



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: Oct. 2, 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 to Host Two Free, Family-Friendly Halloween Events

The city of Peoria is hosting two free, family-friendly trick-or-treat events in October: Trash-or-Treat and City Hall-O-Ween.

Trash-Or-Treat: Saturday, October 18 | 9 a.m.-11 a.m.

Join Community Development staff for a neighborhood litter cleanup and be rewarded with treats! Costumes are welcomed for this family-friendly event.

Meet Community Development staff at the corner of Main and University at Campustown, 1200 W. Main Street, Peoria, IL 61606. City staff will provide trash bags, gloves, and a limited supply of grabbers. Volunteers will be rewarded for their hard work with candy and other non-food treats.

City Hall-O-Ween: Friday, October 24 | 3:30 p.m.-5 p.m.

Join us for the sixth annual City Hall-O-Ween. Everyone is welcome to join the fun at Peoria City Hall, 419 Fulton Street, Peoria, IL 61602.

Trash OR Treat
Clean up the West Bluff and get a sweet reward

Saturday, October 18th
9:00 AM - 11:00 AM

Campustown
1200 W Main Street
Corner of University and Main

Costumes are welcome!
This is a family-friendly event

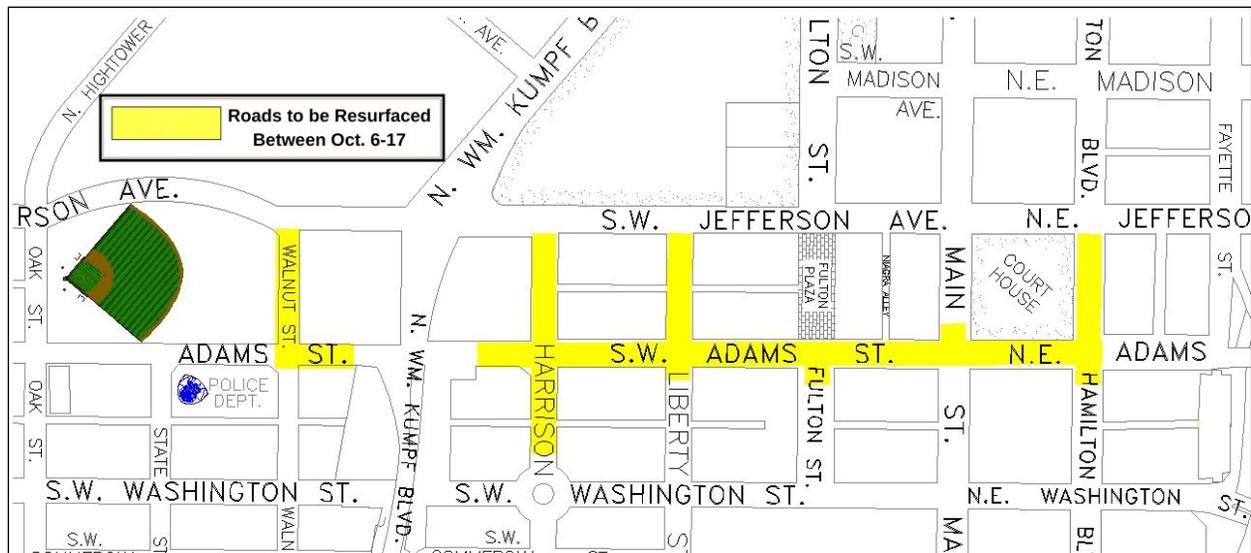
Issues Update
Oct. 2, 2025

City Hall will be decorated and staff will hand out candy and food-free Halloween treats to attendees. This is a great opportunity to meet the people who provide service to the Peoria community every day and explore Peoria's historic City Hall.

For more information about Trash-Or-Treat and City Hall-O-Ween, please contact Joe Dulin, Community Development Director, at 309-494-8631 or [by email](#).



Peoria Public Works – Jefferson/Adams Conversion Project Update



On Monday, October 6 at 6 a.m., lane and parking restrictions will go into effect on Adams Street from N. William Kumpf Boulevard to the Interstate 74 overpass. The work will last through Friday, October 17.

These lane and parking restrictions are necessary for resurfacing work as part of the Adams Street and Jefferson Avenue One-Way to Two-Way Conversion Project.

While this work occurs, drivers can **EXPECT LONG DELAYS**. The use of **ALTERNATIVE ROUTES IS STRONGLY ADVISED**.

Lane Restrictions – Monday, Oct. 6

Main Street and Adams Street Closures Set for October 4, For Bicentennial Celebration

From 6 a.m. on Saturday, October 4 until noon on Sunday, October 5, road closures on Main Street and N.E. Adams Street will be in effect. The closures are necessary for the Peoria County Bicentennial Celebration, sponsored by Peoria County.

Drivers should be mindful of the closures and use extra caution near the 300 block of Main Street and the 100 block of N.E. Adams Street.

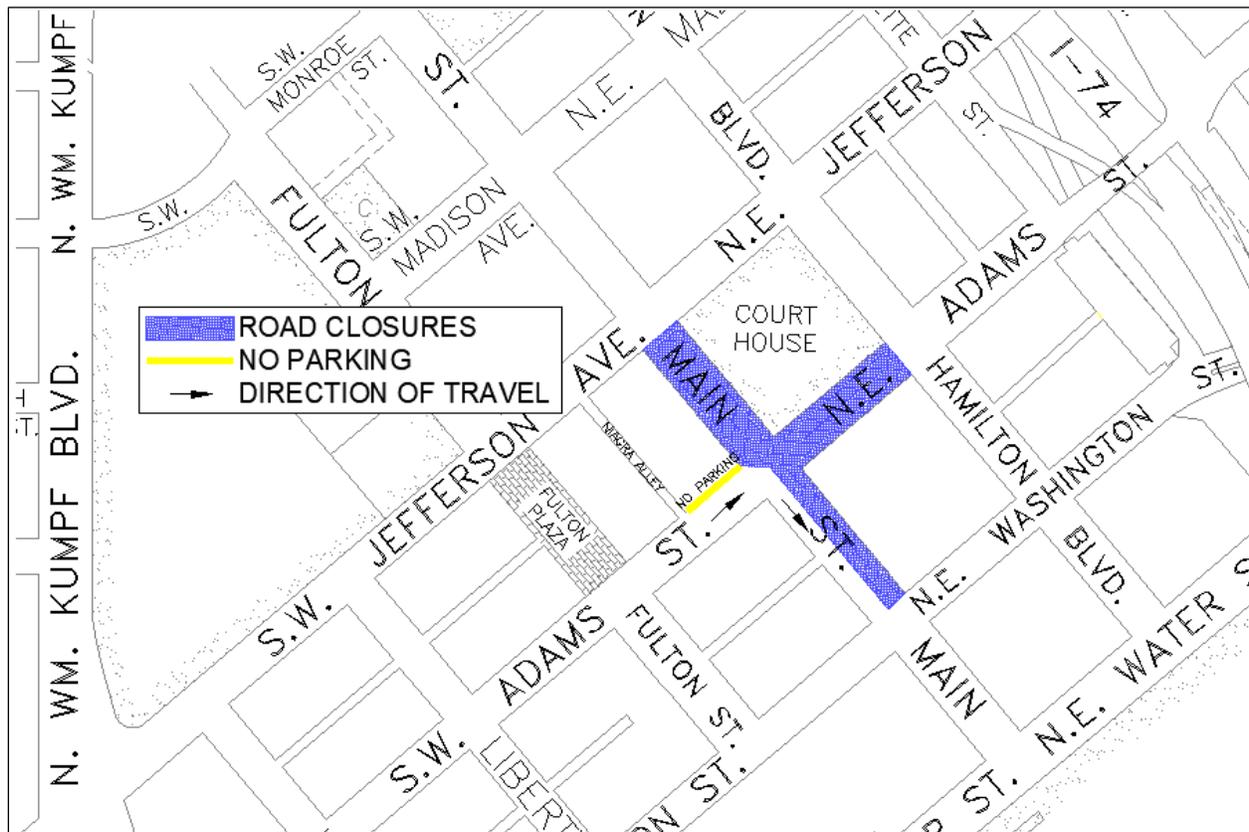
Road Closures

- N.E. Adams Street will be closed between Main Street and Hamilton Boulevard.
- Main Street will be closed between N.E. Jefferson Avenue and N.E. Adams Street.
- The westbound lanes of Main Street between N.E. Adams Street and N.E. Washington Street will be closed to through traffic.

Right turns onto Main Street from S.W. Adams Street will be permitted.

Parking Restrictions

- Parking restrictions will be in effect in the 300 block of Main Street from 6 a.m. on Saturday, October 4, to noon on Sunday, October 5.



- Parking restrictions will be in effect along the west side of S.W. Adams Street from the Niagara Parking Deck, 111 S.W. Adams Street, to Main Street from 6 a.m. on Saturday, October 4, to noon on Sunday, October 5.

Detour Route

- Adams Street through traffic should utilize southbound Main Street to northeast-bound Washington Street.
- Main Street through traffic should utilize Hamilton Boulevard from either N.E. Washington Street or N.E. Perry Avenue.

Oak Street Closure Set for Saturday, October 4, For Block-tober Fest

On Saturday, October 4, from 8 a.m. until 7 p.m., Oak Street will be closed to all traffic. The closure is necessary for the Warehouse District Block-tober Fest, sponsored by Baldovin Construction.

Drivers should be mindful of the closure and use extra caution near the 300 block of Oak Street.

Road Closures

Oak Street will be closed between S.W. Adams Street and S.W. Jefferson Avenue.



Parking Restrictions

Parking restrictions will be in effect in the 300 block of Oak Street from 8 a.m. to 7 p.m.

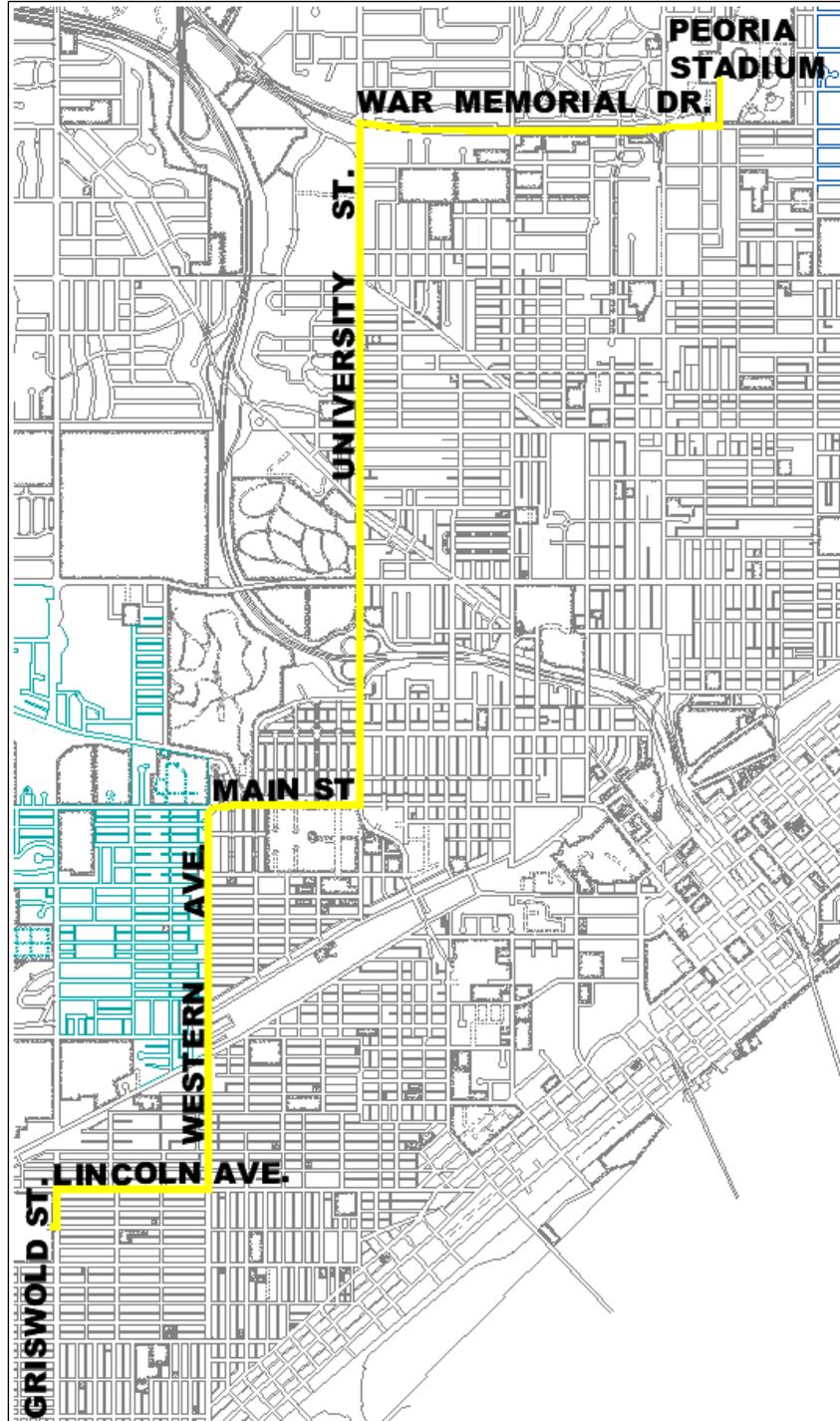
Roads to be Impacted on October 4, for Manual High School Homecoming Parade

On Saturday, October 4, from 3 p.m. until 5 p.m. rolling lane restrictions will go into effect on several city streets for the Manual High School Homecoming Parade.

The Peoria Police Department and Peoria Fire Department will escort the parade. Drivers should exercise caution and patience along the route. The use of alternative routes is advised.

Parade Route

- The parade will begin at Manual High School, 811 S. Griswold Street, before traveling east on W. Lincoln Avenue and then north on S. Western Avenue.
- From S. Western Avenue, the parade will travel east on W. Main Street and then north on N. University Street.
- Traveling north on N. University Street, the parade will head east on E. War Memorial Drive until reaching Peoria Stadium, 315 E. War Memorial Drive.



Peoria Public Schools – Richwoods High School International Baccalaureate (IB) Spotlight

I am thrilled to share an exceptional advantage available to students right here in Peoria—Richwoods High School is the only high school outside of Chicago to offer the exclusive International Baccalaureate (IB) Diploma Program. This prestigious curriculum is not just a pathway to college; it’s a transformative experience that empowers our students to excel

academically, develop lifelong skills, and prepare for a bright future—all within our own community.

Why Consider the IB Diploma Program?

1. Rigorous Academic Preparation:

The IB curriculum is internationally recognized for its academic rigor. Students engage with challenging coursework that not only deepens their knowledge but also sets them apart in the college admissions process. Admissions officers nationwide appreciate the dedication and determination demonstrated by IB students.

2. Outstanding College Outcomes:

Participation in the IB Program has a proven track record of success. IB students often enjoy significantly higher acceptance rates at top universities—including Ivy League institutions. Every year our IB seniors are awarded between \$7-10 million in scholarships, reflecting the respect the IB credential commands.

3. Personal Growth and Leadership:

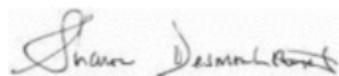
The IB experience extends far beyond academics. Students learn to think critically, collaborate effectively, and communicate confidently. The program nurtures leadership, integrity, and a sense of global citizenship—qualities that serve our graduates well in college and beyond.

How to Get Involved

Although our parent information sessions have concluded, I invite all families to explore the IB Program further at psd150.org/ib. There, you'll find informative videos—including inspiring stories from former students like Ginger, who shares how the IB Program shaped her journey.

To apply, simply contact your student's school counselor for more details. Please remember that applications are due by November 3. I encourage every eligible student to consider applying for this life-changing program. The journey may be challenging, but the rewards—both academically and personally—are extraordinary.

With gratitude,



Dr. Sharon Desmoulin-Kherat, Ed.D.

Community Development Weekly Report

- See attached

WEEKLY DEVELOPMENT ACTIVITY REPORT

CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

Date: 09/25/2025 – 10/01/2025

This summary document is produced on a weekly basis. It is used as an agenda for the City Development Review Board and as a transparency tool to allow the public to be aware of development in Peoria.

1. Summary Information

- **One Stop Shop** is held every Monday at 1:30 PM virtually. We also offer an in-person option the first Monday of each month at Distillery Labs at 201 SW Adams St. This is a free service for anyone who wants to discuss development with staff from various city departments, local utility companies, the Peoria County Health Department, and CityLink.
- **Development Center Permits** can typically be issued immediately and/or do not require an extensive review period. These permits include most trade (electrical, plumbing, HVAC, etc.) permits, repair permits, new single-family residential construction, alteration/additions, and demolitions.
- Each permit application includes a self-reported value of the project. The **Total Value of Development (YTD)** is the sum of these reported values.

	This Week	YTD
One Stop Shop Customers	0	59
Development Center Permits Issued	69	2,080
Total Value of Development	\$1,253,939	\$200,282,133

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 2336-2025	3415 N Sheridan Rd	Commercial Accessory Structure	Buehler Home – Car Shelter	2	KW
COM 2355-2025	3430 W Willow Knolls Dr	Commercial Alteration	Int Alteration – Edward Jones	4	JR

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 2331-2025	4700 N University St	Permanent Sign	Illini Golf – Awning and Wall Signs	3	KW
SIGN 2332-2025	4100 W Willow Knolls Ct	Permanent Sign	Matari Coffee – Wall Signs	4	JR
SIGN 2341-2025	1200 W Main St	Permanent Sign	CxT Roasting – Wall Signs	2	KW
RES 2343-2025	10824 N Hunters Trail Ct	New Residential	Single Family Home	5	NM
ZBA 423-2025	809-835 SW Adams St	Zoning Board of Appeals	Major Variance – Request for Metal Fence without Masonry Pillars	1	JN
HPC 425-2025	1113 W Moss Ave	Historic Preservation Commission	Administrative Certificate of Appropriateness – Front Porch 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
617 W Loucks Ave	Certificate of Occupancy	Tire Shop	2
4400 W Andover Dr	Certificate of Occupancy	Single Family Residential	4
909 W Windom St	Certificate of Occupancy	DBA 8A's Auto Sales and Service	2
1727 W Candletree Dr	Certificate of Occupancy	Suites LLC	5
3018 W Pilgrims Way	Certificate of Occupancy	Happy Trails LLC	5
2509 W Arden Way	Certificate of Occupancy	Ironwood Homes Inc	5

WEEKLY DEVELOPMENT ACTIVITY REPORT CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

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
18-03-401-010	1414 NE Jefferson Ave	3	Side Lot Program
18-18-277-013	2116 W Marquette St	1	Side Lot Program
18-18-480-020	1811 S Lydia Ave	1	Side Lot Program
14-33-376-057	1901 N Bigelow St	2	Side Lot Program
18-07-454-017	2310 W Howett St	1	Side Lot Program

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
14-33-357-014	501 W Nebraska Ave	1	City - Planned
14-35-178-008	515 E Eureka St	3	Private - Emergency
18-18-401-022	1311 S Stanley Ave	1	City - Planned
14-33-480-015	2008 N Indiana Ave	3	Private - Planned

5. Peoria City/County Health Department License Information

- The **Peoria City/County Health Department** licenses multiple types of food establishments. The information in this table is provided for informational purposes only

Address	Business Name	Description	Council District
4700 N University St, Suite 61	The Balanced Bee	Plans Received	3

**WEEKLY DEVELOPMENT ACTIVITY REPORT
CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT**

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