



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: Sept. 25, 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.

The Heart of Illinois Sierra Club, Senator David Koehler to Host Town Hall at City Hall on September 29

The Heart of Illinois Sierra Club and Senator David Koehler are holding a town hall meeting on Monday, September 29 at 6 p.m. in Council Chambers of City Hall (419 Fulton St.) to discuss improving public transit. Speakers at the event will include Mayor Rita Ali and General Manager Kofi Kisseh from Greater Peoria Mass Transit District/CityLink.

Roads to be Closed on September 27, for Bradley University Hilltop Trot 5K

On Saturday, September 27, from 6:30 a.m. until 11 a.m., numerous intersections and roads around the Bradley University campus will be closed due to the Hilltop Trot 5K. The 5K is sponsored by Bradley University's Doctor of Physical Therapy Program.

Drivers should exercise caution and patience along the race route. The use of alternative routes is advised.

TOWN HALL MEETING

IMPROVING PUBLIC TRANSIT FOR PEORIA & CENTRAL ILLINOIS

Monday, September 29th
6:00 pm, Peoria City Hall, 419 Fulton St.
Room 400 (City Council Chambers)



Please join the Sierra Club and State Senator Dave Koehler, along with Peoria Mayor Rita Ali and General Manager of CityLink Kofi Kisseh for a town hall meeting on improving public transit. We will discuss pending state legislation to expand public transit in our community as well as the continued work to bring rail service to the Peoria area.




SIERRA CLUB
ILLINOIS CHAPTER
HEART OF ILLINOIS GROUP

Race Route

Runners will start at the Alumni Quad on the Bradley University Campus. Runners will race west on W. Bradey Avenue, south on N. Cooper Street, east on W. Barker Avenue, North on N. Duryea Place, west on W. Fredonia Avenue, north on N. Cooper Street, east on W. Bradley Avenue, north on N. Elmwood Avenue, loop around the Founder’s Circle, east toward W. St. James Street, south on N. Duryea Place, west on W. Barker Avenue, south on N. Glenwood Avenue, west on W. Ayres Avenue, north on N. Cooper Street, west on W. Bradley Avenue, north on N. Rebecca Place, east on W. Laura Avenue, finish back at the point on the Alumni Quad.

Water Street Closure set for September 28, for Who Runs the World? Girls! 5K

On Sunday, September 28, from 9 a.m. until 4 p.m., Water Street will be closed between Harrison Street and Liberty Street. The closure is necessary for the Who Runs the World? Girls! Women’s Only 5K, sponsored by Break The Tape and presented by PNC’s 2025 Annual Cause for Celebration: The Triumphs of Women in Running.

Drivers should utilize S.W. Washington Street as a detour. Extra caution should be used near the 300 block of S.W. Water Street.

Parking Restrictions

- Parking restrictions will be in effect in the 300 block of S.W. Water Street from 9 a.m. until 4 p.m.

Race Route

- The 5K will begin on the Rock Island Trail in the 300 block of S.W. Water Street.



Participants will remain on the trail and return to the starting point of the course.

Community Development – 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](#).

For questions, please contact the Development Center at 309-494-8600 or grants@peoriagov.org.

Community Development – The Salvation Army Breaks Ground on New Men’s Shelter and Campus Renovations

On September 19, The Salvation Army broke ground on a new men’s shelter and downtown campus renovations. The new shelter and improvements will provide expanded resources, safe housing, and updated spaces to better serve those in need in the community.

In 2024, the city of Peoria applied for the Urban Shelter Grant on behalf of The Salvation Army Peoria to support construction of the new shelter for individuals experiencing homelessness. The grant, awarded through the Illinois Department of Commerce and Economic Opportunity (DCEO), provides \$2 million toward the project.



Peoria Fire Department – Fire Investigator Brad Pierson Elected President of Illinois Chapter of IAAI

The Peoria Fire Department congratulates Fire Investigator Brad Pierson for recently being elected as President of the Illinois Chapter of the International Association of Arson Investigators (IAAI).

This tremendous honor reflects Pierson’s outstanding commitment to the field of fire investigation and unwavering dedication to professional excellence. His leadership, experience, and passion for fire prevention and investigative integrity have long been recognized within the department, and it is inspiring to see these qualities recognized at the state level.

Peoria Fire Department – Reservoir Gifted School Help-A-Thon Assists PFD

Reservoir Gifted School recently included the Peoria Fire Department in its Help-A-Thon community service initiative. As part of the effort, students volunteered their time and energy at Peoria Fire Central and Station 19, assisting with a variety of daily tasks, including:

- Washing fire engines
- Performing yard work
- Assisting with cleaning and general upkeep around the station

Their enthusiasm, teamwork, and willingness to support the PFD made a meaningful impact and was greatly appreciated by all members of the crew, who were inspired to see young members of the community take an active role in giving back and learning about the responsibilities of public service.

The Peoria Fire Department extends a heartfelt “thank you” to the Reservoir Gifted School for its generosity and community spirit.



Peoria Public Works – Jefferson/Adams Conversion Project Update

Sidewalk work is progressing at various intersection corners along Jefferson Avenue as part of the Adams Street and Jefferson Avenue One-Way to Two-Way Conversion Project.

Work continues at the following intersections:

- The northwest corner of Main Street and S.E. Jefferson Avenue, near 101 S.E. Jefferson Avenue.
- The northwest corner of Hamilton Boulevard and N.E. Jefferson Avenue, near 125 N.E. Jefferson Avenue.
- The northwest corner of Fayette Street and N.E. Jefferson Avenue, near 227 N.E. Jefferson Avenue. This work is nearing completion.

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 to Host Deaf Awareness Event on September 27

This September, our district has the privilege of honoring an often-overlooked part of our community—the Deaf and Hard of Hearing (DHH) community. Recognition matters, and visibility matters.

On Saturday, September 27, 2025, from 4 p.m.-7 p.m., we invite you to join us at the Richwoods High School Auditorium for a special Deaf Awareness Event. This family-friendly evening will both celebrate and educate, showcasing the incredible work of our PPS DHH programs while creating opportunities for connection and understanding.

The highlight of the event will be a comedy performance by nationally recognized comedian Keith Wann, who was raised by Deaf parents. His performance will be entirely in American Sign Language (ASL), with interpreters voicing his signing so that everyone in the audience can share in the laughter.

This event is about more than entertainment—it is about inclusivity and community. It is about ensuring that PPS DHH students and families feel seen, celebrated, and supported. I encourage you to attend and learn more about the vibrant culture and contributions of the DHH community in Peoria.

Event Details

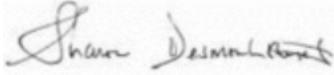
-  *Where:* Richwoods High School Auditorium
-  *When:* Saturday, September 27 | 4 p.m.–7 p.m.
-  *Admission:* \$3 per person at the door

In addition, I would like to take a moment to recognize another important celebration happening this week. Friday, September 26, is ESL Teacher Appreciation Day. Our ESL teachers play a vital role in helping students from diverse language backgrounds thrive academically and socially. I am grateful for their dedication and impact across our district.

Together, let us celebrate the voices—both spoken and signed—that enrich our schools and our city.

With gratitude,

Issues Update
Sept. 25, 2025

A handwritten signature in black ink, appearing to read "Sharon Desmoulin-Kherat". The signature is written in a cursive style and is contained within a light gray rectangular box.

Dr. Sharon Desmoulin-Kherat, Ed.D.

Code Docket

- See attached

Community Development Weekly Report

- See attached

Housing Docket

- See attached

Inspector	Docket No.	Property Owner(s)	Property Address
AA	24-CV-27416	CARL HILL	2432 W ANTOINETTE ST
AA	25-CV-27861	CARL HILL	2432 W ANTOINETTE ST
AA	25-CV-30475	SEANDEL DANIELS	1010 JOHN H GWYNN JR AVE
AA	25-CV-30477	MARY HAMILTON	1006 W JOHN H GWYNN JR AVE
AA	25-CV-30479	MONIQUE HENDON	1105 W SMITH ST
AA	25-CV-30480	ROSHMORE DEVELOPMENT INC.	1201 W BUTLER ST
AA	25-CV-30481	JAMES GUSTAFSON	1527 W WIDENHAM ST
AA	25-CV-30484	B & L REAL ESTATE INVESTMENTS LLC	1514 W AIKEN ST
AA	25-CV-30485	MAREEZ BARSOUM	1512 W AIKEN ST
AA	25-CV-30486	ROSHMORE DEVELOPMENT INC.	1510 W AIKEN ST
AA	25-CV-30487	ERNESTINE HARPER ESTATE	1508 W AIKEN ST
AA	25-CV-30630	SHAPLA HUQ	306 S WEBSTER ST
AA	25-CV-30631	OSCAR CRUZ SANCHEZ	308 S WEBSTER ST
AA	25-CV-30633	SORAYA RASHID	312 S WEBSTER ST
AA	25-CV-30634	OSVALDO QUIROZO & ADRIAN GONZALEZ	307 S WEBSTER ST
BE	25-CV-30420	JOSHUA MEISTER & BRIAN LADEAIROUS	925 W NOWLAND AVE
BE	25-CV-30421	WAKEELAH ROSS	1000 W NOWLAND AVE
BE	25-CV-30422	WAKEELAH ROSS	1000 W NOWLAND AVE
BE	25-CV-30423	B CUBED INVESTMENTS LLC	1013 W MCCLURE AVE
BE	25-CV-30469	B CUBED INVESTMENTS LLC	907 W THRUSH AVE
BE	25-CV-30470	B CUBED INVESTMENTS LLC	907 W THRUSH AVE
BE	25-CV-30611	REBECCA MILLER TRUST	909 W BRONS AVE
BE	25-CV-30612	B CUBED INVESTMENTS LLC	907 W THRUSH AVE
BE	25-CV-30614	PEORIA RENTALS LLC	1015 W HANSSLER PL
BE	25-CV-30644	DANYLO DYROV	1817 N BROADWAY ST
BE	25-CV-30646	LEIPZIG INVESTMENTS LLC	1728 N BROADWAY ST
DF	25-CV-30405	B CUBED INVESTMENTS LLC	1810 N MARYLAND
DF	25-CV-30476	ONE VILLAGE HOLDINGS LLC & MAYA & BROTHERS LLC	1902 N WISCONSIN AVE
DF	25-CV-30478	ONE VILLAGE HOLDINGS LLC & MAYA & BROTHERS LLC	PARKING LOT, PIN 14-34-357-014
DF	25-CV-30488	MARY SMITH	2117 N WISCONSIN AVE
DF	25-CV-30494	MELVIN WREN	1917 N MISSOURI AVE
DF	25-CV-30495	LYDIA CESARZ	1622 N PEORIA AVE
DF	25-CV-30497	PATRICIA ORTEGA	316 E ARCADIA AVE
DF	25-CV-30499	EMPIRE PARTNERS LLC	500 E FRYE AVE
DF	25-CV-30561	ROBBIE CRISS SR	1707 N MISSOURI AVE
DF	25-CV-30562	VINCENT LOPEZ	1622 N MISSOURI AVE
DF	25-CV-30600	HYPERION 1 PROPERTIES LLC	1618 N PEORIA AVE
DF	25-CV-30619	MAYA & BROTHERS LLC & ONE VILLAGE HOLDINGS LLC	1902 N WISCONSIN AVE
DF	25-CV-30632	KNOXVILLE & PENNSYLVANIA LLC	1514 N KNOXVILLE AVE
DF	25-CV-30636	KNOXVILLE & PENNSYLVANIA LLC	108 E ILLINOIS AVE

Inspector	Docket No.	Property Owner(s)	Property Address
DF	25-CV-30637	KNOXVILLE & PENNSYLVANIA LLC	110 E ILLINOIS AVE
DF	25-CV-30638	KNOXVILLE & PENNSYLVANIA LLC	1515 N DECHMAN AVE
DF	25-CV-30639	KNOXVILLE & PENNSYLVANIA LLC	1509 N DECHMAN AVE
DF	25-CV-30640	KNOXVILLE & PENNSYLVANIA LLC	1506 N KNOXVILLE AVE
DF	25-CV-30643	KNOXVILLE & PENNSYLVANIA LLC	1506 N KNOXVILLE AVE
DS	25-CV-30414	JAMES RICHARDSON	510 W COLUMBIA TER
DS	25-CV-30432	GLORIOUS DAY PROPERTIES	1310 N BROADWAY ST
DS	25-CV-30433	LAWRENCIA ALEXANDER	1326 N MACHIN AVE
DS	25-CV-30435	DANIEL NYUMAH	1016 W COLUMBIA TER
DS	25-CV-30452	ETTA THOMAS ESTATE	1815 W CALLENDER AVE
DS	25-CV-30453	PRIMAVERA 29 LLC	1817 W AYRES AVE
DS	25-CV-30471	MATTHEW FIERLING	1316 N ELLIS ST
DS	25-CV-30473	AIPING & JOSEPH COPE	1210 N DOUGLAS ST
DS	25-CV-30483	JOHN SIMPSON IV	1641 W MAIN ST
DS	25-CV-30489	MICHAEL MEDINA	1637 W MAIN ST
DS	25-CV-30493	RODERICK WILLIAMS	1625 W MAIN ST
DS	25-CV-30578	AVIV NARWANI	217 W COLUMBIA TER
DS	25-CV-30581	LOIS JOHNSON	815 N ORANGE ST
DS	25-CV-30582	KENNETH WILSON	1311 N NORTH ST
GF	25-CV-30437	DERRICK LEDBETTER	4021 W COURTLAND ST
GF	25-CV-30439	BERG PEORIA LLC	3102 W WILLOW KNOLLS RD
GF	25-CV-30521	BERG PEORIA LLC	7213 N ROCKVALE DR
GF	25-CV-30524	SIGNATURE DEVELOPMENT OF PEORIA	2702 ARDEN WAY
GF	25-CV-30525	MY PROPERTY MASTERS TEAM LLC	3724 W VERNER DR
GF	25-CV-30526	JERRY MCCANN	7626 N GALENA RD
GF	25-CV-30585	JOSEPH OELZE	2709 W HUNTINGTON
GF	25-CV-30635	MY PROPERTY MASTERS TEAM LLC	3724 W VERNER DR
GG	25-CV-30393	B CUBED INVESTMENTS LLC	2405 N DELAWARE AVE
GG	25-CV-30394	KYLE GRAVES	2617 N PROSPECT RD
GG	25-CV-30395	SFR3-050 LLC	1212 E GIFT AVE
GG	25-CV-30410	CATHERINE BEAVERS	308 E MCCLURE AVE
GG	25-CV-30411	KEZZIE ALLEN	3209 N CALIFORNIA AVE
GG	25-CV-30418	LONNIE SMITH	1011 E VIRGINIA AVE
GG	25-CV-30419	LONNIE SMITH	1011 E VIRGINIA AVE
GG	25-CV-30424	RANDY CREBO	322 E ARCHER AVE
GG	25-CV-30532	SFR3-050 LLC	320 E ARCHER AVE
GG	25-CV-30535	JOSE ARREOLA	321 E ARCADIA AVE
GG	25-CV-30553	CHRISTOPHER GULLY	521 E ARCADIA AVE
GG	25-CV-30586	ALEXANDER CAMPOS	318 E ARCHER AVE
GG	25-CV-30592	SIG HOLDINGS LLC	1218 E FORREST HILL AVE
GG	25-CV-30595	BRIANNA WALKER	915 E ELMHURST AVE
GG	25-CV-30641	JOSE ARREOLA	321 E ARCADIA AVE
GG	25-CV-30642	NATHANIEL MERRILL	1018 E ELMHURST AVE

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
JS	25-CV-30546	A HOPE FOR HEALING	7308 N UNIVERSITY ST
JS	25-CV-30552	OASIS HAIR SALON LLC	5017 W AMERICAN PRAIRIE DR
KT	25-CV-30273	OKPARA II LP	1018 S HICKORY ST
KT	25-CV-30457	PLACIDO MUNIZ	919 S LOUISA ST
KT	25-CV-30458	CENTRAL ILLINOIS CDC	919 S WARREN ST
KT	25-CV-30459	ROBERT F SCHWAB TRUST	909 S GREENLAWN AVE
KT	25-CV-30463	DELORES ROBISON	1414 S WESTERN AVE
KT	25-CV-30464	SPRINGFIELD IL PROPERTIES INC	1006 S WESTERN AVE
KT	25-CV-30503	B CUBED INVESTMENTS LLC	1824 W LINCOLN AVE
KT	25-CV-30504	JAMES RICHARDSON	1810 W LINCOLN AVE
KT	25-CV-30506	LONNIE HAMLET	1410 S WESTERN AVE
KT	25-CV-30508	DANNY WILSON	1022 S BLAINE ST
KT	25-CV-30533	THE BALINE STREET 2 TRUST	803 S BLAINE ST
KT	25-CV-30534	WILLIAM BLANKENSHIP ESTATE	800 S BLAINE ST
KT	25-CV-30541	WESLEY WAINWRIGHT III	1504 W LINCOLN AVE
KT	25-CV-30542	MARY TOMASZEWSKI ESTATE	723 S SHELLEY ST
KT	25-CV-30544	WESLEY WAINWRIGHT	707 S SUMNER AVE
KT	25-CV-30545	MELISSA POTTER	915 S WARREN ST
KT	25-CV-30565	OSCAR MORENO	3113 SW JEFFERSON AVE
KT	25-CV-30566	BRADLEY KAUFMANN	1414 W GARDEN ST
KT	25-CV-30568	WILLIE EVANS JR	1521 W GARDEN ST
KT	25-CV-30596	MARILYN GILES	816 S WARREN ST
KT	25-CV-30597	DARRYL BULLOCK ESTATE	801 S SHELLEY ST
KT	25-CV-30598	STACEY WRIGHT	1415 W ANN ST
KT	25-CV-30599	WALTER MOORE SR ESTATE	903 S WARREN ST
KT	25-CV-30648	CHAD BERRY	VACANT LOT, PIN 18-17-205-009
KT	25-CV-30650	BUTTERBEE PROPERTIES LLC	717 S WARREN ST
KT	25-CV-30651	CENTRAL ILLINOIS CDC	1117 S BLAINE ST
MH	25-CV-29738	DENIS KALASHNIKOV	611 GREEN ST
MH	25-CV-30388	TAFI BROWN	1824 NE MADISON AVE
MH	25-CV-30389	COREY BASFIELD	319 MARY ST
MH	25-CV-30390	COREY BASFIELD	319 MARY ST
MH	25-CV-30391	ANDEL JOWERS	1513 NE PERRY AVE
MH	25-CV-30392	MCALLISTER TYLON	1516 NE PERRY AVE
MH	25-CV-30426	JAKOVSI LOYA OLGUIN	1221 NE MONROE ST
MH	25-CV-30427	GEORGIANNA HAVENS & DOUGLAS LIST	1012 NE MONROE ST
MH	25-CV-30429	CJD PROPERTIES INC	715 LAVEILLE ST
MH	25-CV-30441	FAMILY FOUNTAIN PROPERTY TRUST	1801 NE JEFFERSON AVE
MH	25-CV-30442	FAMILY FOUNTAIN PROPERTY TRUST	1801 NE JEFFERSON AVE
MH	25-CV-30465	ADRIAN MORRIS	1315 NE JEFFERSON AVE
MH	25-CV-30466	HAZEL MARTIN	1101 NE JEFFERSON AVE
MH	25-CV-30467	MELISSA TREJO	613 MORTON ST
MH	25-CV-30468	FAMILY FOUNTAIN PROPERTY TRUST	1402 NE JEFFERSON AVE

Inspector	Docket No.	Property Owner(s)	Property Address
MH	25-CV-30510	LORENZO HARRIS	1100 NE MONROE ST
MH	25-CV-30511	COREY BASFIELD	319 MARY ST
MH	25-CV-30512	COREY BASFIELD	319 MARY ST
MH	25-CV-30556	A NEW ROOFING LLC	514 HAYWARD ST
MH	25-CV-30577	REALTY INCOME PROPERTIES 17 LLC	814 NE JEFFERSON AVE
MH	25-CV-30579	B CUBED INVESTMENTS LLC	1708 NE MONROE ST
MH	25-CV-30601	CARLA NOLAN	802 CAROLINE ST
MH	25-CV-30602	ROSHMORE DEVELOPMENT INC	1503 NE GLENDALE AVE
MH	25-CV-30603	JAKOVSI LOYA OLGUIN & MAURICE BLUEFORD-ANDERSON	1505 NE GLENDALE AVE
MH	25-CV-30604	SELBERN HOLDINGS LLC	1310 NE MONROE ST
MH	25-CV-30605	SELBERN HOLDINGS LLC	1310 NE MONROE ST
MH	25-CV-30606	FAMILY FOUNTAIN PROPERTY TRUST	1402 NE JEFFERSON AVE
MZ	25-CV-30402	CURT HEIMER	7617 N WALNUT BEND DR
NM	25-CV-30543	IRWAN SOETANDAR	11723 N SCOTTS TRAIL
PB	25-CV-30403	SFR3-080 LLC	1812 N NORTH ST
PB	25-CV-30404	SFR3-080 LLC	1812 N NORTH ST
PB	25-CV-30430	ANTWAWN WELLS	1813 N LINN ST
PB	25-CV-30431	LOURDES LEWELLEN	614 W LOUCKS AVE
PB	25-CV-30517	SFR3-050 LLC	2222 N SHERIDAN RD
PB	25-CV-30518	HENRY DEESE	2212 N SHERIDAN RD
PB	25-CV-30557	AJ HOUSING LLC	2315 N ELLIS ST
RF	25-CV-30398	CHICAGO TITLE LAND TRUST COMPANY	2003 W HOWETT ST
RF	25-CV-30399	PEORIA HOUSING AUTHORITY	2101 W ANTOINETTE ST
RF	25-CV-30400	SHAHEED AL-SAFRAN	2610 W HOWETT ST
RF	25-CV-30443	MIREYA MELLA	3031 W MALONE ST
RF	25-CV-30444	B & L REAL ESTATE INVESTMENTS LLC	2517 W STARR ST
RF	25-CV-30446	ANN CARTER WALTON ESTATE & PEORIA COUNTY MANAGEMENT ASSET #2012 TRUST	2012 W MARQUETTE ST
RF	25-CV-30447	HAI PROPERTIES LLC	1911 W LINCOLN AVE
RF	25-CV-30448	3HOMES LLC	2819 W ARLINGTON AVE
RF	25-CV-30449	VIRGINIA DONLEY	2502 W FREMONT ST
RF	25-CV-30450	B CUBED INVESTMENTS LLC	1026 S WESTMORELAND AVE
RF	25-CV-30451	DOMINIQUE HENDERSON	1404 S EASTON AVE
RF	25-CV-30460	SO SINCERE S CORP	1528 S FARADAY AVE
RF	25-CV-30461	BENTAL MANAGEMENT LLC	2910 W ARLINGTON AVE
RF	25-CV-30501	JOHN ZAPUSHEK	2123 W ANTOINETTE ST
RF	25-CV-30502	LORIE ISABELES	1911 S STANLEY ST
RF	25-CV-30505	URSULA DIMON ESTATE & DAWN ROSA ESTATE	2006 S STANLEY ST
RF	25-CV-30507	FREDERICK HODGES	1532 S FARADAY AVE
RF	25-CV-30523	SCHUMACHER PROPERTIES	2301 W MARQUETTE ST

Inspector	Docket No.	Property Owner(s)	Property Address
RF	25-CV-30531	SPARTAN FUNDING LLC	2601 W LATROBE ST
RF	25-CV-30537	DAVID KNIGHT	2513 W LATROBE ST
RF	25-CV-30538	DREAM PRIME HOMES LLC	1412 S GRISWOLD ST
RF	25-CV-30539	SHAHEEN AL-SAFRAN	2215 W ANN ST
RF	25-CV-30540	B CUBED INVESTMENTS LLC	2213 W LINCOLN AVE
RF	25-CV-30587	NAMIC GROUP LLC	1524 S FARADAY AVE
RF	25-CV-30588	JOHN GARNER	1010 S TONTI CIR
RF	25-CV-30590	AJ HOUSING LLC	1929 S STANLEY ST
RF	25-CV-30591	DAYAN DIMON	2002 S STANLEY ST
RF	25-CV-30615	J&J DECATUR FOUNDATION LLC	3010 W WISWALL ST
RF	25-CV-30617	DANTE DESHAY DOTHARD LLC	1913 W MALONE AVE
RF	25-CV-30618	DANTE DESHAY DOTHARD LLC	1909 W MALONE AVE
RR	25-CV-30428	HOLLOWAY HOLDINGS LLC	2125 W FORREST HILL AVE
RR	25-CV-30455	ERICKSON CAPITAL INVESTMENTS LLC	719 W BRONS AVE
RR	25-CV-30496	CLAUDE NUNN	1823 N OTLEY RD
RR	25-CV-30498	LLOYD CARTER ESTATE	2403 W RICHWOODS BLVD
RR	25-CV-30500	CARPE DIEM COMM DEVT INSTITUTE	2027 W RICHWOODS BLVD
RR	25-CV-30584	LESTER GAYTON SR	2418 N LEHMAN RD
SD	25-CV-30134	PEORIA PORTFOLIO I-IV APARTMENTS LP	2401 N GALE AVE, APT S1
SD	25-CV-30387	JILL MURPHY	1124 E MAYWOOD AVE
TW	25-CV-30386	KATHERINE ROGERS	600 HAUNGS AVE
TW	25-CV-30409	PATRICIA SCOTT	2317 NE MONROE ST
TW	25-CV-30456	RELIANT HOMEBUYERS LLC	2303 NE MADISON AVE
TW	25-CV-30519	MARTY SCHMIDT & JULIA FULLER	3305 NE MADISON AVE
TW	25-CV-30520	TINA SMITH	606 FAIRHOLM AVE
TW	25-CV-30522	WARREN JR & TERI SEYMOUR	520 ALEXANDER AVE
TW	25-CV-30527	SAMUEL WEBSTER	123 NE ROCK ISLAND AVE
TW	25-CV-30528	RHEA & JIYA INVESTMENTS LLC	510 SPITZNAGLE AVE
TW	25-CV-30530	SCA ELITE VENTURES	2412 NE MONROE ST
TW	25-CV-30558	BRIANNA & KUAN NESBIT	111 NE ROCK ISLAND AVE
TW	25-CV-30559	CATHERINE PARR & MICHAEL PARR ESTATE	2210 NE MADISON AVE
TW	25-CV-30560	TERRY SNIDER	120 NE ROCK ISLAND AVE
TW	25-CV-30626	DANIEL ZELLER	711 HAUNGS 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: 09/18/2025 – 09/24/2025

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	59
Development Center Permits Issued	55	2,011
Total Value of Development	\$7,322,474	\$199,028,194

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 2249-2025	2825 W Ann St	Commercial Alteration	Install Roof Mounted Solar Panels – Lincoln Terrace Apartments	1	JN
MULT 2271-2025	3447 W Sunburst Ln, Unit 2A & 3A	Multi Family Alteration	Int. and Ext. Alterations – Leman Property Management	1	JN
MULT 2272-2025	3447 W Sunburst Ln, Unit 2B & 3B	Multi Family Alteration	Int. and Ext. Alterations – Leman Property Management	1	JN
COM 2284-2025	6521 N Sheridan Rd	Commercial Alteration	Ext. Alteration – Polliwogs Daycare	4	NM
COM 2306-2025	2112 E War Memorial Dr	Commercial Alteration	Parking Lot Expansion – Central Illinois Friends	3	KW
COM 2307-2025	18-19-127-003	New Commercial	Recreational Park – Peoria Housing Authority	1	JN

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 2285-2025	7405 N University St	Permanent Sign	Wall Sign – Caravel Autism Health	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
18-03-205-021	515 Hayward St	3	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
18-08-477-016	337 SW New St	1	Private - Planned
18-08-178-002	1614 W Adrian Hinton	1	Private - Emergency
18-17-101-019	1824 W Lincoln Ave	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
1200 Main St, Suite 23	CXT Roasting Company	Plans Received	2

WEEKLY DEVELOPMENT ACTIVITY REPORT
CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

Community Development Department Contact Information Staff who are typically assigned to manage development applications.	
<p style="text-align: center;">Leah Allison (LA) <i>Asst. Director of Com. Dev.</i> 494-8667</p> <p style="text-align: center;">Josh Naven (JN) <i>Senior Urban Planner</i> 494-8657</p> <p style="text-align: center;">Kerilyn Weick (KW) <i>Senior Urban Planner</i> 494-8606</p> <p style="text-align: center;">Julia Rose (JR) <i>Urban Planner</i> 494-8649</p> <p style="text-align: center;">Nolan Meyer (NM) <i>Urban Planner</i> 494-8612</p>	<p style="text-align: center;">Rich Storm (RS) <i>Building Safety Manager</i> 494-8632</p> <p style="text-align: center;">Matt Ziller (MZ) <i>Building Inspector</i> 494-8628</p> <p style="text-align: center;">Craig Reid (CR) <i>Building Inspector</i> 494-8925</p> <p style="text-align: center;">Issac Garcia (IG) <i>Building Inspector</i> 494-8921</p> <p style="text-align: center;">Julio Garcia (JG) <i>Building Inspector</i> 494-8638</p>

INSP	O.O	PROPERTY OWNER	CASE #	ENERGOV #	PROPERTY ADDRESS	APPEARANCE
AA	OO	VIRGENA HOLLIE	24-HC-753	120137-2024	1014 W ADRIAN G HINTON JR AVE	REVIEW
AA	NO	BOBBI DAVIS	25-HC-258	003410-2025	1521 S FARADAY AVE	REVIEW
AA	NO	LARON HOLLOWAY	25-HC-417	008702-2025	1306 S GRISWOLD ST	REVIEW
AA	NO	WILLIE MURRY	24-HC-726	119544-2024	2503 W HOWETT ST	REVIEW
AA	NO	SHANNON SYKES	25-HC-228	002735-2025	2412 W HOWETT ST	PETITION FOR REHEARING
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	GREENWOOD APARTMENTS 22 LLC	25-HC-575	021957-2025	109 S MCREYNOLDS CT	FIRST APPEARANCE
AA	C	OKPARA II LP	25-HC-578	022061-2025	1316 W MILLMAN ST	FIRST APPEARANCE
AA	C	CHICAGO TITLE LAND TRUST COMPANY	25-HC-474	010793-2025	1714 S STANLEY ST	REVIEW
AA	C	BROWN ESTATES INC	25-HC-505	013823-2025	2121 W STARR ST	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	25-HC-574	021952-2025	130 N VILLAGE GREEN CT	FIRST APPEARANCE
AA	C	HARDESTY ENTERPRISES LTD	24-HC-782	120629-2024	1501 S WESTERN AVE	REVIEW
AA	NO	TREMAYNE BRANCH	24-HC-794	120469-2024	1801 W WIDENHAM ST	REVIEW
BE	C	SHARP PROPERTY GROUP LLC	25-HC-564	020755-2025	1627 W GILBERT AVE	FIRST APPEARANCE
BE	C	826 W MACQUEEN TRUST	25-HC-565	021072-2025	826 W MACQUEEN AVE	FIRST APPEARANCE
BE	C	B CUBED INVESTMENTS LLC	25-HC-583	022128-2025	1020 W WILLCOX AVE	FIRST APPEARANCE
DF	C	A & A PROPERTY GROUP LLC	25-HC-004	121206-2024	2405 N FLORA AVE	REVIEW
DF	C	AJ HOUSING LLC c/o AMER ABU REZEQ	25-HC-556	019833-2025	2215 N FLORA AVE	FIRST APPEARANCE
DF	NO	MARK ROSSI	25-HC-416	000610-2025	1031 NE GLEN OAK AVE	REVIEW
DF	NO	FRANCISCA ROGERS	25-HC-557	019973-2025	1813 N INDIANA AVE	FIRST APPEARANCE
DF	C	INVESTMENTS BY TAZ LLC	25-HC-555	019823-2025	2210 N KNOXVILLE AVE	FIRST APPEARANCE
DF	NO	JASON GRIFFIN	25-HC-074	000271-2025	732 E LASALLE ST	REVIEW
DF	NO	JOHN KING SR	25-HC-560	020141-2025	1708 N LINN ST	FIRST APPEARANCE
DF	C	VALERA LIGHTING SERVICE LLC	25-HC-160	001449-2025	1703 N MISSOURI AVE	REVIEW
DF	C	UNITED CHILDREN LLC	25-HC-499	014026-2025	1700 N NEW YORK AVE	REVIEW
DF	C	SHAARD INVESTMENTS LLC	25-HC-206	002111-2025	907 E REPUBLIC ST	REVIEW
DF	C	CTKH ENTERPRISE LLC	25-HC-572	021899-2025	404 E REPUBLIC ST	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	REVIEW
DS	NO	TIMOTHY GROOM	24-HC-658	117892-2024	1009 W ARMSTRONG AVE	REVIEW
DS	OO	PAUL MAGARACI	25-HC-387	008014-2025	1301 W COLUMBIA TER	REVIEW
DS	C	PEORIA PORTFOLIO I-IV APTS, L.P.	25-HC-569	021199-2025	2401 N GALE AVE, UNIT U5	FIRST APPEARANCE
DS	C	PEORIA PORTFOLIO I-IV APTS, L.P.	24-HC-802	120877-2024	2401 N GALE AVE, UNIT V9	REVIEW
DS	NO	SHANE SHARP	25-HC-576	022003-2025	904 N GARFIELD AVE	FIRST APPEARANCE
DS	NO	TAMERA HOFFMAN	25-HC-418	009008-2025	807 W LOUCKS AVE	REVIEW
DS	C	BROMELFORT LLC	25-HC-563	020735-2025	108 NE ROANOKE AVE	FIRST APPEARANCE
DS	OO	CONRAD L STINNETT III	25-HC-406	008729-2025	1027 N UNDERHILL ST	REVIEW

DS	OO	MADISON KINGSLEY	25-HC-498	013837-2025	2230 N UNIVERSITY ST	REVIEW
DS	C	BRUCE WOOD ESTATE	24-HC-816	121072-2024	2714 N VICTORIA AVE	PETITION FOR REHEARING
DS	NO	FRED JONES	25-HC-553	019806-2025	1203 W WILLCOX AVE	FIRST APPEARANCE
DS	NO	GREG RUSSELL	24-HC-751	120115-2024	2132 N WINDERMERE AVE	REVIEW
GF	NO	COURT EVANS	25-HC-559	020062-2025	3417 W BASKIN RIDGE CT, UNIT 10	FIRST APPEARANCE
GF	C	SPRINGFIELD IL PROPERTIES INC	25-HC-365	007279-2025	6015 N BIG HOLLOW RD	PETITION FOR REHEARING
GF	C	COVINGTON APARTMENTS LLC	25-HC-490	013036-2025	1422 W COVINGTON CT, APT 1	REVIEW
GF	C	PARKWOOD COMMONS LLC	25-HC-085	000427-2025	1735 N GREAT OAK DR, UNIT 4	REVIEW
GF	OO	JAMES DAVIS	25-HC-566	021089-2025	5321 N HAMILTON RD	FIRST APPEARANCE
GF	C	PARKWOOD COMMONS LLC	25-HC-207	002167-2025	1819 N LEHMAN DR, UNIT 2	REVIEW
GF	OO	WILLIE JEFFERSON	25-HC-487	012871-2025	2738 W MILLBROOK CT	REVIEW
GF	OO	GEORGE DUNCAN	25-HC-579	022063-2025	716 W RIDGE RD	FIRST APPEARANCE
GF	OO	BRITNI PERKINS	25-HC-484	012750-2025	1007 W RIDGE RD	REVIEW
GF	NO	VILMA PLEMONS	25-HC-485	012753-2025	5204 N RONALD RD	REVIEW
GF	NO	JOAB OSORNO	25-HC-501	014741-2025	7319 N SAFFORD DR	REVIEW
GF	NO	NAZIH FADY	25-HC-573	021934-2025	3507 N STERLING AVE	FIRST APPEARANCE
GF	C	WOODLANDS APARTMENTS HOLDINGS LLC	25-HC-558	020049-2025	3315 W WOODHILL LN, APT C	FIRST APPEARANCE
GG	C	STORIED HOLDINGS LLC - 1008 E FAIROAKS	25-HC-568	021198-2025	1008 E FAIROAKS AVE	FIRST APPEARANCE
GG	C	HOFFMAN PROPERTIES LLC	25-HC-570	021206-2025	1014 E FAIROAKS AVE	FIRST APPEARANCE
GG	OO	JUNE KELLER	25-HC-554	019812-2025	1103 E MAYWOOD AVE	FIRST APPEARANCE
GG	C	ERICKSON CAPITAL INVESTMENTS LLC	25-HC-366	007283-2025	2629 N SPRINGDALE AVE	REVIEW
MH	C	EQUITY & HELP INC TRUST	24-HC-564	115900-2024	512 ALEXANDER AVE	REVIEW
MH	C	LONEBRIDGE OHIO LLC	23-HC-547	054964-2023	920 NE GLENDALE AVE	REVIEW
MH	OO	JOSEPH D MURPHY	24-HC-770	120476-2024	1714 NE MADISON AVE	REVIEW
MH	NO	FRANK LEWIS	25-HC-582	022127-2025	1125 NE MADISON AVE	FIRST APPEARANCE
MH	C	BELLA IL INC	25-HC-172	001617-2025	1712 NE MONROE ST	REVIEW
MH	OO	DOUGLAS LIST	25-HC-488	012901-2025	1012 NE MONROE ST	REVIEW
MH	NO	PATRICK MADIGAN	25-HC-500	014114-2025	1820 NE MONROE ST	REVIEW
MH	NO	OSCAR SILVA	25-HC-045	121909-2024	705 MORTON ST	REVIEW
MH	OO	CHAQUAWANA YOUNG-JONES	25-HC-322	005663-2025	1510 NE PERRY AVE	REVIEW
MH	NO	JEFFREY PIERCE	25-HC-571	021227-2025	709 SPALDING AVE	FIRST APPEARANCE
MH	NO	LISA NETTERVILLE	25-HC-580	022120-2025	506 VORIS ST	FIRST APPEARANCE
MH	OO	DONALD WISE	25-HC-581	022126-2025	504 VORIS ST	FIRST APPEARANCE
MH	C	B CUBED INVESTMENTS LLC	25-HC-403	008627-2025	705 VORIS ST	REVIEW
RF	C	ELISE LE LLC	25-HC-562	020581-2025	1906 W ANTOINETTE ST	FIRST APPEARANCE
RF	NO	HALLICIA L WELSH	25-HC-561	020545-2025	2816 W GARDEN ST	FIRST APPEARANCE
RR	C	NORA LEE GRANDSON ESTATE	24-HC-813	121033-2024	3140 N FINNELL AVE	REVIEW

SD	NO	JEFFREY FAULKNER	25-HC-296	004754-2025	910 E GIFT AVE	REVIEW
SD	OO	PAUL WILSON / PEG PENDELL	24-HC-190	101263-2024	1105 N GLENWOOD AVE	REVIEW
SD	C	SFR3-040 LLC	25-HC-577	022026-2025	212 E MAYWOOD AVE	FIRST APPEARANCE
SD	OO	LARRIESHA YAMINI	25-HC-567	021152-2025	728 E MCCLURE AVE	FIRST APPEARANCE
SD	NO	GALDIS VELASQUEZ ABREGO	24-HC-135	099597-2024	1021 E VIRGINIA AVE	PETITION FOR REHEARING
TW	OO	WILLIAM J PULLEN	25-HC-475	010800-2025	523 ALEXANDER AVE	REVIEW
TW	NO	GUSTATVO CARACHURI	24-HC-026	021451-2023	3401 NE MADISON AVE	REVIEW
TW	OO	THOMAS D VOGAL	24-HC-708	119389-2024	2502 NE PERRY AVE	REVIEW
TW	C	EQUITY & HELP INC TRUST	24-HC-557	115827-2024	104 VAN BUREN ST	REVIEW