICKSON CAPITAL INVESTMENTS LLC	24-HC-733	119694-2024	2315 N DELAWARE AVE	REVIEW
SD	NO	JAY RAND	24-HC-257	105220-2024	1205 E FORREST HILL AVE	REVIEW
SD	OO	PAUL WILSON	24-HC-190	101263-2024	1105 N GLENWOOD AVE	PETITION FOR REHEARING
SD	OO	HELEN SANDER	25-HC-081	000316-2025	2415 N INDIANA AVE	REVIEW
SD	OO	AMIT MARK	25-HC-226	002652-2025	2801 N LINN ST	FIRST APPEARANCE
SD	NO	MICHAEL DEWITTE	25-HC-101	000626-2025	727 E MAYWOOD AVE	REVIEW
SD	OO	MICHELE L CURRY	25-HC-104	000629-2025	504 E MAYWOOD AVE	REVIEW
SD	NO	JASON CLAYTON	24-HC-615	116842-2024	1204 E MCCLURE AVE	REVIEW
SD	OO	EMPEROR BAZOOKA	23-HC-253	027672-2023	2415 N PROSPECT RD	REVIEW
SD	OO	ANANDA MEKA	25-HC-125	000732-2025	1503 E ROUSE AVE	REVIEW
SD	C	ERICKSON CAPITAL INVESTMENTS LLC	24-HC-033	031690-2023	906 E VIRGINIA AVE	REVIEW
SD	C	EQUITY & HELP - 820VIR603 TRUST	24-HC-137	099617-2024	1018 E VIRGINIA AVE	REVIEW
SD	OO	JAMES MYERS	25-HC-219	002427-2025	725 E VIRGINIA AVE	FIRST APPEARANCE
SD	C	BCL PROPERTIES LLC, SERIES 7	24-HC-686	118615-2024	2917 N WISCONSIN AVE	PETITION FOR REHEARING