



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager 

DATE: Aug. 7, 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.

Historic Powell Press Building Revitalized into El Mirador en el Rio

The City of Peoria is proud to announce the successful revitalization of the Powell Press Building, the oldest commercial structure in Peoria, into a new full-service Latin American bistro, *El Mirador en el Rio*.



Located at 110 NE Water Street, the city-owned Powell Press Building was originally constructed in 1852 and has seen a range of uses over its long history,

from a printing shop to a riverfront visitor center. In recent years, the building sat vacant after briefly serving as an ice cream shop.

With a key riverfront location, the city aimed to transform the space to operate as a café or snack shop and issued a request for qualifications late last year. *El Mirador en el Rio* was selected for a three-year lease with the option to renew with the city.

Co-owners Julia Salvatierra and Raam Adi led a full renovation to transform the historic structure into a contemporary dining destination, investing over \$150,000, along with \$50,000 from the city for tenant improvements to transform the building into a restaurant with outdoor seating.

Work began in March of this year, and the restaurant officially opened on July 4. The updated space features a reconfigured kitchen, modern interior design, and a pergola-covered outdoor patio with views of the Illinois River and the CEFCU Stage.

El Mirador en el Rio offers a diverse menu of Latin American-inspired dishes, specialty cocktails, brunch items, and desserts. A cherry blossom tree centerpiece inside the dining area adds a vibrant and welcoming atmosphere that reflects the energy the restaurant has already brought to the riverfront.

“The city is proud to partner with El Mirador en el Rio,” said Assistant City Manager Kimberly Richardson. “We’re breathing new life into the historic Powell Press Building and have transformed it into a vibrant Latin café with stunning river views. It honors the building’s past while creating something new and vibrant.”

Community Development – 2026 CDBG Public Services Application Open Until August 29

The City of Peoria is accepting applications for 2026 Community Development Block Grant (CDBG) Public Services funding. Applications are open from Monday, August 4 through Friday, August 29, and are available to not-for-profit organizations, 501(c)3 agencies, and government agencies that provide programs to low and moderate-income persons.

The city receives CDBG funding each year from the U.S. Department of Housing and Urban Development (HUD). Up to 15% of the city’s total annual allocation may be awarded to local agencies providing public services to low and moderate-income persons. Organizations may submit one application for a maximum award of \$30,000.

How to Apply

Applications must be submitted online through the [CDBG Public Services page](#). The city of Peoria will accept applications for 2026 CDBG Public Services funding from **Monday, August 4 at 8 a.m. through Friday, August 29 at 2 p.m.**

Eligible applications will be reviewed by the CDBG Public Services Advisory Commission. Funding recommendations will be forwarded to the City Council for approval. A list of the selected sub-recipients will be available online at the city website under the [CDBG Public Services page](#).

For more information, please contact Community Development Director Joe Dulin [by email](#) or by calling 309-494-8631.

Peoria Fire Department Achieves Accredited Agency Status

Over the course of 18 months, the Peoria Fire Department undertook a rigorous and comprehensive process to achieve the status of Accredited Agency through the Commission on Fire Accreditation International (CFAI). The process began with forming an Accreditation Team, followed by a detailed self-assessment that involved evaluating the department against established performance criteria across key areas, including governance, response times, training, community risk reduction, and operational effectiveness.

The department established Standards of Cover (SOC) and completed a Community Risk Assessment (CRA) to develop and refine the department's strategic planning and resource allocation. The department submitted the self-assessment report and hosted a peer assessment team for an on-site visit and evaluation. The process concluded with a formal presentation to the CFAI, resulting in PFD officially being recognized as an accredited fire department. This milestone represents a commitment to continuous improvement, accountability, and excellence in service delivery to the community.



Peoria Fire Department – Vernon "Butch" Gudat Fire Training Academy Hosts First Incident Safety Officer Class

With the approval of the Office of the State Fire Marshal, the Peoria Fire Department's Vernon "Butch" Gudat Training Academy recently hosted its first Fire Department Incident Safety Officer course. Fourteen firefighters from Peoria, Canton, Dunlap, and Pekin completed the course, which was conducted as a pilot program to collect student feedback for future courses.



Peoria Police Department Partners with Old Navy to Provide Free School Uniforms for Local Students

On Monday, August 4, the Peoria Police Department partnered with Old Navy to help provide free school uniforms for families in the community. The collaborative effort included contributions from Peoria Police Officer Kyla Birris, PPD staff, PPD Cadets, the Co-Response Team, Old Navy, and Tropical Sno.



Peoria Public Works – Jefferson/Adams Conversion Project Update

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

Sidewalk work is occurring at the following intersections:

- The southeast corner of SW Jefferson Avenue and Liberty Street, near 244 SW Jefferson Avenue.
- The southwest corner of NE Jefferson Avenue and Hamilton Boulevard, near the Peoria County Courthouse.
- The northeast corner of NE Jefferson Avenue and Fayette Street, near 301 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.

Issues Update

Aug. 7, 2025

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 Starts New House System Program

I'm excited to share that our schools have started a new program called the House System, inspired by the Ron Clark Academy. Students and teachers are placed into one of four houses—Amistad (Friendship), Reveur (Dreamer), Isibindi (Courage), and Altruismo (Givers) —each with its own values, such as kindness, creativity, courage,



and generosity. Houses include students from different grades and schools, creating a big family feel. Students earn points for good behavior, attendance, learning, and helping others, and houses compete in fun challenges all year. This program is already making a big difference—attendance is up, behavior is better, and students feel more connected. We're excited to expand the House System to every school, and we thank our community for supporting this amazing journey!

With gratitude,

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-28635	HARDESTY ENTERPRISES LTD	2411 SW JEFFERSON AVE
AA	25-CV-29501	ROBERT THOMPSON	1828 W MARTIN ST
AA	25-CV-29503	ACRES INVESTMENTS LLC	1500 W ADRIAN G HINTON AVE
AA	25-CV-29504	MOORISH SCIENCE TEMPLE OF AMERICA ALI MUNICIPAL DIST #33, ET AL.	1003 W FOURTH ST
AA	25-CV-29507	MANSA GROUP LLC, TEIARA FRANKLIN, & KONJIT KEIARA	314 N SARATOGA ST
AA	25-CV-29556	B CUBED INVESTMENTS LLC	422 S WESTERN AVE
AA	25-CV-29558	GREENWOOD APARTMENTS 22 LLC	725 W HURLBURT AVE
AA	25-CV-29561	182BUT605 TRUST; EQUITY & HELP	1828 W BUTLER ST
AA	25-CV-29562	TREMAYNE BRANCH	1801 W WIDENHAM ST
AA	25-CV-29564	BRANDON HEDGER	1005 W HURLBURT ST
AA	25-CV-29565	ZINA WALTON	1012 W HURLBURT ST
AA	25-CV-29566	CHAUNCEY WALTERS & HAROLD WALTERS ESTATE	1018 W HURLBURT ST
AA	25-CV-29568	STEVEN MILLER JR	701 W JOHNSON CT
AA	25-CV-29569	SAMANTHA MUTCHLER	202 SW CENTER ST
AA	25-CV-29570	HARDESTY ENTERPRISES LTD	1027 S LOUISA ST
AA	25-CV-29571	VIRGENA HOLLIE	1014 W ADRIAN G HINTON AVE
AA	25-CV-29574	MARIA DIAZ	1719 W KETTELLE ST
AA	25-CV-29575	GREGORY BANKS	1719 W MARTIN ST
AA	25-CV-29577	DONALD JACKSON	1415 W JOHN H GWYNN JR AVE
AA	25-CV-29583	INFINITE FUNDING LLC	422 S LOUISA ST
BE	25-CV-29457	B CUBED INVESTMENTS LLC	1612 N NORTH ST
BE	25-CV-29458	B CUBED INVESTMENTS LLC	1908 N NORTH ST
BE	25-CV-29460	B CUBED INVESTMENTS LLC	501 W NEBRASKA AVE
BE	25-CV-29461	DAWNN BAKER	428 W WILLCOX AVE
BE	25-CV-29476	B CUBED INVESTMENTS LLC	1719 N VALLEY AVE
BE	25-CV-29477	THOMAS TENNESSON	1703 N VALLEY AVE
BE	25-CV-29478	BRANDON & RUTH WOODS	1805 N LINN ST
BE	25-CV-29527	MICHELLE GRAHAM	434 W HANSSLER PL
BE	25-CV-29594	B CUBED INVESTMENTS LLC	1005 W MCCLURE AVE
BE	25-CV-29595	AMERITECH-IL	2315 N KNOXVILLE AVE
DF	25-CV-29349	ABJ HOMES LLC	511 E ILLINOIS AVE
DF	25-CV-29355	ABJ HOMES LLC	511 E ILLINOIS AVE
DF	25-CV-29449	SOPHIA PROPERTIES 004 LLC	1203 E NEBRASKA AVE
DF	25-CV-29497	AJAY BAROT	1617 N INDIANA AVE
DF	25-CV-29498	AJAY BAROT	1617 N INDIANA AVE
DF	25-CV-29499	HELEN SESTEDT ESTATE	1705 N NEW YORK AVE
DF	25-CV-29535	JOSEPH & AIPING COPE	518 E ARCADIA AVE
DF	25-CV-29536	JOSEPH & AIPING COPE	518 E ARCADIA AVE
DF	25-CV-29537	JOSEPH & AIPING COPE	518 E ARCADIA AVE
DF	25-CV-29538	EQUITY CONSULTANTS REAL ESTATE INC	521 E THRUSH AVE

Inspector	Docket No.	Property Owner(s)	Property Address
DF	25-CV-29539	EQUITY CONSULTANTS REAL ESTATE INC	521 E THRUSH AVE
DF	25-CV-29598	SARAH WILDBAHN	507 E REPUBLIC ST
DF	25-CV-29599	SARAH WILDBAHN	507 E REPUBLIC ST
DF	25-CV-29600	EDITH MORRIS	2111 N ATLANTIC AVE
DF	25-CV-29601	EDITH MORRIS	2111 N ATLANTIC AVE
DF	25-CV-29602	LYDIA CESARZ	1622 N PEORIA AVE
DF	25-CV-29603	BENTAL MANAGEMENT LLC	916 E NEBRASKA AVE
DF	25-CV-29604	MIREYA MELLA	1101 E FRYE AVE
DS	25-CV-29002	GARY WEBER	1216 N DOUGLAS ST
DS	25-CV-29252	ETHAN DAVIS	1308 N DOUGLAS ST
DS	25-CV-29489	B CUBED INVESTMENTS LLC	907 W THRUSH AVE
DS	25-CV-29490	TAMERA HOFFMAN	807 W LOUCKS AVE
DS	25-CV-29491	JR HOLDINGS 2022 LLC	1500 N SHERIDAN RD
DS	25-CV-29523	ETTA THOMAS ESTATE	1815 W CALLENDER AVE
DS	25-CV-29524	PAUL MAGARACI	1301 W COLUMBIA TER
DS	25-CV-29596	LADYBUG REALTY, LLC	1103 N FRINK ST
DS	25-CV-29597	ZEYA LLC	1121 W COLUMBIA TER
DS	25-CV-29628	SANCTION COMMUNITY OUTREACH	1209 N DOUGLAS ST
DS	25-CV-29630	FLOYD RASHID	1213 N NORTH ST
DS	25-CV-29632	ZACH FORDHAM	819 W NOWLAND AVE
DS	25-CV-30157	FAMILY FOUNTAIN PROPERTY TRUST	1207 N ELLIS ST
GF	25-CV-29492	DREAM REI COMPANY	6337 N RANDWICK RD
GF	25-CV-29493	MANFRED KRON	6519 N BIG HOLLOW RD
GF	25-CV-29522	BARRY WRIGHT	2808 W HUNTINGTON DR
GF	25-CV-29540	DREAM REI COMPANY	5921 N SEDLEY ST
GF	25-CV-29541	LAKE ARCHER REAL ESTATE LLC	4245 N KNOXVILLE AVE
JS	25-CV-29413	GLEN OAKS LP	916 MAIN ST
JS	25-CV-29469	TYTESHA SEEGER	901 W ELEANOR PL
JS	25-CV-29470	TYTESHA SEEGER	901 W ELEANOR PL
JS	25-CV-29494	EVA REVESZ	1115 N FRINK ST
JS	25-CV-29496	EVA REVESZ	1115 FRINK STREET
JS	25-CV-29505	GREENWOOD APARTMENTS 22 LLC	725 W HURLBURT ST
JS	25-CV-29572	RICHARD DAVIS	5317 N WOODVIEW AVE
KT	25-CV-29451	TIMOTHY BOLES	1205 S WARREN ST
KT	25-CV-29452	CENTRAL ILLINOIS COMMUNITY DEV CORP	919 S WARREN ST
KT	25-CV-29453	MELISSA POTTER	915 S WARREN ST
KT	25-CV-29509	CHICAGO TITLE LAND TRUST CO, TRUSTEE	817 S HELEN ST
KT	25-CV-29510	DENNIS HENDON ESTATE	1019 W BUTLER ST
KT	25-CV-29512	CENTRAL ILLINOIS COMMUNITY DEV CORP	1117 S BLAINE ST
KT	25-CV-29513	CHRISTOPHER HAWKINS & CURTIS HAWKINS JR	909 S LOUISA ST
KT	25-CV-29534	CONRAD PIERSON JR; DONALD & DAVID ROSS	1028 S WESTERN AVE
KT	25-CV-29581	TIM WOODS	314 CHERRY ST

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
KT	25-CV-29582	DONNA BARTON	809 S SHELLEY ST
KT	25-CV-29610	DARRYL BULLOCK ESTATE	801 S SHELLEY ST
KT	25-CV-29611	ROBERT F SCHWAB TRUST	909 S GREENLAWN AVE
KT	25-CV-29613	WESLEY WAINWRIGHT	713 S SUMNER AVE
KT	25-CV-29614	WESLEY WAINWRIGHT	707 S SUMNER AVE
KT	25-CV-29615	WESLEY WAINWRIGHT III	1504 W LINCOLN AVE
KT	25-CV-29616	DELORES ROBISON	1410 S WESTERN AVE
KT	25-CV-29617	PEORIA HOUSING AUTHORITY	921 S BLAINE ST
KT	25-CV-29647	WILLIAM BLANKENSHIP ESTATE	800 S BLAINE ST
KT	25-CV-29648	LE CHARIOT INC	1309 S MATTHEW ST
KT	25-CV-29649	MICHAEL SIMPKINS	404 SW CENTER ST
MH	25-CV-29446	CECIL WESTLEY	606 GREEN ST
MH	25-CV-29471	MARIA MURILLO & ISMAEL CAZARES-DIAZ	1516 NE GLENDALE AVE
MH	25-CV-29472	CHAQUAWANA YOUNG-JONES	1510 NE PERRY AVE
MH	25-CV-29473	MELISSA TREJO	613 MORTON ST
MH	25-CV-29474	SELBERN HOLDINGS LLC	1310 NE MONROE ST
MH	25-CV-29475	NATHAN COMTE	1414 NE PERRY AVE
MH	25-CV-29519	PRIMAVERA 29 LLC	1204 NE MADISON AVE
MH	25-CV-29532	ROBERT ORDAZ	1523 NE MADISON AVE
MH	25-CV-29591	GEORGIANNA HAVENS & DOUGLAS LIST	1012 NE MONROE ST
MH	25-CV-29592	WESLEY & MIA HENRY	1212 NE MONROE ST
MH	25-CV-29593	MORRY WILLIAMS	1518 NE MONROE ST
MH	25-CV-29606	JOSE HEREDIA	1102 NE MONROE ST
MH	25-CV-29607	FAMILY FOUNTAIN PROPERTY TRUST	1801 NE JEFFERSON AVE
MH	25-CV-29609	BILLY BODDIE ESTATE	2141 N DELAWARE AVE
MH	25-CV-29619	CHAQUAWANA YOUNG-JONES	1510 NE PERRY AVE
MH	25-CV-29620	ROSHMORE DEVELOPMENT INC.	1503 NE GLENDALE AVE
MH	25-CV-29621	JAKOVSI LOYA OLGUIN & MAURICE BLUEFORD-ANDERSON	1505 NE GLENDALE AVE
MH	25-CV-29622	MELISSA TREJO	613 MORTON ST
MH	25-CV-29623	SELBERN HOLDINGS LLC	1310 NE MONROE ST
MH	25-CV-29624	MARTIN & ELIZABETH GAYLORD	1418 NE PERRY AVE
RF	25-CV-29463	RONALD LUDWIG SR ESTATE	1826 S LIVINGSTON ST
RF	25-CV-29464	AG LLC	2704 W GARDEN ST
RF	25-CV-29465	DAVID KNIGHT	2513 W LATROBE ST
RF	25-CV-29466	JEREMY JOHNSON	1304 S GRISWOLD ST
RF	25-CV-29467	JEREMY JOHNSON	1300 S GRISWOLD ST
RF	25-CV-29479	BRYAN VANN	2426 W ANTOINETTE ST
RF	25-CV-29481	WILLIAM TORTAT	3010 W TREWYN AVE
RF	25-CV-29482	HOME TEAM CAPITAL LLC	1111 S WESTERN AVE
RF	25-CV-29483	DARRELL HUGHES	1909 W PROCTOR ST
RF	25-CV-29484	OKPARA LP	2330 W LINCOLN AVE
RF	25-CV-29487	JAYVON CULVER	2005 W LINCOLN AVE
RF	25-CV-29488	CLEAR VISION LLC	2813 W FREMONT ST

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
RF	25-CV-29511	MICHAEL DOYLE ESTATE	2010 W ANN ST
RF	25-CV-29514	STEVE JONES JR	1924 W ANN ST
RF	25-CV-29515	JAMIE BELL	1031 S TONTI CIR
RF	25-CV-29516	AG LLC	2510 W MARTIN LUTHER KING JR DR
RF	25-CV-29517	AG LLC	2514 W MARTIN LUTHER KING JR DR
RF	25-CV-29528	REAL ESTATE RELIEF LLC	2515 W MALONE ST
RF	25-CV-29529	B CUBED INVESTMENTS LLC	1604 S STANLEY ST
RF	25-CV-29531	CARL & OLIVIA HILL	2221 W KETTELLE ST
RF	25-CV-29533	CAPSTAN MANAGEMENT LLC	2906 W GRINNELL ST
RF	25-CV-29560	CHICAGO TITLE LAND TRUST COMPANY	1821 S LYDIA AVE
RF	25-CV-29573	DERICK WARD	1311 S STANLEY ST
RF	25-CV-29576	B CUBED INVESTMENTS LLC	2315 W STARR ST
RF	25-CV-29578	B CUBED INVESTMENTS LLC	2315 W STARR ST
RF	25-CV-29580	DONTAY MOODY, LATAYSHA MOODY, DONTAY MOODY JR, & YASMIN MOODY	1301 S LIVINGSTON ST
RF	25-CV-29584	B CUBED INVESTMENTS LLC	2102 W MILLMAN ST
RF	25-CV-29587	B CUBED INVESTMENTS LLC	2303 W MILLMAN ST
RF	25-CV-29588	B CUBED INVESTMENTS LLC	2303 W MILLMAN ST
RF	25-CV-29589	JOHN VIGIL	2306 W MILLMAN ST
RF	25-CV-29605	RICO BOOKER	2330 W ANN ST
RF	25-CV-29640	GARRISON COLLINS	1409 S STANLEY ST
RF	25-CV-29641	KENNETH ROBINSON	1407 S STANLEY ST
RF	25-CV-29642	LAWRENCE CARRIGAN ESTATE	2000 W KETTELLE ST
RF	25-CV-29644	BRANDON BOVAN	2030 W HAYES ST
RF	25-CV-29645	SANANY PROPERTIES LLC	3203 SW ADAMS ST
SD	25-CV-29370	HARRY JOHNSON	417 E ARCADIA AVE
SD	25-CV-29371	HARRY JOHNSON	417 E ARCADIA AVE
SD	25-CV-29447	B CUBED INVESTMENTS LLC	909 E GIFT AVE
SD	25-CV-29448	JEFFREY FAULKNER	910 E GIFT AVE
SD	25-CV-29454	NICHOLAS PRETE	4205 N ASHTON AVE
SD	25-CV-29455	DAVID LAKEMPER ESTATE	3806 N ASHTON AVE
SD	25-CV-29456	JOEY GARCIA	2301 N DELAWARE AVE
SD	25-CV-29468	CURTIS CRAIG	512 E PARIS AVE
SD	25-CV-29480	3623 STERLING LLC	2804 N PEORIA AVE
SD	25-CV-29486	OLLIE MCPHEETERS	2626 N PEORIA AVE
SD	25-CV-29508	NILE'S AND OMARI GROUP LLC	2711 N SPRINGDALE AVE
SD	25-CV-29526	DIANA CHANEY	2713 N CALIFORNIA AVE
SD	25-CV-29586	GLADYS RITTERBUSCH	721 E CORRINGTON AVE
SD	25-CV-29626	TAMMY HARTMAN	1004 E GIFT AVE
SD	25-CV-29639	MICHAEL HERR	1212 E FORREST HILL AVE
TW	25-CV-29544	DALE HANSSEN	605 TRACY ST
TW	25-CV-29545	MARTY SCHMIDT & JULIA FULLER	3305 NE MADISON AVE
TW	25-CV-29546	SHAHEEN AL-SAFRAN	534 HOMESTEAD AVE
TW	25-CV-29548	ALFONSO OCAMPO	519 HARVARD ST

Tuesday, August 12, 2025 @ 10:30 a.m.

*Held via Zoom

176 Cases

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
TW	25-CV-29549	CHARDE & SHEA LEDFORD	517 HARVARD ST
TW	25-CV-29550	ALBERTA NEFF	600 EUREKA ST
TW	25-CV-29551	TINA SMITH	606 FAIRHOLM AVE
TW	25-CV-29552	TERI & WARREN SEYMOUR JR	520 ALEXANDER AVE
TW	25-CV-29553	JIMY BENAVIDES	519 HAUNGS AVE
TW	25-CV-29554	B CUBED INVESTMENTS LLC	531 VAN BUREN ST,
TW	25-CV-29555	KH REHAB LLC	3006 NE MADISON AVE
TW	25-CV-29557	ARACELI VALLE	510 PHELPS 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: 07/31/2025 – 08/06/2025

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	51
Development Center Permits Issued	76	1,570
Total Value of Development	\$6,202,812	\$164,595,891

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 1723-2025	1503 W Altorfer Dr	Commercial Solar Voltaic	Roof Mounted Solar Panels – The Yard	5	NM
COM 1738-2025	4700 N University St	Commercial Alteration	Int Alteration – Illini Golf	3	KW
COM 1750-2025	736 SW Washington St, UNIT 1B-2	Commercial Alteration	Int Alteration – IWIRC	1	JN
COM 1751-2025	736 SW Washington St, UNIT 1D	Commercial Alteration	Int Alteration – Extended Care Pharmacy	1	JN
COM 1780-2025	4410 N Rockwood Rd	Commercial Alteration	Int Alteration – Portillo’s	4	JR
MULT 1793-2025	14-08-103-003	Multi Family Alteration	Int Alteration – The Grove 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
SIGN 1728-2025	5117 W Holiday Dr	Permanent Sign	Freestanding Sign – Smoothie King	4	JR
SIGN 1730-2025	3311 N Sterling Ave	Permanent Sign	Wall Sign – Louie Legends	1	JN
RES 0739-2025	7610 N Walnutbend Dr	New Residential	New Single Family Home	5	NM
SIGN 1786-2025	4510 N Brandywine Dr	Permanent Sign	Freestanding Sign – Benson’s	2	KW
SUBD 330-2025	9910 N Orange Prairie Rd	Subdivision	Survey Plat	4	LA
HPC 326-2025	1212 W Moss Ave	Historic Preservation Committee	Certificate of Appropriateness – Petengill Morron House Roof Replacement	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
-	-	-	-

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
18-03-306-004	1101 NE Monroe St	3	Side Lot Program

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
18-08-387-010	1300 W Howett St	1	Private - Planned
18-08-353-028	1803 W Howett St	1	City - Planned
18-18-251-016	2413 W Marquette St	1	City - Planned
18-18-252-008	2410 W Marquette 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
-	-	-	-

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	OO	CARL HILL	25-HC-030	121330-2024	2432 W ANTOINETTE ST	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	25-HC-385	007985-2025	103 N BRAVES CT	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	25-HC-395	008383-2025	134 N BRAVES CT	REVIEW
AA	NO	MENGYING DENG & PETER K LEE	24-HC-709	119468-2024	1307 W BUTLER ST	REVIEW
AA	OO	JOSE ORJALES	23-HC-632	070615-2023	1304 S EASTON AVE	REVIEW
AA	NO	BRADLEY KAUFMANN	25-HC-234	002861-2025	1414 W GARDEN ST	REVIEW
AA	NO	DARREL EDWARDS	25-HC-320	005346-2025	2706 W HAYES ST	REVIEW
AA	C	LANDMARK APARTMENTS ASSOCIATES	25-HC-321	005354-2025	521 W HILLYER PL, #5	REVIEW
AA	NO	KATHY SMITH	25-HC-067	000027-2025	1001 W HURLBURT ST	REVIEW
AA	C	PEORIA HOUSING AUTHORITY	25-HC-324	005772-2025	1125 SW JEFFERSON AVE	REVIEW
AA	C	OKPARA II LP	25-HC-445	010088-2025	1022 W JOHNSON ST	FIRST APPEARANCE
AA	C	CJD PROPERTIES INC	25-HC-222	002457-2025	1703 W KETTELLE ST	REVIEW
AA	C	OKPARA II LP	25-HC-454	010578-2025	1042 W LINCOLN AVE	FIRST APPEARANCE
AA	C	GLEN OAKS LP	25-HC-415	121957-2024	916 MAIN ST, UNIT 506	REVIEW
AA	C	BELLA IL INC	25-HC-172	001617-2025	1712 NE MONROE ST	REVIEW
AA	C	PEORIA HOUSING AUTHORITY	25-HC-274	003779-2025	2521 W SEIBOLD ST	REVIEW
AA	NO	STEVEN PARR	25-HC-309	003872-2025	201 N WEBSTER ST	REVIEW
DF	C	B CUBED INVESTMENTS LLC	25-HC-469	011820-2025	1902 N CALIFORNIA AVE	FIRST APPEARANCE
DF	C	A & A PROPERTY GROUP LLC	25-HC-004	121206-2024	2405 N FLORA AVE	REVIEW
DF	C	PHOENIX PROPERTIES INC	24-HC-456	112661-2024	510 E ILLINOIS AVE	PETITION FOR REHEARING
DF	C	ABJ HOMES LLC	25-HC-300	004919-2025	511 E ILLINOIS AVE	REVIEW
DF	OO	LUKAS LAHOOD	25-HC-465	011177-2025	217 E ILLINOIS AVE	FIRST APPEARANCE
DF	C	JACK D HINTON TRUST #8072	24-HC-392	111050-2024	724 E KANSAS ST	REVIEW
DF	C	BIG CAT MANAGEMENT 8 LLC	25-HC-251	003249-2025	1603 N LINN ST	REVIEW
DF	C	TOWER RESTORATION LLC	25-HC-298	004828-2025	1827 N NEW YORK AVE	REVIEW
DF	NO	ARMADO POLANCO	25-HC-338	006476-2025	2112 N PROSPECT RD	REVIEW
DF	OO	JOHN MARSHALL	24-HC-030	093431-2023	911 E REPUBLIC ST	REVIEW
DF	NO	ROBBIE CRISS JR	25-HC-471	002386-2025	1824 N SHERIDAN RD	FIRST APPEARANCE
DF	C	PHOENIX PROPERTIES INC	25-HC-249	003229-2025	322 E THRUSH AVE	REVIEW
DF	C	PHOENIX PROPERTIES INC	22-HC-871	017705-2022	1825 N WISCONSIN AVE	PETITION FOR REHEARING
DF	C	A C WALLACE HOLDINGS LLC	24-HC-717	119125-2024	1814 N WISCONSIN AVE	REVIEW
DS	OO	MARK ANDERSON	24-HC-741	119794-2024	607 W ARMSTRONG AVE	REVIEW
DS	C	DEMARCO & VERLENA SCROGGINS REVOCABLE LIVING TRUST	24-HC-783	120630-2024	910 W ARMSTRONG AVE	REVIEW
DS	NO	JAMES HOLMES	25-HC-462	011085-2025	425 W ARMSTRONG AVE	FIRST APPEARANCE
DS	OO	JHERI BULLOCK	25-HC-455	010655-2025	1411 N BESTOR ST	FIRST APPEARANCE
DS	C	CJL PROPERTIES LLC	25-HC-472	006380-2025	1105 N BOURLAND AVE	FIRST APPEARANCE
DS	OO	SUSAN WILLMAN	24-HC-233	103769-2024	1615 N BROADWAY ST	REVIEW
DS	OO	TOD DANIELS	25-HC-238	002927-2025	3604 W CASSADAGA CT	REVIEW

DS	OO	ANGELA DAVIS	25-HC-464	011087-2025	1419 N COLFAX CT	FIRST APPEARANCE
DS	OO	GARLAN DUNCAN	24-HC-704	118993-2024	905 W COLUMBIA TER	REVIEW
DS	NO	LUKE MATARELLI	25-HC-316	005360-2025	2710 W CRESTON LN	REVIEW
DS	NO	JASON PEEBLES	25-HC-463	011086-2025	1418 N ELLIS ST	FIRST APPEARANCE
DS	C	PEORIA PROPERTIES 2020 LLC	25-HC-359	007119-2025	1113 N ELLIS ST	REVIEW
DS	C	MCCLURE CAPITAL PARTNERS LLC	25-HC-088	000517-2025	1816 N GALE AVE	REVIEW
DS	NO	JEFF COHEN	25-HC-071	000198-2025	1829 N GALE AVE	REVIEW
DS	C	PEORIA PORTFOLIO I - IV APARTMENTS, L.P.	25-HC-456	010763-2025	2401 N GALE AVE, UNIT H5	FIRST APPEARANCE
DS	C	PEORIA PORTFOLIO I - IV APARTMENTS, L.P.	25-HC-210	002303-2025	2401 N GALE AVE, UNIT O1	REVIEW
DS	OO	STEPHANIE BECK	25-HC-217	002412-2025	915 W GIFT AVE	REVIEW
DS	NO	MICHELE KONECKI	24-HC-695	118875-2024	2215 W GILBERT AVE	REVIEW
DS	NO	DOUGLAS HUFF	25-HC-470	011943-2025	1811 W MAIN ST	FIRST APPEARANCE
DS	C	SFR3-080 LLC	25-HC-261	003425-2025	902 W MCCLURE AVE	REVIEW
DS	C	SKYWAY MANAGEMENT LLC	25-HC-371	007426-2025	817 W MEADOWS PL	REVIEW
DS	C	PEORIA PORTFOLIO I - IV APARTMENTS, L.P.	25-HC-174	001626-2025	3522 N MOLLECK DR, UNIT J1	REVIEW
DS	C	RAY REISING TRUST	25-HC-458	010819-2025	710 W MOSS AVE	FIRST APPEARANCE
DS	NO	JERRY GARCIA	24-HC-715	119202-2024	1301 N NORTH ST	REVIEW
DS	OO	FIONNA LARCOM	25-HC-466	011251-2025	1216 N ORANGE ST	FIRST APPEARANCE
DS	C	CDG REAL ESTATE LLC	25-HC-299	004908-2025	2028 W RICHWOODS BLVD	REVIEW
GF	C	SPRINGFIELD IL PROPERTIES INC	25-HC-365	007279-2025	6015 N BIG HOLLOW RD	REVIEW
GF	C	H & A GROVE LLC	25-HC-451	010396-2025	1421 W CANDLELIGHT CT, UNIT 207	FIRST APPEARANCE
GF	C	H & A GROVE LLC	25-HC-053	122046-2024	1700 W CANDLETREE DR, UNIT 102	REVIEW
GF	C	COVINGTON APARTMENTS LLC	25-HC-364	007223-2025	1308 W COVINGTON CT	REVIEW
GF	OO	SEANNA JO CLEWELL	25-HC-193	001885-2025	6313 N DEVONSHIRE DR	REVIEW
GF	NO	DAVID JOSEPH	25-HC-148	001105-2025	2711 W FARRELLY AVE	REVIEW
GF	C	PARKWOOD COMMONS LLC	25-HC-368	007336-2025	1615 N GREAT OAK DR, UNIT 3	REVIEW
GF	C	TIMBERLAND PEORIA LLC	25-HC-453	010549-2025	HICKORY GROVE RD, BUILDING 3, 1700 W UNIT 205	FIRST APPEARANCE
GF	OO	JUSTIN ALLEN	25-HC-055	122052-2024	5405 N NOTTINGHAM PL	REVIEW
GF	NO	RYAN & AUTUMN SMITH	24-HC-585	116224-2024	11102 N OAKWOOD DR	REVIEW
GF	OO	SAKRISHNA KUDUDULA	25-HC-452	010546-2025	11220 N ONYX LN	FIRST APPEARANCE
GF	NO	GOVIND SWASOOP	25-HC-448	010196-2025	3820 N SHERIDAN KNOLLS CT	FIRST APPEARANCE
GF	NO	SYED SHABBIR ALI	25-HC-449	010197-2025	3816 N SHERIDAN KNOLLS CT	FIRST APPEARANCE
GF	C	BRF III SHERIDAN VILLAGE LLC	25-HC-468	011290-2025	4125 N SHERIDAN RD	FIRST APPEARANCE
GF	OO	MICHELLE GULLETTE	25-HC-459	010871-2025	5419 N SHERWOOD AVE	FIRST APPEARANCE
GF	OO	LEANNE CORY	25-HC-457	010818-2025	1430 W WEST AIRE AVE	FIRST APPEARANCE
GG	OO	LISA LEE	25-HC-446	010090-2025	1031 E CORRINGTON AVE	FIRST APPEARANCE
GG	C	P & I INVESTMENTS LLC	25-HC-467	011254-2025	721 E MCCLURE AVE	FIRST APPEARANCE
JG	C	H&A GROVE LLC	25-HC-308	005049-2025	1526 W CANDLETREE DR	REVIEW

MH	NO	MICHAEL DEWITTE	25-HC-323	005706-2025	521 ALEXANDER AVE	REVIEW
MH	OO	JASON R VEAZY	25-HC-340	006759-2025	502 CAROLINE ST	REVIEW
MH	NO	ANGEL CAMPOS	24-HC-791	118038-2024	525 FAIRHOLM AVE	REVIEW
MH	C	RELIANT HOMEBUYERS LLC	25-HC-444	010034-2025	1008 NE GLENDALE AVE	FIRST APPEARANCE
MH	NO	GREGORY BUSWELL	24-HC-302	109035-2024	617 GREEN ST	PETITION FOR REHEARING
MH	C	EQUITY & HELP INC TRUST	24-HC-544	115250-2024	611 HAUNGS AVE	REVIEW
MH	C	INFINITY PROPERTIES GROUP LLC	25-HC-362	007210-2025	412 LAVEILLE ST	REVIEW
MH	C	PHOENIX PROPERTIES INC	24-HC-793	120415-2024	1823 NE MADISON AVE	PETITION FOR REHEARING
MH	NO	JEFFREY A PIERCE	24-HC-431	112169-2024	1121 NE MADISON AVE	REVIEW
MH	NO	ANTONINO UBIETA	25-HC-036	121650-2024	1802 NE MADISON AVE	REVIEW
MH	OO	LOREN EVATT	24-HC-752	120132-2024	1003 NE MADISON AVE	REVIEW
MH	OO	ANGEL CAMPOS	25-HC-138	001045-2025	1703 NE MADISON AVE	REVIEW
MH	NO	JOZEF WOJTASZEK	23-HC-103	020225-2023	1000 NE MADISON AVE	REVIEW
MH	C	PRIMAVERA 29 LLC	25-HC-092	000548-2025	1204 NE MADISON AVE	REVIEW
MH	NO	SOPHIA PARKER	25-HC-269	003619-2025	412 MARY ST	REVIEW
MH	OO	RONALD BURNETT	25-HC-218	001609-2025	1413 NE MONROE ST	REVIEW
MH	C	B CUBED INVESTMENTS LLC	25-HC-341	006778-2005	1005 NE MONROE ST	REVIEW
MH	NO	SARAH GUERRERO	24-HC-761	120284-2024	1501 NE MONROE ST	REVIEW
MH	OO	STEPHANIE MCNAIR N/K/A STEPHANIE CAHO	24-HC-800	120840-2024	1519 NE MONROE ST	REVIEW
MH	NO	PATRICK MADIGAN	24-HC-608	116473-2024	1820 NE MONROE ST	REVIEW
MH	NO	ANNA DANZ	25-HC-351	007066-2025	804 NE MONROE ST	REVIEW
MH	C	4303 LYNNHURST LLC	25-HC-353	007069-2025	809 NE MONROE ST	REVIEW
MH	NO	MARCIA L SPECIALE	25-HC-354	007070-2025	811 NE MONROE ST	REVIEW
MH	OO	NICHOLAS VENUTE	25-HC-447	010153-2025	504 MORGAN ST	FIRST APPEARANCE
MH	NO	DORCELLA JONES	23-HC-401	038040-2023	808 NE PERRY AVE	REVIEW
MH	C	MADEINCANARIAS INC	25-HC-140	001053-2025	805 NE PERRY AVE	REVIEW
MH	NO	ROBERT PARKER	25-HC-292	004657-2025	1503 NE PERRY AVE	REVIEW
MH	C	SPARTAN FUNDING LLC	25-HC-361	007205-2025	219 VAN BUREN ST	REVIEW
RF	NO	SHANE SHARP	25-HC-450	010217-2025	2509 W MANOR PKWY	FIRST APPEARANCE
SD	OO	QUINTANYA MOORE	25-HC-083	000339-2025	503 E ARCHER AVE	REVIEW
SD	OO	BRIAN KNOBLOCH	25-HC-461	010994-2025	616 E CORRINGTON AVE	FIRST APPEARANCE
SD	OO	VINCE DOAK	25-HC-281	004048-2025	1120 E MAYWOOD AVE	REVIEW
SD	C	MCCLURE CAPITAL PARTNERS LLC	25-HC-315	005359-2025	2623 N MISSOURI AVE	REVIEW
SD	NO	LUZ MARIA CUAHUITZO	24-HC-744	119864-2024	2412 N PEORIA AVE	REVIEW
SD	NO	KHANH DINH	25-HC-460	010872-2025	3434 N PROSPECT RD	FIRST APPEARANCE
SD	OO	JONATHAN MCLAUGHLIN	25-HC-325	005811-2025	829 E VIRGINIA AVE	REVIEW
SD	NO	HENRI & TERESA ALWAN	24-HC-129	099413-2024	628 E VIRGINIA AVE	REVIEW
SD	C	CMB REALTY SERVICES	23-HC-691	066332-2023	724 E VIRGINIA AVE	REVIEW
TW	C	517 VINE ST TRUST DATED JUNE 27, 2024	25-HC-009	121251-2024	517 VINE ST	REVIEW