



OFFICE OF THE CITY MANAGER



**TO:** Honorable Mayor and Members of the City Council

**FROM:** Patrick Urich, City Manager 

**DATE:** June 19, 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.

**Fireworks Notice from Peoria Fire Chief Sollberger**

The following firework devices are novelty items and are approved for use and sale within the City of Peoria:

**Party poppers:** Small plastic or paper item containing not more than 0.25 grains (16mg) of explosive composition that is friction sensitive. A string protruding from the device is usually pulled to ignite it. This item expels non-flammable paper streamers or non-flammable novelties, or both and produces a small report.

**Snapper:** Small, paper-wrapped item containing not more than 0.02 grains (1mg) of explosive composition coated on small bits of sand and packaged with sawdust in individual containers of not more than 50 units. When dropped, the device explodes, producing a small report.

**Toy Caps:** Toy plastic or paper caps for toy pistols in sheets, strips, or rolls containing not more than an average of .25 grains (16mg) of explosive composition per cap.

**Snakes or Glow Worms:** Pressed pellet or pellets consisting of not more than 0.07 oz (2g) of pyrotechnic composition per pellet that produces as the primary effect a snake-like ash upon burning. The ash expands as the pellet burns.



**Smoke generating devices:** Small round or cylindrical smoke bombs or devices shaped like tanks, aircraft, cones, or volcanos that emit colored smoke without report.

**Sparklers:** Handheld piece of flexible metal partially coated with chemicals that burn and sparkle. Typically reach 2000 degrees Fahrenheit and can cause nearly 60% of all reported firework injuries.

**The following fireworks devices are considered prohibited, and anyone found in violation will be issued a citation and fine of \$250, according to the City of Peoria Fireworks Ordinance 11-91. The list below details prohibited consumer fireworks but are not limited to:** Handheld fireworks, bottle rockets, firecrackers of any size or type, skyrocketers, roman candles, chasers, buzz bombs, helicopters, missiles, planes, sky lanterns, pin wheels, any ground items other than those identified as Approved Consumer Fireworks.

### **Registration Now Open for Civic Leadership Academy 2025**

Peoria County is now accepting applications for Civic Leadership Academy, an annual program held in conjunction with the city of Peoria. With an aim to help participants understand governmental functions, the free program includes a weekly session that takes place at either a county or city government facility and usually involves a presentation, tour, and time for questions and answers.

This year, the program will be on Thursday evenings at 6 p.m. from August 7 to October 14, 2025, concluding with a graduation by proclamation at the Peoria County Board meeting and first Peoria City Council meeting in October.

Topics and tours include the Peoria Police Department, Emergency Communications Center, Peoria County Coroner's Office, Peoria County Sheriff's Office, Peoria Public Works, Peoria Fire, and Peoria County Animal Protection Services. Programs are hosted by local officials discussing the work their department performs, the resources they offer, and the challenges they face.

Civic Leadership Academy is for ages 18 and older and requires [registration online](#). Paper copies of the application are also available at the Peoria County Courthouse (Room 502) by the deadline of July 18, 2025. Details are subject to change with a final schedule to be handed out at the first

### **Community Development – 2025-2029 Consolidated Plan and Community Participation Plan**

The Consolidated Plan helps the city of Peoria decide how to spend federal funding received from the Department of Housing and Urban Development (HUD) over the next five years. When making this plan, city staff members look at housing, infrastructure, and public service gaps to figure out how the federal funds need to be used to improve the community. City staff members also ask community members to provide their ideas.

The draft of the 2025-2029 HUD Consolidated Plan is available for public comment until Monday, June 23 at 5 p.m. There are two ways to submit a comment:

- In-Person: The plan is also available for viewing at City Hall, 419 Fulton Street, Room 203, Peoria, IL (Monday – Friday, 8 a.m. – 12 p.m.).
- Comments: Written comments may be submitted in person, via mail to Grants Management Division, 419 Fulton Street, Room 203, Peoria, IL 61602, and [by email](#).

If any accommodations are needed, please contact Kathryn Murphy, Grants and Budget Manager, at 309-494-8600 or [by email](#).

### **Community Development Engages with Community Members at Juneteenth Fest**

On Saturday, June 14, Community Development staff participated in Juneteenth Fest, hosted by The YANI Collective at John H. Gwynn Jr. Park. Staff shared information with community members about Peoria Cares and upcoming city events.



### **Peoria Public Works – Jefferson/Adams Conversion Project Update**

Sidewalk work has begun at the southwest corner of Main Street and SW Jefferson Avenue, near 333 Main Street. Sidewalks are closed in this area, and pedestrians should cross the street at the next available intersection.

Sidewalk work continues at the following intersections:

## Issues Update

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- The southeast corner of Main Street and NE Jefferson Avenue, near the Peoria County Courthouse. The work is nearing completion.
- Along Fulton Plaza, at SW Jefferson Avenue, between 120 SW Jefferson Avenue and 331 Fulton Street. The work is nearing completion.
- The pedestrian crossings along SW Jefferson Avenue, across from Liberty Street, near the Civic Center, at 201 SW Jefferson Avenue. The work is nearing completion.
- The southeast corner of NE Jefferson Avenue and Hamilton Boulevard, near 318 Hamilton Boulevard.
- The southeast corner of NE Jefferson Avenue and Fayette Street, near 200 NE Jefferson Avenue.

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.

## Community Development Weekly Report

- See attached

# WEEKLY DEVELOPMENT ACTIVITY REPORT

## CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

**Date: 06/12/2025 – 06/18/2025**

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	44
Development Center Permits Issued	39	1,172
Total Value of Development	\$2,704,494	\$137,815,769

### 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 1303-2025	1917 N Wisconsin Ave	Commercial Alteration	Int Alteration – The King House	3	KW
RES 1307-2025	2502 W Arden Way	New Residential	New Single Family Home	5	NM
COM 1329-2025	2007 W Pioneer Pkwy	Commercial Addition	Building Addition – Mike Miller KIA	5	NM
COM 1330-2025	14-06-477-007	New Commercial	Parking Lot – Mike Miller KIA	5	NM

## 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 1328-2025	10408 N Centerway Dr	Permanent Sign	Wall Sign – Ivy Rehab	5	NM
PZ 247-2025	318 SW New St	Rezoning	Rezone from R4 to CN	1	JN
ZBA 251-2025	6015 N Chippewa Ridge Ln	Zoning Board of Appeals	Major Variance – Increase front yard fence height from 3 feet to 5 feet	5	NM
ZBA 257-2025	4314 N Nelson Dr	Zoning Board of Appeals	Major Variance – Increase front yard fence height from 3 feet to 6 feet	2	KW
ZBA 256-2025	2230 E Oak Ter	Zoning Board of Appeals	Major Variance – Increase front yard fence height from 3 feet to 6 feet	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
6605 Ironwood Dr	Certificate of Occupancy	Capstone Construction	4
4707 N University St	Certificate of Occupancy	Bremer Jewelry	2
3719 N Thistle Dr	Certificate of Occupancy	Jodi Construction	5
6001 N Knoxville Ave	Certificate of Occupancy	Derrick Services	3
2811, 2813 W Wiswall St	Certificate of Occupancy/Compliance	Lincoln Terrace	1
2914, 2916 W Wiswall St	Certificate of Occupancy/Compliance	Lincoln Terrace	1
2815, 2817 W Wiswall St	Certificate of Occupancy/Compliance	Lincoln Terrace	1
816, 818 W Wiswall St	Certificate of Occupancy/Compliance	Lincoln Terrace	1
2930, 2932 W Wiswall St	Certificate of Occupancy/Compliance	Lincoln Terrace	1
9104 N Wyndridge Way	Temporary Certificate of Occupancy	Rave Homes	4
2105 NE Jefferson Ave	Certificate of Occupancy	River City Construction, LLC	2
5315 W Landens Way	Certificate of Occupancy	All About Co, Inc	4
319 Main St	Certificate of Occupancy	Taqueria Irapuato, LLC	2

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8013 N Knoxville Ave	Certificate of Occupancy/Compliance	Caliber Construction	5
3926 W Fiona Way	Certificate of Occupancy	Jodi Construction	5
423 SW Washington St	Certificate of Occupancy	Belcan, LLC	2
2825 W Ann St, 4E	Certificate of Occupancy	Lincoln Terrace	1

**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
18-08-384-003	404 S Louisa St	1	Quit Claim Deed

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

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
14-28-426-014	415 E Paris Ave	3	Private - 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
-	Balco LLC Mobile Truck	Plans Approved	-
4100 Willow Knolls Rd, Suite CO2A	Matari Coffee	Plans Approved	4
2200 W War Memorial Dr	The Wares Cookie Shack	Plans Approved	4
4125 N Sheridan Rd	Jersey Mikes Subs	Plans Received	3

**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