



**OFFICE OF THE CITY MANAGER**



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

**FROM: Patrick Urich, City Manager** 

**DATE: July 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.

**Registration for Civic Leadership Academy 2025 to Close July 18**

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 session. Space is limited, and applicants will be notified upon their acceptance into the program.

**Community Development Celebrates Local Businesses for Great Neighbor Appreciation Week**

On Wednesday, July 16, Community Development staff celebrated Local Business Appreciation Day by recognizing 75 small and locally owned businesses in Peoria. Each business was given a cactus to thank them for helping keep Peoria sharp.

Issues Update  
July 17, 2025

Small and locally owned businesses are a cornerstone to creating and maintaining a vibrant economy in Peoria. While we cannot personally thank every business, we did want to highlight a small sample of the great businesses we have here in Peoria. For more information about Great Neighbor Appreciation Week, please contact Kaylee Drea, Community Development Engagement Manager, at 309-494-8624 or [by email](#).





### **Community Development Department Thanks Community Members with “Good Job” Door Hangers**

On Tuesday, July 15, Community Development staff celebrated Code Encouragement Day by distributing Good Job Door Hangers to give thanks to community members for going above and beyond to maintain their property.

For more information about Great Neighbor Appreciation Week, please contact Kaylee Drea, Community Development Engagement Manager, at 309-494-8624 or [by email](#).



### **Community Development Shows Appreciation for Local Nonprofit Organizations During Great Neighbor Appreciation Week**

On Monday, July 14, Community Development staff celebrated Nonprofit Appreciation Day by recognizing numerous local nonprofit organizations in Peoria. Each organization was given a cactus to thank them for helping Peoria thrive.

The city of Peoria has a vibrant nonprofit community. The nonprofits recognized on Monday represent a small sample of those doing great work serving community members throughout the city.

Issues Update  
July 17, 2025

For more information about Great Neighbor Appreciation Week, please contact Kaylee Drea, Community Development Engagement Manager, at 309-494-8624 or [by email](#).



### **Community Development Hosts Citywide Cleanup to Kick Off Great Neighbor Appreciation Week**

On Saturday, July 12, Community Development staff members were joined by community members to pick up litter at five locations across the city in the Southside, East Bluff, North Valley, West Bluff, and Center Bluff neighborhoods.

For more information about Great Neighbor Appreciation Week, please contact Kaylee Drea, Community Development Engagement Manager, at 309-494-8624 or [by email](#).





### **Peoria Fire Department to Host Heroes for Life Blood Drive on July 23**

On July 23, from 7 a.m. until 3 p.m., the Peoria Fire Department will be hosting a Heroes for Life Blood Drive in partnership with ImpactLife at Peoria Fire Central.

The Peoria Fire Department, Peoria Police Department, and Advanced Medical Transport of Central Illinois will be battling it out to see how many participants they can get. Every donation can help save up to three lives. Hospitals and patients rely on the generosity of donors, especially during times of shortage.

To sign up, visit the [online registration site](#).

Whether you're a first-time donor or a regular, your participation means the world. If you have any questions, please contact Melissa Buhl at 309-494-8728.

A promotional poster for the "Heroes for Life Blood Drive". The top features the ImpactLife logo and the text "HEROES for LIFE Blood Drive" in large, stylized letters. Below this, it lists the event details: "Peoria Fire Department, Wednesday, July 23rd, 7:00am - 3:00pm, Central House - 505 N.E. Monroe St." and includes the Peoria Fire Department logo. At the bottom, it provides contact information: "For an appointment, please call ImpactLife at 800-747-5401 or scan the QR code to schedule online." and a QR code. Small text at the very bottom reads: "Please call before donating and bring photo ID. Group Code: 01254. Last Date to Donate Elsewhere: 05/28/2025. Blood for Life is another way to make a difference in our community by partnering with requests to save lives."

### **Six Peoria Fire Department Members Receive Letters of Commendation**

Six members of the Peoria Fire Department recently received Letters of Commendation from the department for their roles in a successful search and rescue last month. The recipients were Engine Captain Nick Hansen, Engine 12 Engineer Nate Wallick, Engine 12 Firefighter Garrett Baker, Truck 14 Captain Anthony Brodt, Truck 14 Acting Engineer Riley Van Dusen, and Truck 14 Firefighter Christian Alanis-Mata.

On June 19, 2025, the Peoria Fire Department responded to a residential structure fire with an occupant trapped inside. Upon arrival, Battalion 1 established command and reported heavy smoke and fire conditions throughout a 1.5-story residential home.

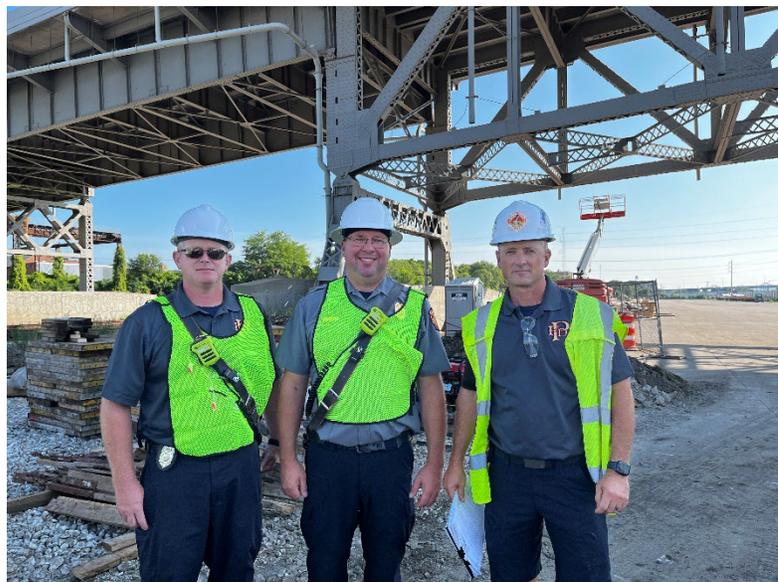


Engine 12, manned by Hansen, Wallick and Garrett Baker, were the first unit to arrive on scene. Without hesitation, the crew initiated an interior search and located the trapped occupant within minutes of entry. Closely following Engine 12, the crew of Truck 14—Brodt, Riley Van Dusen, and Alanis-Mata—entered the structure and assisted with the rapid and safe removal of the victim.

Thanks to the quick, coordinated, and courageous actions of these firefighters, the victim was successfully rescued and found to be breathing once removed from the home. Their decisive actions under extreme conditions exemplify the highest standards of professionalism, training, and commitment to the mission of saving lives.

### **Peoria Fire Department – Prevention Division Visits Viridis Chemical Ethyl Acetate Plant**

On Wednesday, July 16, the Peoria Fire Department Fire Prevention and Community Risk Reduction team, led by Division Chief of Prevention Nate Rice, made a site visit to the new Viridis Chemical ethyl acetate plant, which is currently under construction in south Peoria. Fire Inspector Captain Ryan Harris was joined by Hazmat Coordinator Captain Shane Pomeroy and Hazmat Inspector Captain Aaron Sapinski for the walkthrough. The Peoria



Fire Department is working hard to prevent accidents in the community and protect the environment through plan review, inspections and emergency preparedness planning.

### **Peoria Fire Department Educates Students on Fire Prevention at Cadence Academy Preschool**

The Peoria Fire Department Fire Apprentices have recently been out in the community learning about the fire prevention education aspect of the fire department. This week, they joined Division Chief of Training Roland Tenley and Training Supervisor Captain Ian Domenighini for a visit to Cadence Academy Preschool to teach the young students about fire safety and prevention. Education is key to preventing tragedies from occurring, and starting early helps protect our community.



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

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

Work is progressing at the following intersections:

- The southwest corner of NE Jefferson Avenue and Hamilton Boulevard, near the Peoria County Courthouse.
- The southwest corner of Main Street and SW Jefferson Avenue, near 333 Main Street.

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.

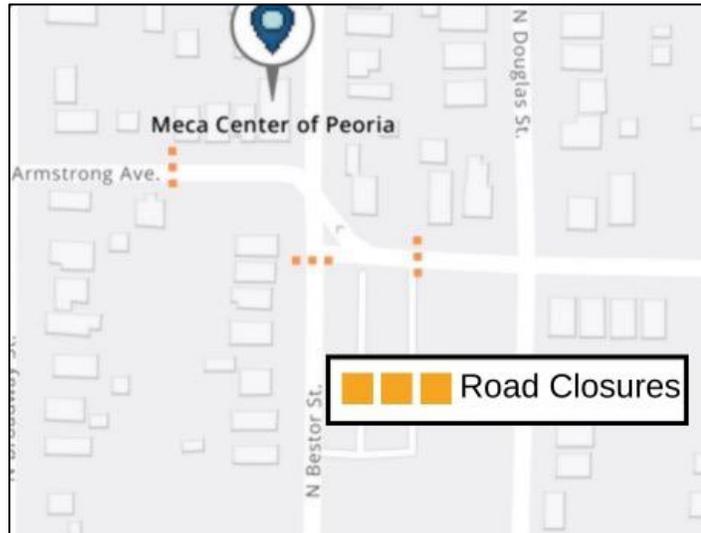
### **Peoria Public Works – Road Closures Near Meca Center Set for July 19, for P.O.P. Back2School Celebration**

On Saturday, July 19, beginning at 10:30 a.m. and lasting until 2:30 p.m., streets around the Meca Center, 817 W. Armstrong Ave., will be closed for the Product of the Project (POP) Back2School Celebration.

Drivers should be mindful of the closure and use extra caution in the area.

#### **Road Closures**

- W. Armstrong Avenue will be closed to through traffic from 828 W. Armstrong Ave. to 803 W. Armstrong Ave.
- N. Bestor Street will be closed to through traffic at 1331 N. Bestor St.



### **Peoria Public Schools to Host Annual Convocation on July 28 at Peoria Civic Center**

As we prepare to launch the 2025–2026 school year, I’m excited to welcome our staff to the Annual Convocation on Monday, July 28, from 7 a.m. to 10 a.m. at the Peoria Civic Center Prairie Home Alliance Theatre. We’re honored to have Ron Clark – award-winning educator, best-selling author, and founder of The Ron Clark Academy – as our keynote speaker. He’ll also host a book signing prior to his presentation.

Our theme this year is “Mission Possible: Cracking the Proficiency Code.” This reflects our focused commitment to increasing student achievement in Math, English Language Arts, and Science. Our district-wide goal is to increase proficiency by 10%, using the Illinois Assessment of Readiness (IAR) as our metric. The IAR is administered to students in grades 3 through 8 and serves as a key indicator of how well our students are mastering grade-level standards.

We are already seeing encouraging progress. One shining example is the remarkable growth in Algebra 1 proficiency among our 8th-grade students, rising from just 18% last school year to an impressive 72% this year. This is a testament to the incredible work of our educators and the power of collaboration, high expectations, and support.

We’re building our progress with more training, curriculum support, and staff in schools – the ensuring every student receives strong, equitable instruction.

Issues Update  
July 17, 2025

As I enter my final year as Superintendent, I'm grateful for the opportunity to lead and serve this incredible community. I'm proud of all we've achieved together – let's finish strong and continue believing in what's possible for our students.

Here's to a successful 2025–2026 school year – our mission is possible!

With gratitude,

A handwritten signature in black ink, appearing to read "Shawn Desmarquest". The signature is written in a cursive style and is positioned above a light gray rectangular background.

Community Development Weekly Report

- See attached

Housing Docket

- See attached

# WEEKLY DEVELOPMENT ACTIVITY REPORT

## CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

**Date: 07/10/2025 – 07/16/2025**

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	0	46
Development Center Permits Issued	56	1,394
Total Value of Development	\$4,611,447	\$147,722,199

### 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 1546-2025	1301 W Pioneer Pkwy	Commercial Alteration	Change of Occupancy – Cholas	5	NM
COM 1563-2025	2005 N Knoxville Ave	Commercial Alteration	Roof Repair – Fusion Beauty	2	KW
MULT 1575-2025	1700 W Hickory Grove Rd	Multi Family Alteration	Ext Alteration – Knoxville Point Apartments	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
ZBA 266-2025	9104 N Wyndridge Way	Zoning Board of Appeals	Major Variance – To increase fence height in the front yard from 3-feet to 5-feet	4	JR
ZBA 294-2025	3018 W Saddle Creek Dr	Zoning Board of Appeals	Major Variance – To increase fence height in the front yard from 3-feet to 5-feet	5	NM
SIGN 1544-2025	525 N Western Ave	Permanent Sign	Freestanding Sign –Liquor Spot	1	JN
SIGN 1517-2025	2112 E War Memorial Dr	Permanent Sign	Wall Signs – Central Illinois Friends	3	KW
SIGN 1574-2025	910 W Detweiller Dr	Permanent Sign	Wall Sign – Feldco	5	NM
RES 1577-2025	2724 W Woods Edge Dr	New Residential	New Single Family Home	4	JR
SIGN 1588-2025	2800 W Townline Rd	Permanent Sign	Wall Sign – Curly Shawarma and Haddah Supermarket	5	NM

### 3. Certificates of Occupancy Issued

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

Address	Type	Business Name	Council District
-	-	-	-

### 4. Land Bank Activity

- The **City Land Bank** acquires properties to hold for future development, it transfers properties to new owners when possible, and it demolishes unsafe and abandoned structures to reduce blight in the community.

#### Properties Acquired

Parcel Number	Address	Council District	Received Through
-	-	-	-

#### Properties Transferred to New Owner

Parcel Number	Address	Council District	Transferred Through
18-18-330-025	2517 W Latrobe St	1	Side Lot Program
18-17-310-007	3112 SW Jefferson Ave	1	Side Lot Program

#### Properties Demolished

Parcel Number	Address	Council District	Ownership Type and Reason
18-08-251-007	1128 W Fourth St	1	Private - Planned
18-08-356-002	1716 W Millman St	1	Private - 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
1209 SW Adams St	Cheese Nuts Fast Fried Pizza Mobile	Plans Received	1

<b>Community Development Department Contact Information</b> Staff who are typically assigned to manage development applications.	
<p><b>Leah Allison (LA)</b> <i>Asst. Director of Com. Dev.</i> 494-8667</p> <p><b>Josh Naven (JN)</b> <i>Senior Urban Planner</i> 494-8657</p> <p><b>Kerilyn Weick (KW)</b> <i>Senior Urban Planner</i> 494-8606</p> <p><b>Julia Rose (JR)</b> <i>Urban Planner</i> 494-8649</p> <p><b>Nolan Meyer (NM)</b> <i>Urban Planner</i> 494-8612</p>	<p><b>Rich Storm (RS)</b> <i>Building Safety Manager</i> 494-8632</p> <p><b>Matt Ziller (MZ)</b> <i>Building Inspector</i> 494-8628</p> <p><b>Craig Reid (CR)</b> <i>Building Inspector</i> 494-8925</p> <p><b>Issac Garcia (IG)</b> <i>Building Inspector</i> 494-8921</p>

INSP	O.O	PROPERTY OWNER	CASE #	ENERGOV #	PROPERTY ADDRESS	APPEARANCE
AA	C	GREENWOOD APARTMENTS 22 LLC	25-HC-385	007985-2025	103 N BRAVES CT	FIRST APPEARANCE
AA	C	GREENWOOD APARTMENTS 22 LLC	25-HC-395	008383-2025	134 N BRAVES CT	FIRST APPEARANCE
AA	NO	GARY L MORRIS	25-HC-386	007993-2025	1421 S LIVINGSTON ST	FIRST APPEARANCE
BE	C	DOROTHY H SESTEDT ESTATE	25-HC-374	007488-2025	536 W FORREST HILL AVE	FIRST APPEARANCE
BE	NO	JULIAN PARKER	25-HC-396	008394-2025	515 W GIFT AVE	FIRST APPEARANCE
BE	C	INFINITE RETURNS 1 LLC	25-HC-376	007596-2025	1019 W GILBERT AVE	FIRST APPEARANCE
BE	OO	ZACH FORDHAM	25-HC-383	007956-2025	819 W NOWLAND AVE	FIRST APPEARANCE
BE	OO	SANDRA PEDREYRA	25-HC-384	007978-2025	2809 N UNIVERSITY ST	FIRST APPEARANCE
BE	OO	KENNETH MEYER	25-HC-405	008726-2025	2518 N UNIVERSITY ST	VOIDED PER ASHLEY; WILL DISMISS
BE	C	B CUBED INVESTMENTS LLC	25-HC-407	008817-2025	1719 N VALLEY AVE	VOIDED PER ASHLEY; WILL DISMISS
BE	NO	THOMAS TENNESSON	25-HC-408	008856-2025	1703 N VALLEY AVE	FIRST APPEARANCE
CR	C	PEORIA PROPERTIES LLC	25-HC-382	007749-2025	3311 N STERLING AVE	FIRST APPEARANCE
DF	NO	JULIAN PARKER	25-HC-390	008036-2025	720 E ARCADIA AVE	FIRST APPEARANCE
DF	C	P & I INVESTMENTS	25-HC-413	008982-2025	2214 N KNOXVILLE AVE	FIRST APPEARANCE
DF	C	THE ANVESH AND NIKHITA REVOCABLE TRUST	25-HC-411	008971-2025	2316 N SHERIDAN RD	FIRST APPEARANCE
DS	NO	AMINATA BONGAY	25-HC-410	008970-2025	1805 W BUTLER ST	FIRST APPEARANCE
DS	OO	PAUL MAGARACI	25-HC-387	008014-2025	1301 W COLUMBIA TER	FIRST APPEARANCE
DS	NO	MARK SHORT	25-HC-388	008019-2025	3426 N EL VISTA AVE	FIRST APPEARANCE
DS	C	PEORIA PORTFOLIO I-IV APTS, L.P.	25-HC-373	007431-2025	2401 N GALE AVE, UNIT G11	FIRST APPEARANCE
DS	C	FOULGER HOMES LLC	25-HC-400	008584-2025	612 W HIGH ST, UNIT 203	FIRST APPEARANCE
DS	C	FHP INVESTMENTS LLC	25-HC-398	008436-2025	1012 W MACQUEEN AVE	FIRST APPEARANCE
DS	NO	JOHN SIMPSON	25-HC-393	008267-2025	1515 W MAIN ST	FIRST APPEARANCE
DS	OO	CORETTA NIXON	25-HC-409	008966-2025	1008 W MILLMAN ST	FIRST APPEARANCE
DS	OO	CONRAD L STINNETT III	25-HC-406	008729-2025	1027 N UNDERHILL ST	FIRST APPEARANCE
DS	C	BELL & BELLA PROPERTIES LLC	25-HC-389	008025-2025	820 W WINDOM ST	FIRST APPEARANCE
GF	NO	HILLSIDE DEVELOPMENT PARTNERS, LLC	25-HC-391	008107-2025	5706 N AUTUMN RIDGE CT, APT A	FIRST APPEARANCE
GF	C	TRUIST BANK	25-HC-375	007588-2025	3202 W BIRKSHIRE DR	FIRST APPEARANCE
GF	C	LEXINGTON HILLS I APARTMENTS LLC	25-HC-392	008223-2025	3401 W OAKCREST DR, APT 1D	FIRST APPEARANCE
GF	C	SIPES PROPERTIES LLC	25-HC-412	008977-2025	714 W PURTSCHER DR	FIRST APPEARANCE
GF	NO	TONY LAHOOD	25-HC-399	008568-2025	7313 N SAFFORD DR	FIRST APPEARANCE
MH	C	ST AUGUSTINE COMMUNITY FUND INC	25-HC-402	008617-2025	VACANT LOT NE GLEN OAK AVE	FIRST APPEARANCE
MH	C	ST AUGUSTINE COMMUNITY FUND INC	25-HC-401	008615-2025	1301 NE GLENDALE AVE	FIRST APPEARANCE
MH	C	BENTAL MANAGEMENT LLC	25-HC-404	008637-2025	609 GREEN ST	FIRST APPEARANCE
MH	NO	JESSIE MCGOWAN	25-HC-397	008428-2025	411 HAYWARD ST	FIRST APPEARANCE
MH	C	B CUBED INVESTMENTS LLC	25-HC-403	008627-2025	705 VORIS ST	FIRST APPEARANCE

RF	OO	ELIZABETH BAKER	25-HC-379	007705-2025	1534 S KNEER AVE	FIRST APPEARANCE
SD	C	CONSOLIDATED PROPERTIES LLC SERIES CD	25-HC-394	008348-2025	2809 N CALIFORNIA AVE	FIRST APPEARANCE
TW	OO	JIMY BENAVIDES	25-HC-380	007706-2025	519 HAUNGS AVE	FIRST APPEARANCE
TW	C	HE REALTY LLC	25-HC-378	007703-2025	517 HOMESTEAD AVE	FIRST APPEARANCE
TW	C	RELIANT HOMEBUYERS LLC	25-HC-377	007702-2025	3304 NE MADISON AVE	FIRST APPEARANCE
TW	C	DREAM GIRLS MENTOR PROGRAM INC	25-HC-381	007708-2025	2909 NE MADISON AVE	FIRST APPEARANCE