



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

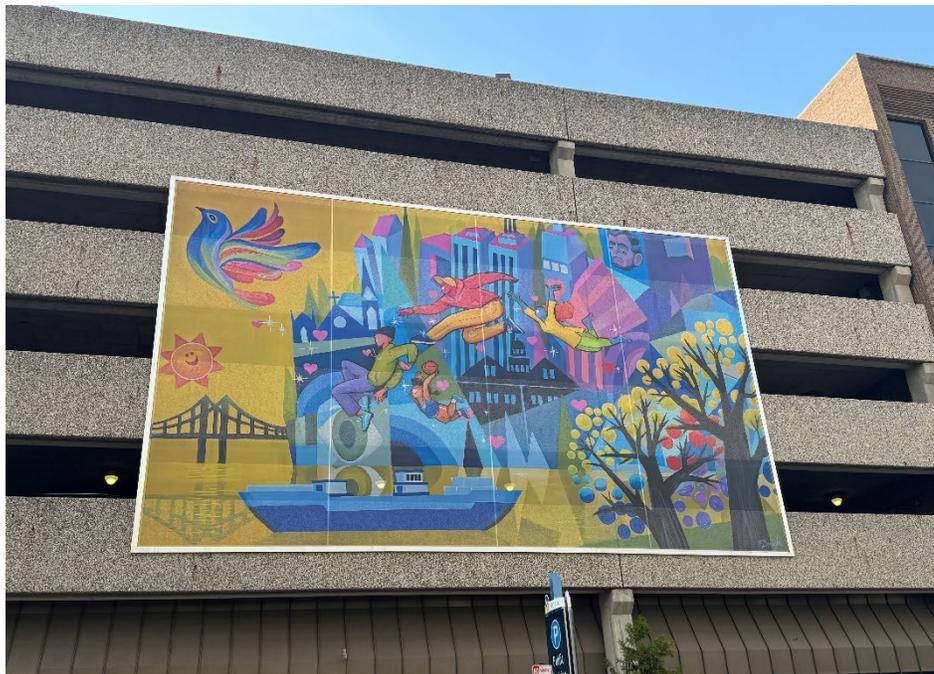
DATE: Sept. 4, 2025

SUBJECT: Issues Update

The following are issues related to the City for the weekly Issues Update. If there are additional items you believe should be included, please let me know.

City of Peoria & Big Picture Peoria to Dedicate New Mural

The City of Peoria and Big Picture Peoria will dedicate a new mural, titled "Play Greater," on the Jefferson Parking deck on Friday, September 5 at 10 a.m. at Distillery Labs, 201 SW Adams Street, in downtown Peoria.



The mural has been installed on the Adams Street side of the city-owned

Jefferson Parking Deck, located at 230 SW Adams Street. The project received final approval for a special use permit by the Peoria City Council on July 22 after a recommendation from the Planning and Zoning Commission and a review from the Public Arts Advisory Commission.

The mural was created by nationally recognized artist Bob Doucette, known for his work in animation, puppetry, painting, and sculpture. A graduate of Rhode Island School of Design and CalARTS, Doucette moved to Peoria from California in 2018, and he continues to show his work locally and globally.

Speakers at the dedication will include Peoria Mayor Rita Ali, Mark Misselhorn of the Big Picture Peoria board, Brian Ray, Regional President, Central Illinois, PNC Bank, Community Foundation of Central Illinois CEO Mark Roberts, and Gilmore Foundation President Laura Cullinan.

City Accepting Applications for 2026 Roof Program Lottery

The City of Peoria is now accepting applications for the 2026 Roof Program Lottery, which helps low-income homeowners finance needed roof repairs. Applications will be accepted from Wednesday, September 3 until Wednesday, October 1 at 2 p.m.

To qualify, applicants must:

- Own their home and have current homeowners' insurance
- Be current on property taxes and cannot owe the city any fines or fees
- Meet the income guidelines listed below:

Household Size	1	2	3	4	5	6
Maximum Income	\$54,700	\$62,500	\$70,300	\$78,100	\$84,350	\$90,600

How to Apply

Applications for the 2026 Roof Program Lottery will be accepted from **Wednesday, September 3 until Wednesday, October 1 at 2 p.m.** There is a limit of one entry per household. Applying to the Roof Program Lottery does not guarantee assistance.

Applications can be submitted in one of three ways:

- Online: Visit the [Roof Program Lottery page](#)
- Call: (309) 494-8629
- In-Person: City Hall, 419 Fulton Street, Room 203, Peoria, IL 61602 (Monday- Friday, 8: a.m. – 12 p.m.)

Lottery Information

The lottery will be held online via GoToMeeting on **Tuesday, October 7 at 10 a.m.**

- Join Online: Use your computer, tablet, or smartphone to access this link: <https://meet.goto.com/121662181>.
- Call In: Dial 1-224-501-3412 and enter access code: 121-662-181

Attendance is not required to be selected. City staff will notify all applicants after the drawing, and the list of selected applicants, including the waitlist, will be posted [online](#).



Road Closures

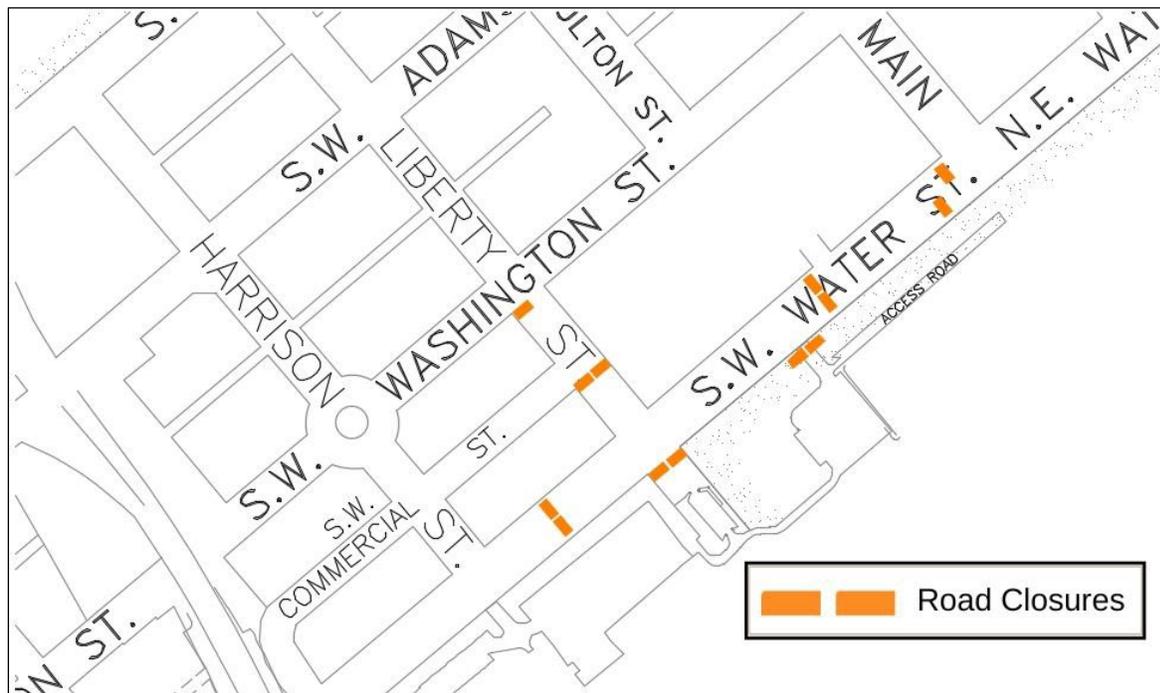
- S.W. Water Street will be closed to all traffic from Harrison Street to the entrance of the Peoria Riverfront Museum Parking Deck.
 - Access into the Peoria Riverfront Museum Parking Deck will be maintained.
- Liberty Street will be closed to through traffic from S.W. Washington Street to S.W. Water Street.
 - Access to the MAXAM Event Center's parking lots will be maintained.

Parking Restrictions

- On-street parking restrictions will be in effect on S.W. Water Street from Harrison Street to the entrance of the Peoria Riverfront Museum Parking Deck, and on Liberty Street from S.W. Washington Street to S.W. Water Street will be in effect during this time.

Riverfront Parking Lot Access

Access to the MEL lot at the foot of Liberty Street will be available from Harrison Street and Commercial Street. Entry or Exit from Liberty Street will not be permitted.



Peoria Police Department – K9 Officer Loki Treated to Steak Dinner

After a busy week, Sergeant Ryan Winkle of the Peoria Police Department took a moment to recognize K9 Officer Loki for some outstanding work. While on a call where shots were fired, Officer Loki and his handler, Officer Brandon Prang, located a discarded firearm in a brush pile. For his efforts, Sergeant Winkle rewarded Loki with a well-deserved steak dinner.



Peoria Public Works – Jefferson/Adams Conversion Project Update

Sidewalk removal work is occurring at the northwest corner of Hamilton Boulevard and N.E. Jefferson Avenue, near 125 N.E. Jefferson Avenue. The sidewalks are closed at this corner, and pedestrians should cross at the next available intersection.

Work continues at the following intersections:

- The southeast corner of S.W. Jefferson Avenue and Liberty Street, near 244 S.W. Jefferson Avenue.
- The northwest corner of Fayette Street and N.E. Jefferson Avenue, near 227 N.E. 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.

Peoria Public Schools – Upcoming Events and Important Reminders

As we move into September, I want to share some important updates, celebrations, and reminders for the month ahead.

Upcoming Events

- **September 13** – Join us for the Foundation's *Schoolhouse Open* event.
- **September 27** – *Hands Up for Humor* – An exciting ASL Deaf and Hard of Hearing comedy event for the whole family at Richwoods Auditorium.

Appreciation Days

This month, we celebrate and thank the dedicated individuals who support our schools every day:

- **September 16** – Attendance Clerks/Registrars and Technology Support Appreciation Day
- **September 25** – Parent Group Appreciation Day
- **September 26** – ESL Teacher Appreciation Day

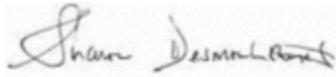
Important Reminders

- **United Way Giving Campaign** – Beginning September 15, our PPS United Way campaign kicks off. If you would like to contribute an item for the employee FUNdraising Basket Auction, please contact Marjorie Kauth at marjorie.kauth@psd150.org.
- **Student Vaccinations** – October 15 is the deadline for required student vaccinations. Families of Kindergarten, 6th, 9th, and 12th grade students are encouraged to schedule appointments early with your preferred provider or visit one of our in-school clinics.
- **Clear Bag Policy** – Beginning October 15, all middle and high schools will adopt the clear bag backpack policy. PPS offers clear book bags for just \$20, available at all middle and high school campuses.
- **Cell Phone Policy** – Middle and high school students are reminded to keep their phones secured in a Yondr pouch during the school day. This ensures a focused, distraction-free learning environment.
- **Fall Break** – Families of KCSS and Valeska Hinton, please note that Fall Break begins September 29.

Issues Update
Sept. 4, 2025

Thank you for your continued partnership in helping us create safe, supportive, and engaging learning environments for all students. Together, we are building a stronger future for our children and community.

With gratitude,

A handwritten signature in cursive script, appearing to read "Sharon Desmoulin-Kherat".

Dr. Sharon Desmoulin-Kherat, Ed.D.

Housing Docket

- See attached

Community Development Weekly Report

- See attached

Housing Docket

- See attached

Inspector	Docket No.	Property Owner(s)	Property Address
AA	25-CV-30050	SARA HOLLINGSWORTH	1114 W BROTHERRSON ST
AA	25-CV-30053	OKPARA II LP	1018 S HICKORY ST
AA	25-CV-30054	BOARD OF EDUC - PEORIA SCHOOL DIST 150	1507 S LYDIA AVE
AA	25-CV-30055	BRANDON WOODS	2818 W LATROBE ST
AA	25-CV-30056	PHOENIX PROPERTIES INC	1815 W MARTIN ST
AA	25-CV-30057	JOHN KING	1819 W MARTIN ST
AA	25-CV-30058	OMEGA JACKSON	1823 W SMITH ST
AA	25-CV-30059	NICOLAS PEREZ	1210 W HOWETT ST
AA	25-CV-30061	B CUBED INVESTMENTS LLC	1821 W BUTLER ST
AA	25-CV-30062	SEAN JACKSON	1310 W SMITH ST
AA	25-CV-30063	SEAN JACKSON	1312 W SMITH ST
AA	25-CV-30064	FLORITA JACKSON	1314 W SMITH ST
AA	25-CV-30065	MARCELLUS HUGHES	1311 W SMITH ST
AA	25-CV-30066	EDWARD JONES	1317 W SMITH ST
AA	25-CV-30067	SERGIO MILTON, MATTHEW MANN, & GERTRUDE MANN CUSTODIAN	1403 W SMITH ST
AA	25-CV-30069	DON COLEMAN & SHANELL PARKER	1409 W SMITH ST
AA	25-CV-30071	DON COLEMAN & SHANELL PARKER	1411 W SMITH ST
AA	25-CV-30072	GREGORY HIGHTOWER JR	1404 W WIDENHAM ST
AA	25-CV-30073	DAVID FRANKLIN	426 S WESTERN AVE
AA	25-CV-30074	B CUBED INVESTMENTS LLC	428 S WESTERN AVE
AA	25-CV-30075	B CUBED INVESTMENTS LLC	422 S WESTERN AVE
AA	25-CV-30076	YESENIA GARCIA	1717 W BUTLER ST
AA	25-CV-30088	ALYCIA THURMAN	1800 S LYDIA AVE
AA	25-CV-30097	PEARL BELL ESTATE	325 SW NEW ST
AA	25-CV-30098	PEARL BELL ESTATE	331 SW NEW ST
AA	25-CV-30100	FLOYD BELL ESTATE	333 SW NEW ST
AA	25-CV-30101	PEARL BELL ESTATE	337 SW NEW ST
AA	25-CV-30102	PEARL BELL ESTATE	343 SW NEW ST
AA	25-CV-30103	PHOENIX PROPERTIES, INC	207 S LINDEN ST
AA	25-CV-30104	RONNIE PEARY	1605 W HOWETT ST
AA	25-CV-30105	MAUREEN MOORE	1717 W HOWETT ST
AA	25-CV-30112	BCL PROPERTIES LLC SERIES 3	1419 W ADRIAN G HINTON JR AVE
AA	25-CV-30114	ACRES INVESTMENTS LLC	1500 W ADRIAN G HINTON JR AVE
AA	25-CV-30116	ANTWOINE MCCOMB	1405 W ADRIAN G HINTON JR AVE
AA	25-CV-30117	OKPARA LP	1500 W SMITH ST
AA	25-CV-30119	BETTY BOONE	1515 W WIDENHAM ST
AA	25-CV-30121	JAMES GUSTAFSON	1527 W WIDENHAM ST
AA	25-CV-30122	GATES FAMILY PROPERTIES GROUP LLC	1524 W WIDENHAM ST
AA	25-CV-30123	WICKED SMART LLC	1522 W WIDENHAM ST
AA	25-CV-30124	AMINATA BONGAY	1805 W BUTLER ST
BE	25-CV-29881	CODY & AIMEE MARIE KLUSMAN	2125 N MACHIN AVE
BE	25-CV-29955	B CUBED INVESTMENTS LLC	907 W THRUSH AVE
BE	25-CV-29983	DEAUNDRE & FELICHA BROWN	2404 N ELMWOOD AVE

Tuesday, September 9, 2025 @ 10:30 a.m.

*Held via Zoom

203 Cases

Inspector	Docket No.	Property Owner(s)	Property Address
BE	25-CV-29986	B CUBED INVESTMENTS LLC	708 W MACQUEEN AVE
BE	25-CV-30995	TERRY & DOROTHY CHILDERS	2218 N FLORA AVE
DF	25-CV-29891	BENTAL MANAGEMENT LLC	916 E NEBRASKA AVE
DF	25-CV-29893	B CUBED INVESTMENTS LLC	1021 E BEHREND'S AVE
DF	25-CV-29895	DONIA FDHILA	1018 E NEBRASKA AVE
DF	25-CV-29896	B CUBED INVESTMENTS LLC	1020 E NEBRASKA
DF	25-CV-29994	OSWALDO VARELA	302 E THRUSH AVE
DF	25-CV-29997	AJAY BAROT	1617 N INDIANA AVE
DF	25-CV-30003	KATHY BELLEMEY	710 E LASALLE ST
DF	25-CV-30006	MARY SMITH	2117 N WISCONSIN AVE
DF	25-CV-30008	GROWREV MARKETING LLC	2134 N DELAWARE AVE
DF	25-CV-30013	KNOXVILLE & PENNSYLVANIA, LLC	1514 N KNOXVILLE AVE
DF	25-CV-30022	KNOXVILLE & PENNSYLVANIA, LLC	1506 N KNOXVILLE AVE
DF	25-CV-30024	KNOXVILLE & PENNSYLVANIA, LLC	106 E ILLINOIS AVE
DF	25-CV-30025	KNOXVILLE & PENNSYLVANIA, LLC	108 E ILLINOIS AVE
DF	25-CV-30026	KNOXVILLE & PENNSYLVANIA, LLC	110 E ILLINOIS AVE
DF	25-CV-30027	KNOXVILLE & PENNSYLVANIA, LLC	1515 N DECHMAN AVE
DF	25-CV-30028	KNOXVILLE & PENNSYLVANIA, LLC	1509 N DECHMAN AVE
DF	25-CV-30029	MICHAEL MCNARY	2110 N MARYLAND AVE
DF	25-CV-30030	EDITH MORRIS	2111 N ATLANTIC AVE
DF	25-CV-30033	TINA QUINTERO ESTATE	1909 N CALIFORNIA AVE
DF	25-CV-30090	JOSE VAZQUEZ GUILLEN	723 E NEBRASKA AVE
DF	25-CV-30093	JANET MORRIS	721 E KANSAS ST
DF	25-CV-30095	JANET MORRIS	723 E KANSAS ST
DF	25-CV-30099	JASON GRIFFIN	732 E LASALLE ST
DF	25-CV-30106	P & I INVESTMENTS LLC	2214 N KNOXVILLE AVE
DS	25-CV-29778	NEDYS MALDONADO	1206 N UNDERHILL ST
DS	25-CV-29884	TIMOTHY MORSE	1110 N GARFIELD AVE
DS	25-CV-29885	BRADLEY CAPITAL GROUP LLC	1213 N ORANGE ST
DS	25-CV-29888	LOLITA FLOWERS	1119 N ORANGE ST
DS	25-CV-29929	YAMUNDOW CAMARA	319 W COLUMBIA TER
DS	25-CV-29931	KLBGC, LLC	1013 N GLENWOOD AVE
DS	25-CV-29969	JOSE DIAZ	1325 N SHERIDAN RD
DS	25-CV-29970	XIAOMEI CASTRO	605 W ARMSTRONG AVE
DS	25-CV-29973	B CUBED INVESTMENTS LLC	1311 N BROADWAY ST
DS	25-CV-29974	KLBGC LLC	1508 W BARKER AVE
DS	25-CV-29987	SPECKLEBAND HOLDINGS LLC & DANIEL LE	1107 N SHERIDAN RD
DS	25-CV-30131	JHERI BULLOCK	1411 N BESTOR ST
GG	25-CV-29892	MARJORIE CARDINAL	3403 N INDIANA AVE
GG	25-CV-29898	GOLDEN FINCH PARTNERSHIP	3105 N PROSPECT RD
GG	25-CV-29948	CURTIS CRAIG	512 E PARIS AVE
GG	25-CV-29975	BETH MAGENHEIMER	1003 E CORRINGTON AVE
GG	25-CV-29996	AJAY BAROT	812 E SENECA PL

Inspector	Docket No.	Property Owner(s)	Property Address
GG	25-CV-29998	MICHAEL DUNNE	3110 N NEW YORK AVE
JS	25-CV-29197	STEVEN HILL	2303 W MARQUETTE ST
JS	25-CV-29505	GREENWOOD APARTMENTS 22 LLC	725 W HURLBURT ST
JS	25-CV-29944	JODI PEORIA SF LLC	2320 W MINERS DR
JS	25-CV-29945	JODI PEORIA SF LLC	11417 N COPPER DR
JS	25-CV-29946	JODI PEORIA SF LLC	11402 N CASEY CT
JS	25-CV-29952	JODI PEORIA SF LLC	2224 W MINERS DR
JS	25-CV-29953	JODI PEORIA SF LLC	2414 W JUBILEE LN
JS	25-CV-29954	JODI PEORIA SF LLC	11425 N CASEY CT
JS	25-CV-30038	ELIZABETH A GUERRERO, STELLAR BODYWORK, & SOULSIDE HEALING ARTS	1311 SW ADAMS ST
JS	25-CV-30039	PHYLISA BLISS	209 NE RANDOLPH AVE
JS	25-CV-30040	PHYLISA BLISS	209 NE RANDOLPH AVE
JS	25-CV-30042	LUIS JAVIER & MARIA RAQUEL GRAJEDA TRUST	2211 W JUBILEE LN
JS	25-CV-30043	LUIS JAVIER & MARIA RAQUEL GRAJEDA TRUST	2211 W JUBILEE LN
JS	25-CV-30047	SREG KINGSTON, LLC	MULTIPLE PROPERTIES
JS	25-CV-30068	MICHAEL & LAURA O'NEILL	2401 W JUBILEE LN
JS	25-CV-30070	MICHAEL & LAURA O'NEILL	2401 W JUBILEE LN
JS	25-CV-30077	MICHAEL & LAURA O'NEILL	2323 W MINERS DR
JS	25-CV-30078	MICHAEL & LAURA O'NEILL	2323 W MINERS DR
JS	25-CV-30079	MICHAEL & LAURA O'NEILL	11307 N COLUMBINE DR
JS	25-CV-30080	MICHAEL & LAURA O'NEILL	11307 N COLUMBINE DR
KT	25-CV-29950	CHARLES MORRIS	1716 W LINCOLN AVE
KT	25-CV-29951	RENETTA WATTS	409 APPLE ST
KT	25-CV-29971	GHLEE MULVANEY	2515 SW ADAMS ST
KT	25-CV-29999	PHOENIX PROPERTIES INC	1109 S GREENLAWN AVE
KT	25-CV-30000	PHOENIX PROPERTIES INC	1109 S GREENLAWN AVE
KT	25-CV-30001	OKPARA II LP	1114 W GEORGE ST
KT	25-CV-30002	HUGO SANTOS	816 S WESTERN AVE
KT	25-CV-30004	KAWON SMITH	809 S GREENLAWN AVE
KT	25-CV-30005	RHEA & JIYA INVESTMENTS LLC	734 S WESTERN AVE
KT	25-CV-30036	MELISSA POTTER	915 S WARREN ST
KT	25-CV-30108	KEDEEM WALKER	1619 W LINCOLN AVE
KT	25-CV-30109	ACCLAIM CLEANING & RESTORATION LLC	3117 SW JEFFERSON AVE
KT	25-CV-30110	TENNER CALLOWAY	1410 S GREENLAWN AVE
KT	25-CV-30111	OKPARA LP	1305 S BLAINE ST
KT	25-CV-30113	HYPERION 1 PROPERTIES LLC	1307 S BLAINE ST
KT	25-CV-30115	PHILLIP ELLIS JR & DEMARKO HARRIS	1020 S BLAINE ST
KT	25-CV-30118	JAMES EGAN	907 S WARREN ST
KT	25-CV-30120	OKPARA LP	3214 SW JEFFERSON AVE
MH	25-CV-28948	CHAQUAWANA YOUNG-JONES	1510 NE PERRY AVE
MH	25-CV-29913	FAMILY FOUNTAIN PROPERTY TRUST	1402 NE JEFFERSON AVE
MH	25-CV-29915	MELISSA TREJO	613 MORTON ST

Inspector	Docket No.	Property Owner(s)	Property Address
MH	25-CV-29916	SELBERN HOLDINGS LLC	1310 NE MONROE ST
MH	25-CV-29917	B CUBED INVESTMENTS LLC	705 VORIS ST
MH	25-CV-29918	B CUBED INVESTMENTS LLC	705 VORIS ST
MH	25-CV-29919	DEMETRIA TREJO	1109 NE GLENDALE AVE
MH	25-CV-29921	CARLA NOLAN	802 CAROLINE ST
MH	25-CV-29922	JANET CHRISTY	704 LAVEILLE ST
MH	25-CV-29923	ANDEL JOWERS	1513 NE PERRY AVE
MH	25-CV-29924	REALTY INCOME PROPERTIES 17 LLC	814 NE JEFFERSON AVE
MH	25-CV-30014	RELIANT HOMEBUYERS LLC	1008 NE GLENDALE AVE
MH	25-CV-30031	CHAD BERRY	110 FOWLER ST
MH	25-CV-30032	SOUTH SIDE OFFICE OF CONCERN	803 NE PERRY AVE
MH	25-CV-30034	MADEINCANARIAS INC	805 NE PERRY AVE
MH	25-CV-30035	SAPPHIRUS IASPIS EXPRESS TRUST	807 NE PERRY AVE
MH	25-CV-30044	MELISSA TREJO	613 MORTON ST
MH	25-CV-30045	SELBERN HOLDINGS LLC	1310 NE MONROE ST
MH	25-CV-30046	FAMILY FOUNTAIN PROPERTY TRUST	1402 NE JEFFERSON AVE
MH	25-CV-30607	FAMILY FOUNTAIN PROPERTY TRUST	1402 NE JEFFERSON AVE
PB	25-CV-29889	HENRI ALWAN	1526 N NORTH ST
PB	25-CV-29959	BYWALAO LLC	2504 N SHERIDAN RD
PB	25-CV-29960	HENRI ALWAN	1526 N NORTH ST
PB	25-CV-29961	JCT, INC	1621 N KNOXVILLE AVE
PB	25-CV-29962	PRISCILLA HARRISON	2009 N NORTH ST
PB	25-CV-29963	GARTH HEADLEY	2011 N BIGELOW ST
PB	25-CV-29964	MISTY WYMAN	2204 N FLORA AVE
PB	25-CV-29965	ROBERT EBNER	2304 N BIGELOW ST
PB	25-CV-29967	WILMER ANDRADA	1523 N BIGELOW ST
PB	25-CV-29977	B CUBED INVESTMENTS LLC	1908 N NORTH ST
PB	25-CV-29988	ESRA FRIEDERICH	2002 N NORTH ST
PB	25-CV-30037	AMERITECH-IL	2315 N KNOXVILLE AVE
PB	25-CV-30081	HAIJ PROPERTIES LLC	2433 N KNOXVILLE AVE
PB	25-CV-30082	HAIJ PROPERTIES LLC	2433 N KNOXVILLE AVE
PB	25-CV-30132	MARVENE WHITE	2304 N ELLIS ST
RF	25-CV-29882	KNUTT HOUZE RECORDS INC	2703 W MALONE ST
RF	25-CV-29883	RENT PEORIA HOMES LLC	2700 W MALONE AVE
RF	25-CV-29902	ACCESSIBLE LIVING INC	2801 W TREWYN AVE
RF	25-CV-29903	ERICA FLETCHER & DOMINIQUE CAMPBELL	2800 W TREWYN AVE
RF	25-CV-29904	STEVIE LINWOOD	2800 W MONTANA ST
RF	25-CV-29905	DERRICK WARD & DEIDRE HICKS	2118 W GARDEN ST
RF	25-CV-29906	JOHN KING	1409 S LIVINGSTON ST
RF	25-CV-29907	JOHN KING	1409 S LIVINGSTON ST
RF	25-CV-29908	CORNEIL PARKER	2209 W STARR ST
RF	25-CV-29910	BREANN SIEH	2209 W HUMBOLDT ST
RF	25-CV-29912	B CUBED INVESTMENTS LLC	2021 S STANLEY ST
RF	25-CV-29914	B CUBED INVESTMENTS LLC	2021 S STANLEY ST

Inspector	Docket No.	Property Owner(s)	Property Address
RF	25-CV-29947	DON MCNULTY	2804 W KRAUSE AVE
RF	25-CV-29957	DON MCNULTY	2804 W KRAUSE AVE
RF	25-CV-29958	RUBEN JOHNSON	2221 W BUTLER ST
RF	25-CV-29978	MCCLURE CAPTIAL PARTNERS LLC	2309 W PROCTOR ST
RF	25-CV-29979	ANDRES MESA	2305 W PROCTOR ST
RF	25-CV-29982	JAMES MCKINSEY	2401 W PROCTOR ST
RF	25-CV-30125	SEMAJ TREADWELL	2201 W MILLMAN ST
RF	25-CV-30126	ACRES INVESTMENTS LLC	2913 W KRAUSE AVE
RF	25-CV-30127	KIERA JEUITT	2311 W MALONE AVE
RF	25-CV-30128	KNUTT HOUZE RECORDS INC	2703 W MALONE ST
RF	25-CV-30129	JEREMY JOHNSON	1300 S GRISWOLD ST
RF	25-CV-30130	JEREMY JOHNSON	1304 S GRISWOLD ST
RR	25-CV-29886	STEVEN & PATRICIA LONG	3425 N GALE AVE
RR	25-CV-29887	LINDA WILSON	1917 W ALBANY AVE
RR	25-CV-29984	ADAM TILTON & DIANE THOMPSON	3434 N GALE AVE
RR	25-CV-30084	NORMA & RUBEN JOHNSON	PIN # 13-25-252-009 (VACANT LOT)
SD	25-CV-29370	HARRY JOHNSON	417 E ARCADIA AVE
SD	25-CV-29371	HARRY JOHNSON	417 E ARCADIA AVE
SD	25-CV-29911	JOSEPH MAST	2717 N MILLBROOK DR
SD	25-CV-29972	PEORIA PORTFOLIO I-IV APARTMENTS LP	2401 N GALE AVE, APT S-1
SD	25-CV-29985	JOSEPH MAST	2717 N MILLBROOK DR
SD	25-CV-30010	PEORIA PORTFOLIO I-IV APARTMENTS LP	2401 N GALE AVE, APT S1
SD	25-CV-30015	PEORIA PORTFOLIO I-IV APARTMENTS LP	2401 N GALE AVE, APT S-1
TW	25-CV-29926	BISHOP BRETT ESTATE	610 VINE ST
TW	25-CV-29927	CAROLYN SANDERS	637 ALEXANDER AVE
TW	25-CV-29928	GERARDO COSME	506 PHELPS ST
TW	25-CV-29990	PATRICK MADIGAN	530 SLOAN ST
TW	25-CV-29991	KATHERINE ROGERS	600 HAUNGS AVE
TW	25-CV-29992	TERESA & JAY SCHMITT	3221 NE ADAMS S
TW	25-CV-30011	ROBERT BRAMMEIER	2709 NE MADISON AVE
TW	25-CV-30012	RHEA & JIYA INVESTMENTS LLC	510 SPITZNAGLE 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: 08/28/2025 – 09/03/2025

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	-	55
Development Center Permits Issued	53	1,827
Total Value of Development	\$1,553,507	\$171,411,613

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 2051-2025	3615 N Grandview Dr	Commercial Alteration	Verizon Cell Tower	3	KW
COM 5052-2025	1800 N Knoxville Ave	Commercial Solar Voltaic	Rooftop Solar - OSF Center for Health Knoxville	3	KW
COM 2057-2025	113 W Brave St	Commercial Alteration	Ext Alteration – Greenwood Estates	1	JN
COM 2060-2025	8901 N Knoxville Ave	Commercial Alteration	Int Alteration – UFS	5	NM
MULT 2083-2025 MULT 2084-2025	725 W Hurlburt St	Multi-Family Alteration	Int Alteration and Repairs – Village Green Apartments	1	JN
MULT 2089-2025	1606 N Great Oak Rd	Multi-Family Alteration	Exterior Alterations – Parkwood Commons Apartments	1	JN
PZ 376-2025	6006 N Big Hollow Rd	Planning and Zoning Commission	Rezoning from C2 to R3	4	JR
PZ 386-2025	3806 W Thistle Dr	Planning and Zoning Commission	Special Use for a Short-Term Rental	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 2046-2025	2427 W War Memorial Dr	Permanent Sign	Freestanding Sign – Circle K	2	KW
SIGN 2059-2025	4125 N Sheridan Rd	Permanent Sign	Wall Sign – Jersey Mikes	3	KW
ZBA 381-2025	3221 W Greenwood Pl	Zoning Board of Appeals	Major Variance	4	JR
ZBA 366-2025	416 W Crestwood Dr	Zoning Board of Appeals	Minor Variance	3	JR
SUBD 384-2025	414 SW Water St	Subdivision	Survey Plat	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
-	-	-	-

Properties Demolished

Parcel Number	Address	Council District	Ownership Type and Reason
18-08-331-007	1404 W Widenham St	1	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
-	-	-	-

**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

INSP	O.O	PROPERTY OWNER	CASE #	ENERGOV #	PROPERTY ADDRESS	APPEARANCE
AA	C	SEANDEL DANIELS	23-HC-223	025601-2023	1208 W ANN ST	REVIEW
AA	C	HOMES AND BEYOND LLC	25-HC-483	012723-2025	201 N CHARLTON ST	REVIEW
AA	C	OKPARA II LP	25-HC-263	003490-2025	317 S CHARLTON ST	REVIEW
AA	OO	JOSE ORJALES	23-HC-632	070615-2023	1304 S EASTON AVE	REVIEW
AA	OO	CHATAUN PORCH	25-HC-530	016574-2025	1126 W FOURTH AVE	FIRST APPEARANCE
AA	C	PHOENIX PROPERTIES INC	23-HC-254	027801-2023	1109 S GREENLAWN AVE	REVIEW
AA	C	B CUBED INVESTMENTS LLC	25-HC-343	006870-2025	2706 W HUMBOLDT ST	REVIEW
AA	C	PEORIA PORTFOLIO I-IV APTS LP	25-HC-478	012134-2025	818 W HURLBURT ST, UNIT B25	REVIEW
AA	C	MC1 HOLDINGS LLC	25-HC-311	005067-2025	1608 S LYDIA AVE	REVIEW
AA	C	GLEN OAKS LP	25-HC-415	121957-2024	926 MAIN ST, UNIT 506	REVIEW
AA	C	HARDESTY ENTERPRISES LTD	25-HC-334	006158-2025	1820 W MILLMAN ST	REVIEW
AA	C	BROWN ESTATES INC	25-HC-505	013823-2025	2121 W STARR ST	FIRST APPEARANCE
AA	C	HARDESTY ENTERPRISES LTD	24-HC-782	120629-2024	1501 S WESTERN AVE	REVIEW
AA	C	YOUNG HOMES & SERVICES LLC	24-HC-798	120712-2024	1712 S WESTMORELAND AVE	REVIEW
AA	NO	MARIA ALFARO & ISABEL ARRENDONDO	24-HC-809	120944-2024	1521 W WIDENHAM ST	REVIEW
AA	C	PEORIA PORTFOLIO I - IV APARTMENTS, L.P.	25-HC-177	001655-2025	2801 W WISWALL CT	REVIEW
BE	OO	TYTESHA SEEGER	25-HC-508	014915-2025	901 W ELEANOR PL	FIRST APPEARANCE
BE	OO	CAROLYN DANIELS	23-HC-069	019495-2023	210 W VIRGINIA AVE	PETITION FOR REHEARING
DF	NO	VANESSA MUNOZ	25-HC-503	001060-2025	314 E ARCADIA AVE	FIRST APPEARANCE
DF	C	BELLA IL INC	25-HC-246	003100-2025	724 E BEHREND S AVE	PETITION FOR REHEARING
DF	NO	WARREN DANZ	25-HC-519	015814-2025	1011 E FRYE AVE	FIRST APPEARANCE
DF	C	PHOENIX PROPERTIES INC	24-HC-456	112661-2024	510 E ILLINOIS AVE	REVIEW
DF	NO	RICHARD C MAJORS	25-HC-531	016591-2025	1002 E NEBRASKA AVE	FIRST APPEARANCE
DS	NO	THOMAS HAMM	25-HC-331	005889-2025	1916 N ASHLEY CT	REVIEW
DS	C	PRIMAVERA 29 LLC	25-HC-525	016182-2025	1817 W AYRES AVE	FIRST APPEARANCE
DS	C	KLBGC LLC	25-HC-431	009663-2025	1606 W AYRES AVE	REVIEW
DS	OO	VANESSA HENLEY	25-HC-307	005048-2025	1022 N BOURLAND AVE	REVIEW
DS	NO	WARREN DANZ	25-HC-506	014826-2025	1720 W BRADLEY AVE	FIRST APPEARANCE
DS	NO	JASON CATTON INC	25-HC-532	016617-2025	1218 N ELLIS ST	FIRST APPEARANCE
DS	C	JC FORREST HILLS LLC	25-HC-302	004952-2025	2700 W FORREST HILL AVE	REVIEW
DS	C	MPJ HOLDINGS ILLINOIS LLC	25-HC-542	019205-2025	1212-1214 N FRINK ST	FIRST APPEARANCE
DS	C	PEORIA PORTFOLIO I-IV APTS, L.P.	25-HC-373	007431-2025	2401 N GALE AVE, UNIT G11	REVIEW
DS	C	PEORIA PORTFOLIO I-IV APTS, L.P.	25-HC-518	015546-2025	2401 N GALE AVE, UNIT U1	FIRST APPEARANCE
DS	NO	THOMAS HAMM	25-HC-523	016060-2025	1103 W GIFT AVE	FIRST APPEARANCE
DS	OO	SCOTT SORREL	25-HC-328	005864-2025	1204 N GLENWOOD AVE	REVIEW
DS	NO	JOHN PINK	25-HC-541	018827-2025	1331 N MACHIN AVE	FIRST APPEARANCE
DS	OO	JOHNNIE LEE HARDIMAN III	25-HC-221	002453-2025	710 W MACQUEEN AVE	PETITION FOR REHEARING
DS	NO	LAVEINE BIRDITT	24-HC-672	118324-2024	1107 W NEBRASKA AVE	REVIEW

DS	NO	JULIAN PARKER	25-HC-533	016650-2025	1133 W NOWLAND AVE	FIRST APPEARANCE
DS	C	WHITE OAK DWELLINGS LLC SERIES 3448 W RICHWOODS	25-HC-243	002958-2025	3448 W RICHWOODS BLVD	REVIEW
DS	OO	KHALID FADHIL ABDULATEEF	25-HC-534	016706-2025	725 W THRUSH AVE	FIRST APPEARANCE
DS	NO	JOHSUA KAEBEL & JILL SICK	24-HC-538	114903-2024	1214 N UNDERHILL ST	REVIEW
DS	NO	PERRY TATE	25-HC-517	015544-2025	706 N UNDERHILL ST	FIRST APPEARANCE
GF	OO	MATTHEW GLASNOVICH	25-HC-130	000951-2025	3815 W BRIGHTON AVE	REVIEW; PETITION FOR REHEARING
GF	OO	RAYMOND SMITH	25-HC-521	015835-2025	11037 N BUCKSKIN CT	FIRST APPEARANCE
GF	C	PEORIA HOUSING AUTHORITY	25-HC-145	001087-2025	3947 W CREIGHTON TER	REVIEW
GF	OO	ASHTON BANDY	25-HC-520	015833-2025	6121 N FAIRLANE DR	FIRST APPEARANCE
GF	C	GLEN 2020D LLC	25-HC-539	018176-2025	2022 W GLEN AVE	FIRST APPEARANCE
GF	C	GLEN 2020D LLC	25-HC-540	018185-2025	2020 W GLEN AVE	FIRST APPEARANCE
GF	C	PARKWOOD COMMONS LLC	25-HC-346	006961-2025	1615 N GREAT OAK DR	REVIEW
GF	C	PARKWOOD COMMONS LLC	25-HC-536	016895-2025	1606 N GREAT OAK DR, UNIT 10	FIRST APPEARANCE
GF	NO	SHEILA MARONEY	25-HC-336	006308-2025	307 E HIGH POINT RD	REVIEW
GF	OO	JEREMY STURDIVANT	25-HC-267	003608-2025	2433 W HUNTINGTON DR	REVIEW
GF	NO	GREGORY SCHROEDER	25-HC-538	017331-2025	4624 N NELSON DR	FIRST APPEARANCE
GF	C	PJAJ PROPERTY MANAGEMENT LLC	25-HC-425	009591-2025	2821 W SCENIC DR	REVIEW
GF	OO	PATRICIA WOOD	25-HC-512	015122-2025	510 W SHERIDAN CT	FIRST APPEARANCE
GF	C	KTH PROPERTIES LLC	25-HC-278	004083-2025	5010 N SHERWOOD AVE	REVIEW
GF	NO	ELZA GHANTOUS	24-HC-763	120328-2024	6210 N ST MARYS RD	PETITION FOR REHEARING
GF	C	BKL CAPITAL LTD	25-HC-516	015518-2025	3605 N STERLING AVE	FIRST APPEARANCE
GF	C	7723 UNIVERSITY LLC	25-HC-305	005002-2025	7723 N UNIVERSITY ST	PETITION FOR REHEARING
GF	C	WOODLANDS APARTMENTS HOLDINGS LLC	25-HC-433	009811-2025	3320 W WOODHILL LN, UNIT 5	REVIEW
GG	NO	JOSE GUERRERO	25-HC-504	001374-2025	405 E ARCHER AVE	FIRST APPEARANCE
GG	OO	SHARON CHATMAN	25-HC-514	015505-2025	1216 E FORREST HILL AVE	FIRST APPEARANCE
GG	NO	GARY L WEBER	25-HC-421	009362-2025	539 E LAWNSDALE AVE	REVIEW
GG	NO	RAYMUNDO DELGADO	25-HC-189	001811-2025	318 E MAYWOOD AVE	REVIEW
GG	OO	SHANNAN SAYLES	25-HC-513	015499-2025	611 E MCCLURE AVE	FIRST APPEARANCE
GG	NO	JOSHUA LOVELESS	24-HC-821	121134-2024	2605 N PROSPECT RD	REVIEW
JG	C	ONE VILLAGE HOLDINGS LLC	25-HC-423	009366-2025	1902 N WISCONSIN AVE	REVIEW
MH	OO	RICARDO MORRIS	25-HC-535	016886-2025	1112 NE GLENDALE AVE	FIRST APPEARANCE
MH	NO	DENIS KALASHNIKOV	25-HC-414	114149-2024	611 GREEN ST	REVIEW
MH	NO	GREGORY BUSWELL	24-HC-302	109035-2024	617 GREEN ST	PETITION FOR REHEARING
MH	NO	GREGORY BUSWELL	24-HC-789	120755-2024	717 LAVELLE ST	REVIEW
MH	C	RIVER CITY VENTURE LLC	25-HC-524	016129-2025	1612 NE MADISON AVE	FIRST APPEARANCE
MH	OO	HAZEL MARTIN	24-HC-285	106498-2024	406 MORTON ST	REVIEW
MH	C	EFFICIENT REAL ESTATE HOLDINGS LLC	24-HC-442	112505-2024	1015 NE PERRY AVE	REVIEW
RF	NO	TOMMIE CHILDS	25-HC-509	014947-2025	1302 S FARADAY AVE	FIRST APPEARANCE

RF	OO	NANCY CHAPAI	25-HC-511	015038-2025	1601 S FARADAY AVE	FIRST APPEARANCE
RF	NO	EUNICE ROBERTSON	25-HC-435	009813-2025	1514 S GRISWOLD ST	REVIEW
RF	C	GALILEE MISSIONARY BAPTIST CHURCH	25-HC-510	014964-2025	2824 W HUMBOLDT ST	FIRST APPEARANCE
RF	C	PANASUR ABROAD LLC	25-HC-436	009844-2025	1904 W PROCTOR ST	REVIEW
SD	NO	JASMINA VUKICH	24-HC-670	118281-2024	207 E ARCHER AVE	REVIEW; PETITION FOR REHEARING
SD	C	TK PEORIA PROPERTIES LLC	25-HC-347	004039-2025	1012 E CORRINGTON AVE	REVIEW
SD	NO	TONYA CAMACHO	25-HC-537	016902-2025	6315 N FROSTWOOD PKWY	FIRST APPEARANCE
SD	OO	JAMES THORNE	24-HC-462	112741-2024	2330 E GRANDVIEW AVE	REVIEW
SD	OO	KARI L LAUGHLIN	25-HC-442	009966-2025	3007 N KNOXVILLE AVE	REVIEW
SD	OO	ROBERT WALLENFANG	24-HC-164	100712-2024	3015 N MARYLAND AVE	REVIEW
SD	NO	IGNACIO ARREGUIN	25-HC-105	000630-2025	514 E MAYWOOD AVE	PETITION FOR REHEARING
SD	C	LT PROPERTIES LLC	25-HC-515	015514-2025	420 E MCCLURE AVE	FIRST APPEARANCE
SD	NO	GALDIS VELASQUEZ ABREGO	24-HC-135	099597-2024	1021 E VIRGINIA AVE	PETITION FOR REHEARING
SD	OO	MARTHA RILEY	25-HC-443	009971-2025	625 E WILSON AVE	REVIEW
TW	OO	JEFFREY GUEDE	25-HC-527	016239-2025	722 ALEXANDER AVE	FIRST APPEARANCE
TW	OO	WARREN A SEYMOUR JR	25-HC-528	016244-2025	520 ALEXANDER AVE	FIRST APPEARANCE
TW	OO	SERGIO GUTIERREZ	25-HC-432	009728-2025	701 EUREKA ST	REVIEW
TW	NO	SHAHEEN AL-SAFRAN	25-HC-427	009644-2025	534 HOMESTEAD AVE	REVIEW
TW	C	EAC PROPERTIES LLC SERIES 10	25-HC-429	009658-2025	524 HOMESTEAD AVE	REVIEW
TW	C	PNC BANK, NATIONAL ASSOCIATION	25-HC-430	009660-2025	522 HOMESTEAD AVE	REVIEW
TW	C	CONSOLIDATED PROPERTIES LLC SERIES LM	25-HC-522	015947-2025	2702 NE MADISON AVE	FIRST APPEARANCE
TW	C	SHARP PROPERTY GROUP LLC	25-HC-526	016212-2025	2711 NE MADISON AVE	FIRST APPEARANCE
TW	NO	DAVID BACHMAN	25-HC-529	016280-2025	3224 NE MADISON AVE	FIRST APPEARANCE
TW	C	HONEYSUCKLE LANE LLC	25-HC-440	009923-2025	3310 NE MADISON AVE	REVIEW
TW	OO	LOUIS BROWN	23-HC-762	089730-2023	630 PARK AVE	REVIEW
TW	NO	KUAN NESBIT	25-HC-507	014870-2025	111 NE ROCK ISLAND AVE	FIRST APPEARANCE