



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: Oct. 23, 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 this week: City Hall-O-Ween and Trick-or-Treat PPD Halloween: A Night of Magic and Mischief.

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.

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, please contact Kaylee Drea, Community Development Engagement Manager at 309-494-86624 or [by email](#).

Trick-or-Treat PPD Halloween: A Night of Magic and Mischief: Friday, October 24 | 5 p.m.-7 p.m.

Bring the whole family for a fun evening filled with tricks, treats, and a little Halloween magic. Costumes encouraged and fun is guaranteed at the Peoria Police Department, 600 SW Adams Street, Peoria, IL 61602.



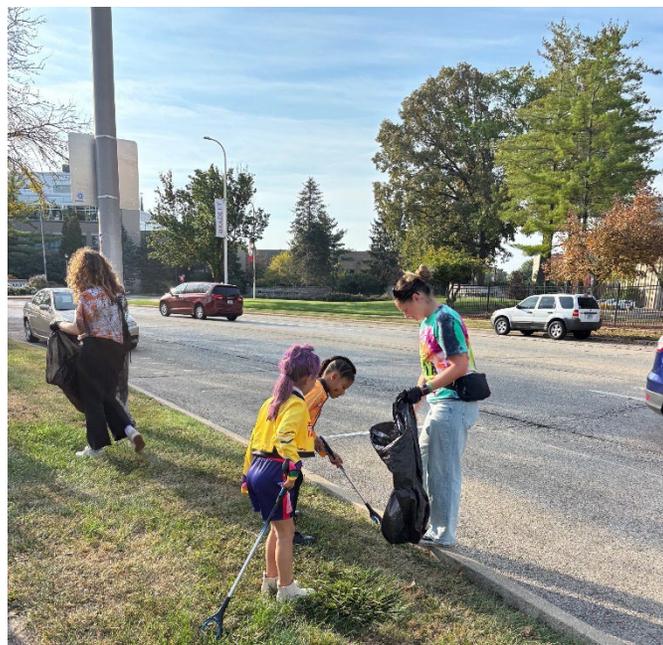
For more information, please contact the Peoria Police Department at 309-673-4521.

Community Development Hosts Annual “Trash or Treat” Cleanup Event



On Saturday, October 18, Community Development staff and community volunteers gathered in the West Bluff for the annual “Trash or Treat” cleanup event. More than 70 volunteers joined in to collect litter and earn Halloween treats. This family-friendly event helped clean up the West Bluff for trick-or-treaters and get the neighborhood ready for Halloween.

For more information, please contact Kaylee Drea, Community Development Engagement Manager at 309-494-8624 or by email.



Peoria Public Works – Jefferson/Adams Conversion Project Update

Sidewalk work is progressing at both the northwest corner and northeast corner of Fulton Street and S.W. Jefferson Avenue. Sidewalks are closed at these corners, and pedestrians should cross at the next available intersection.

Both the southbound and northbound lanes of Fulton Street are closed at S.W. Jefferson Avenue. Access to the Twin Towers Parking Deck and City Hall’s parking lot is maintained. Drivers should access the Twin Towers Parking Deck and City Hall’s parking lot from S.W. Monroe Street.

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.

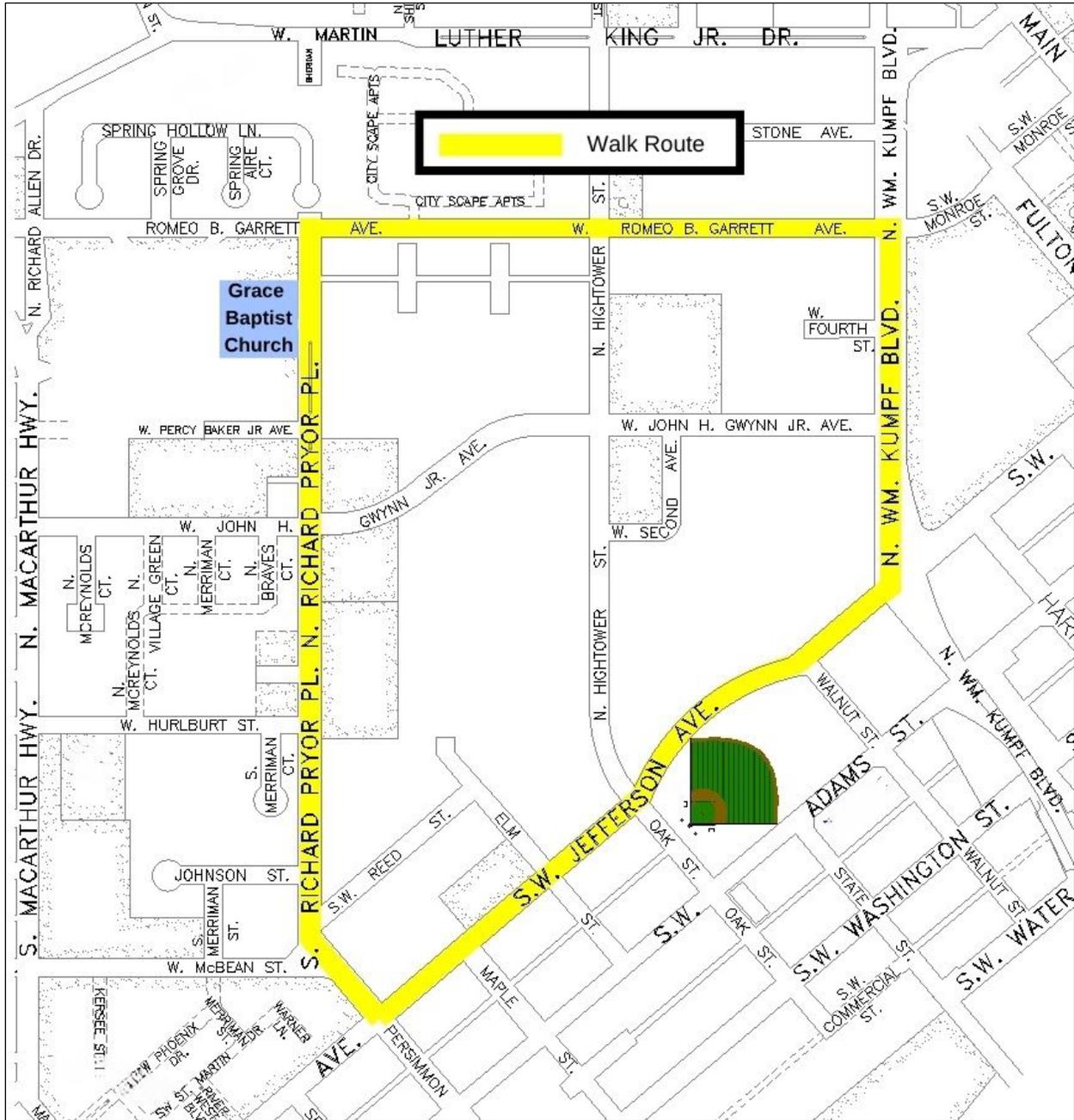
Roads to be Closed on October 25, for Bradley Sigma Nu Halloween 4K Fundraiser

On Saturday, October 25, from 7:45 a.m. until 11:30 a.m., numerous roads around the Bradley University campus will be closed due to the Sigma Nu Halloween 4K Fundraiser. The 4K is sponsored by Bradley University Sigma Nu Fraternity.

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

Road Closures

- W. Bradley Avenue will be closed from N. Cooper Street to N. Elmwood Avenue.
- N. Elmwood Avenue will be closed from W. St. James Street to W. Bradley Avenue.
- N. Cooper Street will be closed from W. Bradley Avenue to W. Ayers Avenue.
- W. Fredonia Avenue will be closed from N. Cooper Street to N. Duryea Place.
- W. Barker Avenue will be closed from N. Cooper Street to N. Duryea Place.
- W. Callender Avenue will be closed from N. Cooper Street to N. Glenwood Avenue.
- W. Ayres Avenue will be closed from N. Cooper Street to N. Glenwood Avenue.
- N. Glenwood Avenue will be closed from W. Ayres Avenue to W. Fredonia Avenue.
- N. Institute Place will be closed from W. Barker Avenue to W. Fredonia Avenue.
- N. Duryea Place will be closed from W. Barker Avenue to W. Fredonia Avenue.



Walk Route

- The Lady Renee White Rocks in Pink Cancer Walk will begin at the Grace Baptist Church, 405 N. Richard Pryor Place.
- The walk will travel north on N. Richard Pryor Place and then east on W. Romeo B. Garrett Avenue. Walkers will travel south on N. William Kumpf Boulevard and then west on S.W. Jefferson Avenue.
- Walkers will travel north on N. Richard Pryor Place before returning to Grace Baptist Church.

Peoria Public Schools Celebrates Principal Appreciation Week

This week, we join school districts across the nation in celebrating Principal Appreciation Week, and I want to take a moment to recognize the incredible leaders who guide our schools each and every day.

Peoria Public Schools is home to **29 remarkable** principals who embody dedication, compassion, and excellence. They are not just administrators — they are mentors, problem-solvers, and visionaries who set the tone for learning and community within their buildings. From greeting students at the door each morning to ensuring that every child is seen, supported, and challenged, our principals make a lasting difference in the lives of thousands of students and families.

To our principals: thank you for your leadership, resilience, and unwavering commitment to excellence. You inspire your teams, uplift your communities, and remind us what's possible when education is led with passion and care.

To our families and community partners: I encourage you to take a moment this week to reach out to your school principal with a note of appreciation or a simple “thank you.” Your words mean more than you may realize.

Together, let's celebrate the leaders who keep Peoria Public Schools moving forward — one student and one school at a time.

With gratitude,



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	25-CV-31075	IREN ARCHIE & APRIL MARCH	3015 W MALONE ST
BE	25-CV-30899	AMANDA ANDERSON	1419 W MARGARET AVE
BE	25-CV-30900	DEVIN TAYLOR	1810 N GALE AVE
BE	25-CV-30901	BRIAN WEBBER	828 W MEADOWS PL
BE	25-CV-30902	BRIAN WEBBER	828 W MEADOWS PL
BE	25-CV-30903	BRIAN WEBBER	828 W MEADOWS PL
BE	25-CV-30904	TIMOTHY DAVIS	1017 W WILLCOX AVE
BE	25-CV-30906	B CUBED INVESTMENTS LLC	1020 W WILLCOX AVE
BE	25-CV-30907	JOSHUA MOBLEY	1001 W VIRGINIA AVE
BE	25-CV-30908	JAEDEN PEREZ	804 W MEADOWS PL
BE	25-CV-30926	OLVIN TROCHEZ RUMOS	823 W NOWLAND AVE
BE	25-CV-30927	ADAM TILTON	3434 N GALE AVE
BE	25-CV-30973	RALPH BOIRUM	919 W MCCLURE AVE
BE	25-CV-30975	B CUBED INVESTMENTS LLC	1005 W MCCLURE AVE
BE	25-CV-31010	INNOVATION TRUST #1023	2128 N GALE AVE
BE	25-CV-31013	JOSHUA MEISTER & BRIAN LADEAIROUS	925 W NOWLAND AVE
BE	25-CV-31015	LITTLE BEE MILWAUKEE LLC	1011 W NEBRASKA AVE
BE	25-CV-31027	B CUBED INVESTMENTS LLC	708 W MACQUEEN AVE
BE	25-CV-31028	JLM REAL ESTATE LLC	715 W MACQUEEN AVE
BE	25-CV-31029	JOHN THORSON	723 W MACQUEEN AVE
BE	25-CV-31030	ERICA CERVANTES, DENNISE & RONALD ESSARY	812 W HANSSLER PL
BE	25-CV-31080	TOM 2712 INC	1406 W MARGARET AVE
BE	25-CV-31081	RODNEY WILLIAMS II	1408 W FORREST HILL AVE
BE	25-CV-31129	B CUBED INVESTMENTS LLC	1020 W WILLCOX AVE
BE	25-CV-31130	B CUBED INVESTMENTS LLC	907 W THRUSH AVE
DF	25-CV-30925	ALLEN ROARK SR	2142 N CENTRAL AVE
DF	25-CV-30928	VIRGINIA ROBERTSON	1001 E NEBRASKA AVE
DF	25-CV-30971	JOHN UNZICKER	1713 N MISSOURI AVE
DF	25-CV-30979	EMPIRE PARTNERS LLC & HRISHI KANTH	500 E FRYE AVE
DF	25-CV-31024	DIXIE VAUGHAN	1014 E BEHREND'S AVE
DF	25-CV-31026	DIXIE VAUGHAN	1014 E BEHREND'S AVE
DF	25-CV-31058	MICHAEL MCNARY	2110 N MARYLAND AVE
DF	25-CV-31059	MICHAEL MCNARY	2110 N MARYLAND AVE
DF	25-CV-31062	THOMAS TURNER JR	1004 E NEBRASKA AVE
DF	25-CV-31064	DIXIE VAUGHAN	1014 E BEHREND'S AVE
DF	25-CV-31122	JANET MORRIS	721 E KANSAS ST
DF	25-CV-31123	JANET MORRIS	723 E KANSAS ST
DS	25-CV-30915	MATTHEW FIERLING	1316 N ELLIS ST
DS	25-CV-30922	SFR3-050 LLC	1311 N BOURLAND AVE
DS	25-CV-30943	B CUBED INVESTMENTS LLC	1311 N BROADWAY ST
DS	25-CV-30944	LE CHARIOT INC.	1216 N NORTH ST
DS	25-CV-30948	B CUBED INVESTMENTS LLC	720 W ARMSTRONG AVE

Inspector	Docket No.	Property Owner(s)	Property Address
DS	25-CV-30950	YUDAMI GUEVARA & CHRIS WONG	1420 N DOUGLAS ST
DS	25-CV-30956	JOSE DIAZ	1303 N SHERIDAN RD
DS	25-CV-30957	JOSE DIAZ	1305 N SHERIDAN RD
DS	25-CV-30958	JOSE DIAZ	1309 N SHERIDAN RD
DS	25-CV-30960	PHILLIP R MOORE TRUST DATED 10-15-2013	1311 N SHERIDAN RD
DS	25-CV-30961	JOSE DIAZ	1313 N SHERIDAN RD
DS	25-CV-30962	JOSE DIAZ	1325 N SHERIDAN RD
DS	25-CV-30989	STEPHEN LU YOLANDA LU	271 NE RANDOLPH AVE
DS	25-CV-31071	PHILLIP R MOORE TRUST DATED 10-15-2013	1311 N SHERIDAN RD
DS	25-CV-31078	JOSE DIAZ	1313 N SHERIDAN RD
DS	25-CV-31141	LUCIA SERVICE MANAGEMENT LLC	1101 N ELLIS ST
DS	25-CV-31143	J&J DECATUR FOUNDATION LLC	1408 N BOURLAND AVE
GF	25-CV-30898	JERRY MCCANN	7626 N GALENA RD
GF	25-CV-30959	MATTHEW MOSER	3420 W CHARTWELL RD
GF	25-CV-30964	ARAVIND ATLURI	2308 W KENFIELD CT
GF	25-CV-30967	HAU HING POON	1017 W WILLOW LN
GF	25-CV-30968	TEJASWINI DANDA	2234 W GENEVA RD
GF	25-CV-30969	RONALD SCHMITT & TARA SCHMITT	4512 W ANDOVER DR
GF	25-CV-30970	RONALD SCHMITT & TARA SCHMITT	4512 W ANDOVER DR
GF	25-CV-30986	JEFFREY DARCHE	1341 W TOBI LN
GF	25-CV-30988	MAURICE COX	6520 N IMPERIAL DR
GF	25-CV-31105	JONATHAN BUCHNA	2715 W HUNTINGTON DR
GF	25-CV-31106	JOSEPH OELZE	2709 W HUNTINGTON DR
GF	25-CV-31108	BLACKCRANE LLC	1119 W WESTWOOD DR
GF	25-CV-31109	CONSTANCE KINDILIEN	1108 W WILLOW LN
GF	25-CV-31111	JAMES WILLIAMS	5428 N HAMILTON RD
GF	25-CV-31113	MANPREET SINGH	1413 W WEST AIRE AVE
GG	25-CV-30897	DAVID LAKEMPER ESTATE	3806 N ASHTON AVE
GG	25-CV-30923	KYLE GRAVES	2617 N PROSPECT RD
GG	25-CV-30935	HOMES AND BEYOND LLC	2602 N KNOXVILLE AVE
GG	25-CV-30936	ROBERT MORRIS	701 E SENECA PL
GG	25-CV-30937	NATHAN & KAREL HOFFMAN	810 E MCCLURE AVE
GG	25-CV-30981	BERTIS MARKUM	304 E ELLINGTON DR
GG	25-CV-30990	AJAY BAROT	812 E SENECA PL
GG	25-CV-31001	GLADYS RITTERBUSCH	721 E CORRINGTON AVE
GG	25-CV-31025	JASON GEIGER	3411 N MISSOURI AVE
GG	25-CV-31031	KYLE GRAVES	2617 N PROSPECT RD
GG	25-CV-31066	WILLIAM RAY	3911 N COLUMBUS AVE
GG	25-CV-31072	GOLDEN FINCH PARTNERSHIP	3105 N PROSPECT RD
GG	25-CV-31074	JUNE KELLER	1103 E MAYWOOD AVE
GG	25-CV-31079	SAE HOLDING, LLC	801 E VIRGINIA AVE
GG	25-CV-31127	ROBERT WALLENFANG	3015 N MARYLAND AVE
GG	25-CV-31128	ROBERT WALLENFANG	3015 N MARYLAND AVE
GG	25-CV-31131	JEFFREY FAULKNER	910 E GIFT AVE

Inspector	Docket No.	Property Owner(s)	Property Address
GG	25-CV-31132	TAMMY HARTMAN	1004 E GIFT AVE
GG	25-CV-31133	NATHAN HOFFMAN	810 E MCCLURE AVE
GG	25-CV-31136	B CUBED INVESTMENTS LLC	2405 N DELAWARE AVE
IG	24-CV-24211	MJ ILLINOIS LLC	411 HAMILTON BLVD
JS	25-CV-30991	BLANCA CHIRINOS ORTEGA	511 W MCCLURE AVE
JS	25-CV-30992	BLANCA CHIRINOS ORTEGA	511 W MCCLURE AVE
JS	25-CV-31088	HAMIDA'S KITCHEN DBA EAT & EVOLVE	5832 N KNOXVILLE AVE
JS	25-CV-31089	HAMIDA'S KITCHEN DBA EAT & EVOLVE	5832 N KNOXVILLE AVE
JS	25-CV-31092	SHARKEY'S PEORIA INC DBA SHARKEY'S	3108 N STERLING AVE
JS	25-CV-31094	SHARKEY'S PEORIA INC DBA SHARKEY'S	3108 N STERLING AVE
JS	25-CV-31101	MATILDA'S COCKTAIL LOUNGE LLC	100 S STATE ST
JS	25-CV-31102	SHARKEY'S ON WESTERN INC DBA SHARKEY'S	218 N WESTERN AVE
JS	25-CV-31103	SHARKEY'S ON WESTERN INC DBA SHARKEY'S	218 N WESTERN AVE
JS	25-CV-31116	CUCO'S TACOS	2626 SHERIDAN RD
JS	25-CV-31117	CUCO'S TACOS	2626 N SHERIDAN RD
JS	25-CV-31120	MR. HIBACHI	PEORIA, IL
JS	25-CV-31121	MR. HIBACHI	PEORIA, IL
JS	25-CV-31134	TAQUERIA JALISCO & MORE	2200 WAR MEMORIAL DR
JS	25-CV-31135	TAQUERIA JALISCO & MORE	2200 W WAR MEMORIAL DR
JS	25-CV-31137	IRONY ARCHIE & APRIL MARCH	3015 W MALONE ST
KT	25-CV-31042	WESLEY WAINWRIGHT	713 S SUMNER AVE
KT	25-CV-31046	RONALD LIGHTBODY	1118 W LINCOLN AVE
KT	25-CV-31047	JEANETTE EGAN	721 S SUMNER AVE
KT	25-CV-31048	M & M RENTALS LLC	710 S SHELLEY ST
KT	25-CV-31049	M & M RENTALS LLC	708 S SHELLEY ST
KT	25-CV-31050	OSCAR MORENO	3113 SW JEFFERSON AVE
KT	25-CV-31051	LONNIE HAMLET	1410 S WESTERN AVE
KT	25-CV-31052	MARSHALL DUNNIGAN ESTATE	1406 S WESTERN AVE
KT	25-CV-31054	DARRYL BULLOCK ESTATE	801 S SHELLEY ST
KT	25-CV-31055	DONNA BARTON	809 S SHELLEY ST
KT	25-CV-31076	WILLIAM BLANKENSHIP ESTATE	800 S BLAINE ST
KT	25-CV-31077	CHARLES MORRIS	1716 W LINCOLN AVE
KT	25-CV-31083	B CUBED INVESTMENTS LLC	805 S SHELLEY ST
KT	25-CV-31093	JAMES RICHARDSON	1810 W LINCOLN AVE
KT	25-CV-31095	MISS T PROPERTIES LLC	1030 S SHELLEY ST
KT	25-CV-31096	FAITH MADE LLC	1026 S SHELLEY ST
KT	25-CV-31140	NEW CHICAGO INVESTMENTS LLC	1211 S MATTHEW ST
KT	25-CV-31142	TERRI HEBERT	1204 S MATTHEW ST
KT	25-CV-31144	MELISSA POTTER	915 S WARREN ST
MH	25-CV-29785	CHAQUAWANA YOUNG-JONES	1510 NE PERRY AVE
MH	25-CV-30279	COREY BASFIELD	319 MARY ST
MH	25-CV-30280	COREY BASFIELD	319 MARY ST

Inspector	Docket No.	Property Owner(s)	Property Address
MH	25-CV-30909	CHAQUAWANA YOUNG-JONES	1510 NE PERRY AVE
MH	25-CV-30910	SELBERN HOLDINGS LLC	1310 NE MONROE ST
MH	25-CV-30911	ADRIAN MORRIS & RICARDO MORRIS	1112 NE GLENDALE AVE
MH	25-CV-30912	PRIMAVERA 29 LLC	1204 NE MADISON AVE
MH	25-CV-30913	CASSANDRA NICHOLS	1302 NE MADISON AVE
MH	25-CV-30940	JASON VEAZY	504 CAROLINE ST
MH	25-CV-30941	JASON VEAZY	502 CAROLINE ST
MH	25-CV-30942	JANET CHRISTY	704 LAVEILLE ST
MH	25-CV-30983	MELISSA TREJO	613 MORTON ST
MH	25-CV-30984	MILDRED HAJDUKIEWICZ TRUST	1309 NE MADISON AVE
MH	25-CV-30985	CHRISTOPHER SHORT	408 HAYWARD ST
MH	25-CV-31002	SELBERN HOLDINGS LLC	1310 NE MONROE ST
MH	25-CV-31003	FAMILY FOUNTAIN PROPERTY TRUST	1402 NE JEFFERSON AVE
MH	25-CV-31004	ABISOLA OJIKUTU	1102 NE GLENDALE AVE
MH	25-CV-31019	BENTAL MANAGEMENT LLC	609 GREEN ST
MH	25-CV-31020	CECIL WESTLEY	606 GREEN ST
MH	25-CV-31039	MICHAEL YOUNG	1521 NE GLENDALE AVE
MH	25-CV-31040	MICHAEL YOUNG	1521 NE GLENDALE AVE
MH	25-CV-31041	HUFFMAN EDUCATION & REAL ESTATE LLC	815 SPRING ST
MH	25-CV-31118	MCALLISTER TYLON	1516 NE PERRY AVE
RF	25-CV-30895	BEMPIRE MISSIONARY BAPTIST LLC	1313 S STANLEY ST
RF	25-CV-30938	STEVIE LINWOOD	2800 W MONTANA ST
RF	25-CV-30939	ERICA FLETCHER & DOMINIQUE CAMPBELL	2800 W TREWYN AVE
RF	25-CV-30945	ACCESSIBLE LIVING INC	2801 W TREWYN AVE
RF	25-CV-30946	BRYAN VANN	2426 W ANTOINETTE ST
RF	25-CV-30947	DONTAY, LATAYSHA, DONTAY JR, & YASMIN MOODY	1301 S LIVINGSTON ST
RF	25-CV-30949	CORNEIL PARKER	2209 W STARR ST
RF	25-CV-30951	JEREMY JOHNSON	1304 S GRISWOLD ST
RF	25-CV-30952	JEREMY JOHNSON	1300 S GRISWOLD ST
RF	25-CV-30954	KIMBERLY FRYE	425 S WESTMORELAND AVE
RF	25-CV-30955	KIMBERLY FRYE	425 S WESTMORELAND AVE
RF	25-CV-31012	CHRIS MARK	2501 W HOWETT ST
RF	25-CV-31014	GEORGE KARDOUSLY	2723 W LATROBE ST
RF	25-CV-31016	GEORGE KARDOUSLY	2721 W LATROBE ST
RF	25-CV-31017	DON COLEMAN	1615 S WESTMORELAND AVE
RF	25-CV-31018	BCL PROPERTIES LLC SERIES 4	2213 W GRINNELL ST
RF	25-CV-31021	BCL PROPERTIES LLC SERIES 4	1716 S WESTMORELAND AVE
RF	25-CV-31022	DONNIE DROWNS JR	2214 W ANTOINETTE ST
RF	25-CV-31023	ELISE LE LLC	1906 W ANTOINETTE ST
RF	25-CV-31032	TOWER RESTORATION LLC	2615 W GARDEN ST
RF	25-CV-31033	T D HOOVER ESTATE	1419 S EASTON AVE
RF	25-CV-31034	B CUBED INVESTMENTS LLC	2007 W HUMBOLDT ST
RF	25-CV-31035	B CUBED INVESTMENTS LLC	2007 W HUMBOLDT ST
RF	25-CV-31036	JOHN KING SR	2004 W MALONE AVE

Inspector	Docket No.	Property Owner(s)	Property Address
RF	25-CV-31037	JAMES & SHIRLEY SECRETAN	2126 W WISWALL ST
RF	25-CV-31038	IS MINISTRIES	2223 W BUTLER ST
RF	25-CV-31063	EFRAIN HERNANDEZ	2020 W ANTOINETTE ST
RF	25-CV-31065	EFRAIN HERNANDEZ	2020 W ANTOINETTE ST
RF	25-CV-31067	JEREMY RANDLE	2309 W ANN ST
RF	25-CV-31068	COURTLAND TUBBS	2313 W ANN ST
RF	25-CV-31069	TEKIA CHILDS	1319 S ARAGO ST
RF	25-CV-31070	LATOSHA TRACY	1617 S LYDIA AVE
RF	25-CV-31097	B CUBED INVESTMENTS LLC	2817 W STARR ST
RF	25-CV-31098	B CUBED INVESTMENTS LLC	2102 W MILLMAN ST
RF	25-CV-31100	B CUBED INVESTMENTS LLC	2125 W MARQUETTE ST
RF	25-CV-31104	DUANE SIMMONS & DONTE SHUMATE	1417 S WESTERN AVE
RF	25-CV-31107	ACRES INVESTMENTS LLC	1415 S ARAGO ST
RF	25-CV-31112	J&J DECATUR FOUNDATION LLC	1529 S ARAGO ST
RF	25-CV-31114	ALYCIA THURMAN	1800 S LYDIA AVE
RF	25-CV-31115	ALYCIA THURMAN	1802 S LYDIA AVE
RF	25-CV-31124	SHAHEEN AL-SAFRAN	2610 W HOWETT ST
RF	25-CV-31125	MERCEDES WATSON	2422 W MALONE AVE
RR	25-CV-30976	GRANT WALLENFANG	3321 N WESTERN AVE
RR	25-CV-30977	GRANT WALLENFANG	3321 N WESTERN AVE
RR	25-CV-30978	SHERYL LOW	2237 W RICHWOODS BLVD
RR	25-CV-30980	ANDRE BURTON	3007 W NEBRASKA AVE
RR	25-CV-31082	JEREMIAH DEARCOS	2227 W TRIPP AVE
SD	25-CV-30896	MICHAEL JOHNS	609 W WYNDER-MERE CT
SD	25-CV-30996	TONYIA ALLENDER	2006 W RICHWOODS BLVD
SD	25-CV-30997	TONYIA ALLENDER	2006 W RICHWOODS BLVD
SD	25-CV-31000	SERGIO ABARCA & ROSANA MENDEZ	2109 W KENNARD RD
TW	25-CV-30917	BRETT BISHOP ESTATE	610 VINE ST
TW	25-CV-30918	ROBERT BRAMMEIER	2709 NE MADISON AVE
TW	25-CV-30919	ALBERTA NEFF	600 EUREKA ST
TW	25-CV-30920	CAROLYN SANDERS	637 ALEXANDER AVE
TW	25-CV-30931	ANITRA FAUNTLEROY	2500 NE MADISON AVE
TW	25-CV-30932	SHAHEEN AL-SAFRAN	538 HOMESTEAD AVE
TW	25-CV-30933	MARTY SCHMIDT & JULIA FULLER	3305 NE MADISON AVE
TW	25-CV-30934	B CUBED INVESTMENTS LLC	531 VAN BUREN ST
TW	25-CV-31044	TONY RHODES & RACHEL RHODES	519 HOMESTEAD AVE
TW	25-CV-31084	STEFAN HICKS	1115 NE ROCK ISLAND AVE
TW	25-CV-31085	RUSSELL JOSEPH	1111 NE ROCK ISLAND AVE
TW	25-CV-31086	WARREN JR & TERI SEYMOUR	520 ALEXANDER AVE
TW	25-CV-31087	RHEA & JIYA INVESTMENTS LLC	510 SPITZNAGLE AVE
TW	25-CV-31138	ROBERT BRAMMEIER	2709 NE MADISON 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: 10/16/2025 – 10/22/2025

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	2	64
Development Center Permits Issued	82	2,283
Total Value of Development	\$5,644,584	\$208,665,423

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 2583-2025	2211 W Pioneer Pkwy	Commercial Alteration	Ext. Alteration – Ford of Peoria	5	NM
COM 2602-2025	800-802 W Wiswall St	Commercial Solar Voltaic	Roof Top Solar – Lincoln Associates	1	JN
PZ 466-2025	825 SW Adams St	Planning and Zoning Commission	Special Use for Painted Murals in a Historic District	1	JN
PZ 471-2025	2601 W Forrest Hill Ave	Planning and Zoning Commission	Rezone from O1 to C2 and Special Use for Research Lab	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 2560-2025	1229 W McClure Ave	Permanent Sign	Dar Al Coffee – Window Sign	2	KW
SIGN 2568-2025	6035 N Knoxville Ave	Permanent Sign	Keller Station - Wall, Awning, Window Signs	3	KW
RES 2573-2025	3206 W Pilgrims Way	New Residential	Single Family Dwelling	5	NM
SIGN 2584-2025	316 SW Washington St, Unit 1B	Permanent Sign	Window Sign – Bay Leaf	2	KW
SUBD 468-2025	5303 N Prospect Rd	Subdivision	Survey Plat	5	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
18-17-106-008	916 S Greenlawn Ave	1	Side Lot Program

Properties Demolished

Parcel Number	Address	Council District	Ownership Type and Reason
18-17-153-013	1023 S Blaine St	1	Private - Planned
18-05-282-012	1331 N Bestor St	2	Private - Emergency

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
2200 W War Memorial Dr	The Popcorn Shoppe	Plans Received	4

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> <p>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	C	GREENWOOD APARTMENTS 22 LLC	25-HC-618	025481-2025	125 N BRAVES CT	FIRST APPEARANCE
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	NO	JORGE MONTOYA	25-HC-614	025348-2025	1007 W BUTLER ST	FIRST APPEARANCE
AA	NO	LARON HOLLOWAY	25-HC-417	008702-2025	1306 S GRISWOLD ST	REVIEW
AA	C	EAC PROPERTIES LLC SERIES 10	25-HC-596	024713-2025	2606 W HAYES ST	FIRST APPEARANCE
AA	C	1976 TUSCAN INVESTMENTS LLC	25-HC-588	117793-2024	2404 W HOWETT ST	FIRST APPEARANCE
AA	NO	KATHY SMITH	25-HC-067	000027-2025	1001 W HURLBURT ST	REVIEW
AA	C	ENDURANCE MANAGEMENT LLC	25-HC-587	110018-2024	3106 SW JEFFERSON AVE	FIRST APPEARANCE
AA	C	OKPARA II LP	25-HC-454	010578-2025	1042 W LINCOLN AVE	REVIEW
AA	NO	GARY L MORRIS	25-HC-584	024274-2025	1421 S LIVINGSTON ST, UNIT 1	REVIEW
AA	C	MC1 HOLDINGS LLC	25-HC-311	005067-2025	1608 S LYDIA AVE	REVIEW
AA	OO	IREN ARCHIE	25-HC-492	013092-2025	3015 W MALONE ST	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	25-HC-593	024278-2025	107 N MERRIMAN CT	FIRST APPEARANCE
AA	C	GREENWOOD APARTMENTS 22 LLC	25-HC-613	025317-2025	112 N MERRIMAN CT	FIRST APPEARANCE
AA	C	DANE PROPERTY GROUP SERIES A LLC	25-HC-262	003426-2025	3019 W PROCTOR ST	REVIEW
AA	C	123 S SARATOGA STREET TRUST	25-HC-621	025489-2025	123 S SARATOGA ST	FIRST APPEARANCE
AA	C	CHICAGO TITLE LAND TRUST COMPANY	25-HC-474	010793-2025	1714 S STANLEY ST	REVIEW
AA	C	BOW STARR LLC	25-HC-592	022043-2025	2718 W STARR ST	FIRST APPEARANCE
AA	C	GREENWOOD APARTMENTS 22 LLC	25-HC-635	023221-2025	104 N VILLAGE GREEN CT	REVIEW
AA	C	HARDESTY ENTERPRISES LTD	24-HC-782	120629-2024	1501 S WESTERN AVE	REVIEW
BE	OO	ROTWAUN CROOKS	24-HC-359	110137-2024	1906 N ASHLEY CT	REVIEW
BE	OO	SHAHAMATUL ALAM	25-HC-437	009867-2025	1507 W CIRCLE RD	REVIEW
BE	C	HOLLOWAY HOLDINGS LLC	25-HC-441	009927-2025	915 W HANSSLER PL	REVIEW
BE	OO	TJ CUMMINGS	25-HC-215	002410-2025	912 W MACQUEEN AVE	REVIEW
DF	C	412ARC603 TRUST	25-HC-494	013581-2025	412 E ARCADIA AVE	REVIEW
DF	OO	ANDRE D JOHNSON	25-HC-176	001654-2025	303 E ILLINOIS AVE	REVIEW
DF	OO	DAVID W MARTIN	25-HC-606	025267-2025	723 E ILLINOIS AVE	FIRST APPEARANCE
DF	C	CENTRAL ILLINOIS REAL ESTATE PROPERTIES LLC	25-HC-605	025233-2025	1831 N LINN ST	FIRST APPEARANCE
DF	C	SOPHIA PROPERTIES 004 LLC	25-HC-476	012062-2025	1203 E NEBRASKA AVE	REVIEW
DF	NO	THOMAS TURNER JR	25-HC-481	012277-2025	1004 E NEBRASKA AVE	REVIEW
DF	C	B CUBED INVESTMENTS LLC	25-HC-482	012279-2025	1020 E NEBRASKA AVE	REVIEW
DF	NO	JOHNNIE CURTIS	25-HC-180	001701-2025	2008 N PEORIA AVE	REVIEW
DF	NO	ARMADO POLANCO	25-HC-338	006476-2025	2112 N PROSPECT RD	REVIEW
DF	NO	EUGENE WARD	25-HC-589	002111-2025	907 E REPUBLIC ST	FIRST APPEARANCE
DS	OO	GENEVIEVE SAXTON	24-HC-811	120976-2024	1804 W BRADLEY AVE	REVIEW
DS	C	PRINCESS TIGER LILY LLC	25-HC-590	002953-2025	916 W BRONS AVE	FIRST APPEARANCE

DS	NO	JOSE DIAZ ALCARAZ	25-HC-598	024763-2025	713 W BRONS AVE	FIRST APPEARANCE
DS	C	BRADLEY UNIVERSITY	25-HC-619	025483-2025	614 N DURYEA PL	FIRST APPEARANCE
DS	NO	THOMAS HAMM	24-HC-533	114829-2024	2300 N ELMWOOD AVE	REVIEW
DS	OO	JOSEPH ROSS	25-HC-600	025009-2025	1122 N FLORA AVE	FIRST APPEARANCE
DS	OO	GLORIA MARIE ARMBRUSTER	25-HC-286	004583-2025	1223 N FRINK ST	REVIEW
DS	C	STORIED HOLDINGS LLC-500 N INSTITUTE	25-HC-549	019380-2025	500 N INSTITUTE PL	REVIEW
DS	C	SFR3-040 LLC	25-HC-248	003224-2025	1110 W NOWLAND AVE	REVIEW
DS	OO	FIONNA LARCOM	25-HC-466	011251-2025	1216 N ORANGE ST	REVIEW
DS	C	BELL & BELLA PROPERTIES LLC	25-HC-389	008025-2025	820 W WINDOM ST	REVIEW
GF	C	H & A GROVE LLC	25-HC-451	010396-2025	1421 W CANDLELIGHT CT, UNIT 207	REVIEW
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	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	REVIEW
GF	OO	AARON WEBER	25-HC-602	025153-2025	5610 N MONTELLO DR	FIRST APPEARANCE
GF	OO	JUSTIN ALLEN	25-HC-055	122052-2024	5405 N NOTTINGHAM PL	REVIEW
GF	NO	DOUGLAS HUFF	25-HC-610	025288-2025	2430 W PINTURA CT	FIRST APPEARANCE
GF	C	CARPENTERS HOUSE CHRISTIAN CHURCH INC	25-HC-147	001099-2025	3309 W SYLVAN LN	REVIEW
GF	OO	LEANNE CORY	25-HC-457	010818-2025	1430 W WEST AIRE AVE	REVIEW
GF	C	2886 WILLOW KNOLLS LLC	25-HC-601	025102-2025	2886 W WILLOW KNOLLS DR	FIRST APPEARANCE
GG	OO	QUINTANYA MOORE	25-HC-083	000339-2025	503 E ARCHER AVE	REVIEW
GG	C	CONSOLIDATED PROPERTIES LLC SERIES CD	25-HC-394	008348-2025	2809 N CALIFORNIA AVE	REVIEW
GG	OO	NESHA ROBERTSON JR	25-HC-599	024963-2025	717 E CORRINGTON AVE	FIRST APPEARANCE
GG	OO	MARJORIE CARDINAL	25-HC-617	025464-2025	3403 N INDIANA AVE	FIRST APPEARANCE
GG	OO	FRANCISCO VARGAS	25-HC-301	004923-2025	413 E MAYWOOD AVE	REVIEW
GG	OO	VINCE DOAK	25-HC-281	004048-2025	1120 E MAYWOOD AVE	REVIEW
GG	C	P & I INVESTMENTS LLC	25-HC-467	011254-2025	721 E MCCLURE AVE	REVIEW
GG	NO	RANDY THORNTON	25-HC-615	025389-2025	506 E MCCLURE AVE	FIRST APPEARANCE
GG	OO	EMPEROR BAZOOKA	23-HC-253	027672-2023	2415 N PROSPECT RD	REVIEW
GG	NO	HENRI & TERESA ALWAN	24-HC-129	099413-2024	628 E VIRGINIA AVE	REVIEW
GG	C	INNOVATION TRUST #1023	25-HC-603	025179-2025	1307 E WILSON AVE	FIRST APPEARANCE
GG	C	BCL PROPERTIES LLC, SERIES 7	24-HC-686	118615-2024	2917 N WISCONSIN AVE	REVIEW
IG	C	PETE GEORGE & SON BLACKTOP LLC	25-HC-604	025185-2025	2701 NE ADAMS ST	FIRST APPEARANCE
IG	C	MJ ILLINOIS, LLC	24-HC-251	104584-2024	411 HAMILTON BLVD	SPECIAL SETTING/REVIEW
IG	C	JCT INC	25-HC-237	002922-2025	2502 NE KNOXVILLE AVE	REVIEW
JG	C	H&A GROVE LLC	25-HC-308	005049-2025	1526 W CANDLETREE DR	REVIEW

MH	OO	WESLEY WESTHOFF	25-HC-620	025488-2025	1713 NE ADAMS ST	FIRST APPEARANCE
MH	NO	MAURICE AISQUITH	25-HC-622	025490-2025	1717 NE ADAMS ST	FIRST APPEARANCE
MH	OO	JASON R VEAZY	25-HC-340	006759-2025	502 CAROLINE ST	REVIEW
MH	C	ST AUGUSTINE COMMUNITY FUND INC	25-HC-402	008617-2025	NE GLEN OAK AVE	REVIEW
MH	C	RELIANT HOMEBUYERS LLC	25-HC-444	010034-2025	1008 NE GLENDALE AVE	REVIEW
MH	C	ST AUGUSTINE COMMUNITY FUND INC	25-HC-401	008615-2025	1301 NE GLENDALE AVE	REVIEW
MH	C	BENTAL MANAGEMENT LLC	25-HC-404	008637-2025	609 GREEN ST	REVIEW
MH	C	CJD PROPERTIES INC	25-HC-260	003529-2025	715 LAVEILLE ST	REVIEW
MH	OO	JENNIFER L MIRAMONTES	25-HC-304	004964-2025	822 NE MADISON AVE	REVIEW
MH	NO	ANTONINO UBIETA	25-HC-036	121650-2024	1802 NE MADISON AVE	REVIEW
MH	NO	JOZEF WOJTASZEK	23-HC-103	020225-2023	1000 NE MADISON AVE	REVIEW
MH	NO	JOSE DIAZ ALCARAZ	25-HC-275	003830-2025	517 MARY ST	REVIEW
MH	NO	GREGORY GIANESSI	25-HC-350	007063-2025	800 NE MONROE ST	REVIEW
MH	NO	SERAFIN LOPEZ	25-HC-352	007067-2025	805 NE MONROE ST	REVIEW
MH	C	4303 LYNNHURST LLC	25-HC-353	007069-2025	809 NE MONROE ST	REVIEW
MH	C	EAC PROPERTIES LLC SERIES 6	25-HC-489	012968-2025	1621 NE MONROE ST	REVIEW
MH	NO	PATRICK MADIGAN	25-HC-607	025269-2025	1307 NE MONROE ST	FIRST APPEARANCE
MH	OO	NICHOLAS VENUTE	25-HC-447	010153-2025	504 MORGAN ST	REVIEW
MH	NO	THOMAS TURNER JR	25-HC-608	025271-2025	1306 NE PERRY AVE	FIRST APPEARANCE
MH	C	DREAM & INVEST LLC	23-HC-529	025224-2022	612 WAYNE AVE	REVIEW
MZ	NO	JINMING WU	25-HC-496	013667-2025	4232 N BRANDYWINE DR	REVIEW
MZ	C	TWIN TOWERS PLAZA CONDOMINIUM ASSOCIATION	24-HC-275	101625-2024	456 FULTON ST	REVIEW
MZ	C	TWIN TOWERS PLACE	24-HC-274	101624-2024	125 SW JEFFERSON AVE	REVIEW
PB	OO	SABRINA M ROWELL	25-HC-616	025452-2025	2301 N FLORA AVE	FIRST APPEARANCE
PB	OO	ROBERT RODDEN II	25-HC-595	024670-2025	431 W NEBRASKA AVE	FIRST APPEARANCE
RF	NO	SEBASTIAN BARRETT	25-HC-344	006956-2025	2314 W ANN ST	REVIEW
RR	OO	HARRAL HOWARD	25-HC-439	009914-2025	3303 N CHESTNUT LN	REVIEW
RR	NO	MARK SHORT	25-HC-388	008019-2025	3426 N EL VISTA AVE	REVIEW
RR	NO	JUDITH WILLIAMS	25-HC-438	009888-2025	3330 W OVERBROOK DR	REVIEW
RR	OO	CALVIN MONTGOMERY	25-HC-609	025280-2025	1917 N STERLING AVE	FIRST APPEARANCE
SD	NO	JASMINA VUKICH	24-HC-670	118281-2024	207 E ARCHER AVE	REVIEW
SD	C	BUTLER DWELLINGS LLC	25-HC-190	001815-2025	402 E MAYWOOD AVE	REVIEW
SD	C	SFR3-040 LLC	25-HC-577	022026-2025	212 E MAYWOOD AVE	REVIEW
SD	C	MACIEL TRUSTEES	25-HC-597	024739-2025	604 E MCCLURE AVE	FIRST APPEARANCE
SD	C	JOSE ARRIOLA	23-HC-691	066332-2023	724 E VIRGINIA AVE	REVIEW
SD	OO	MARTHA RILEY	25-HC-443	009971-2025	625 E WILSON AVE	REVIEW
TW	OO	JIMY BENAVIDES	25-HC-380	007706-2025	519 HAUNGS AVE	REVIEW

TW	C	HE REALTY LLC	25-HC-378	007703-2025	517 HOMESTEAD AVE	REVIEW
TW	NO	YEVHEN POLONKO	25-HC-591	009660-2025	522 HOMESTEAD AVE	FIRST APPEARANCE
TW	C	RELIANT HOMEBUYERS LLC	25-HC-377	007702-2025	3304 NE MADISON AVE	REVIEW
TW	C	DREAM GIRLS MENTOR PROGRAM INC	25-HC-381	007708-2025	2909 NE MADISON AVE	REVIEW
TW	C	B CUBED INVESTMENTS LLC	25-HC-550	019457-2025	405 PHELPS ST	REVIEW
TW	C	ONE DEALER CLUB LLC	25-HC-611	025312-2025	612 SLOAN ST	FIRST APPEARANCE
TW	NO	MICHAEL BROOKS	25-HC-612	025314-2025	610 SLOAN ST	FIRST APPEARANCE