



OFFICE OF THE CITY MANAGER



**TO: Honorable Mayor and Members of the City Council**

**FROM: Patrick Urich, City Manager** 

**DATE: Oct. 30, 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 Open Historic 1897 Time Capsule**

The City of Peoria is excited to announce the upcoming opening of a time capsule that dates back to the construction of the building. The capsule was placed in the cornerstone on the northwest side of the building on November 2, 1897, and is believed to contain a variety of items from the community. It was recently removed while the façade of the building was being repaired.

According to a *Peoria Herald* article from 1897, the capsule may include a city directory, a copy of the city code, local newspapers, business cards, photographs, speeches from former mayors, and even a buckeye, among other historical treasures.



“Time capsules are more than just containers of artifacts—they are messages from the past, created by the people who lived here more than a century ago,” said Mayor Rita Ali. “Because this capsule belongs to the people of Peoria, it is only fitting that our community comes together to witness its opening and reflect on how far we’ve come.”

The public is invited to witness the opening of the time capsule on **Sunday, November 2, at 2 p.m. at the Gateway Building, 200 NE Water Street**. The event will mark the 128th anniversary of its placement. A short program will precede the unveiling, featuring representatives from the

Peoria Historical Society, Peoria Public Library Local History Collection, Bradley University Special Collections, and the Peoria Riverfront Museum. The capsule will be displayed on the first floor of **Peoria City Hall, 419 Fulton Street**, Monday through Friday, 8 a.m. to 5 p.m., until the November 2 opening.

Time capsules hold a special place in preserving local history, offering future generations an authentic snapshot of community life, culture, and values from the past. They connect people across time, inspiring reflection on what has endured and what has changed.

The public is also encouraged to participate in the **2026 Time Capsule Project** by visiting Peoria City Hall to fill out a card sharing what they love about Peoria. These cards will be placed in a new time capsule to be sealed in City Hall in 2026.

### **Community Development – Sixth Annual City Hall-O-Ween a Success**



On Friday, October 24, the City of Peoria hosted its sixth annual City Hall-O-Ween. City staff handed out candy and food-free Halloween treats to attendees while they explored Peoria’s historic City Hall.

For more information about City Hall-O-Ween, please contact Kaylee Drea, Community Development Engagement Manager, at 309-494-8624 or [by email](#).





### **Peoria Fire Department Holds Annual Smoke Alarm Blitz**

This past week, the Peoria Fire Department held its annual Smoke Alarm Blitz, an important community safety initiative aimed at preventing home fire injuries and fatalities through early detection and awareness.

Fire crews and volunteers fanned out across several neighborhoods throughout the city, installing more than 80 new smoke alarms and testing or replacing dozens more. The event is focused around community-based fire safety campaigns (often coinciding with Fire Prevention Week), where fire departments go door-to-door to install and test smoke alarms and educate residents on fire safety. The goal is to reduce home fire deaths by ensuring every home has working smoke alarms. The annual Smoke Alarm Blitz is part of Peoria Fire Department's broader commitment to Community Risk Reduction and proactive fire prevention. Over the past several years, the program has installed hundreds of smoke alarms across Peoria, saving lives and raising awareness about home fire safety.



For more information about smoke alarm installations or fire safety programs, residents can contact the Peoria Fire Department at 309-494-8700.

### **Peoria Fire Department to Host Fall Graduation on October 31**

The Peoria Fire Department is pleased to announce the upcoming graduation of the Fire Recruit Fall Academy Class of 2025. The ceremony will be held at the Gateway Building on Friday, October 31, 2025, at 10:00 am., and the public is invited to attend. Over the past 12 weeks, recruits from eight different fire agencies have successfully completed an intensive and comprehensive training program designed to prepare them for careers in the fire service. The 12-week Fire Recruit Academy has provided recruits with critical training in fire suppression, emergency

medical response, hazardous materials awareness, technical rescue, and incident command systems. Recruits also completed physical conditioning and live-fire evolutions, ensuring readiness to respond to emergencies with professionalism and skill.



### **Peoria Police Department Participates in Trunk or Treat Event**

On October 25, the Peoria Police Department's Neighborhood Services Unit (NSU) and the Peoria Police Cadets participated in a Trunk or Treat event in front of Hy-Vee at The Shoppes at Grand Prairie. Everyone enjoyed all of the creative costumes, smiling faces, and festive trunks from the community.



### **Peoria Police Department Joins Halloween Fun at Proctor Recreation Center**

On October 25, the Peoria Police Department's Neighborhood Services Unit (NSU) and the Peoria Police Cadets joined in on all the Halloween fun at Fright & Delight: A Proctor Halloween Night at Proctor Recreation Center. From pumpkin carving and painting to slime making, face painting, and a glow-in-the-dark candy hunt, there was fun for everyone.



### **Peoria Public Works – Jefferson/Adams Conversion Project Update**

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

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.

### **Peoria Public Works Reminds Families to Avoid Trick-or-Treating in Construction Zones**

With Halloween approaching, the City of Peoria Department of Public Works is reminding residents to prioritize safety by avoiding active construction and work zones while trick-or-treating.

Several roadway and infrastructure improvement projects remain underway throughout the City. Construction sites are not ideal for pedestrian traffic, and areas that may appear safe can still contain trip hazards, loose gravel, or machinery that could be dangerous after dark.

To ensure a safe and enjoyable evening for all, families are encouraged to plan their trick-or-treat routes around work zones. Public Works recommends that residents:

- Avoid active construction areas, including streets, sidewalks, and intersections under construction.

- Use sidewalks and crosswalks where available and never cut through barricaded or coned-off areas.
- Wear reflective clothing or carry glow sticks and flashlights to improve visibility.
- Supervise children closely, especially near intersections, areas with reduced lighting, and while crossing the street.
- Follow posted signage and detours around work zones.

For more information about ongoing projects and street closures, contact the Department of Public Works at (309) 494-8800.

### **Peoria Public Schools to Host The Amazing Shake Competition**

We are excited to announce that Peoria Public Schools will host its very first Amazing Shake district level competition at Woodruff Career and Technical Center from December 9-11!

The Amazing Shake, developed by the renowned Ron Clark Academy, is a dynamic and engaging event designed to help students build essential life and professional skills. Throughout the competition, students will participate in a series of fast-paced challenges that encourage them to practice confidence, communication, professionalism, and quick thinking. At each station, students will demonstrate skills such as making a strong first impression, maintaining eye contact, and handling high-pressure situations—preparing them for real-world success.



Winners from each grade group (3rd-4th, 5th-6th, and 7th-8th) will proudly represent Peoria Public Schools at the Global Amazing Shake competition in Atlanta next March!

To see the excitement and learn more about what students will experience, check out The Amazing Shake in action at the Ron Clark Academy on [TikTok](#) or [YouTube](#).

We are so proud of our students for taking on this challenge and look forward to cheering them on as they develop skills that will serve them for a lifetime!

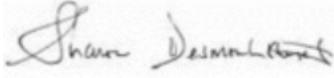
### **We Need YOU!**

We invite community members, business leaders, and professionals to join us as event judge—just one day or all three. Your participation will inspire and challenge our students while strengthening school-community partnerships. Sign up to be an Amazing Shake judge by November 15 [here](#).

Issues Update  
Oct. 30, 2025

If you can't attend, please consider supporting our students' journey to Atlanta by making a donation to help cover travel expenses for our district champion.

With gratitude,

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

Dr. Sharon Desmoulin-Kherat, Ed.D.

Code Docket

- See attached

Community Development Weekly Report

- See attached

Housing Docket

- See attached

<b>Inspector</b>	<b>Docket No.</b>	<b>Property Owner(s)</b>	<b>Property Address</b>
AA	24-CV-27416	CARL HILL	2432 W ANTOINETTE ST
AA	25-CV-27861	CARL HILL	2432 W ANTOINETTE ST
AA	25-CV-31148	SYLVESTER BUSH	1409 W AIKEN AVE
AA	25-CV-31149	B CUBED INVESTMENTS LLC	101 N SAND ST
AA	25-CV-31150	JOHN KING SR	1319 W AIKEN ST
AA	25-CV-31151	JORDAN WALKER	424 S WEBSTER ST
AA	25-CV-31152	WILLIE DAVIS	1317 W AIKEN ST
AA	25-CV-31153	SALAH MUTHANA	612 S WESTERN AVE
AA	25-CV-31154	BETTY BOONE	1515 W WIDENHAM ST
AA	25-CV-31155	GREGORY HIGHTOWER JR	1404 W WIDENHAM ST
AA	25-CV-31167	MARIA SERRANO	1606 W HOWETT ST
AA	25-CV-31168	MARIA SORRANO	1610 W HOWETT ST
AA	25-CV-31169	RONNIE PEARY	1605 W HOWETT ST
AA	25-CV-31170	MAUREEN MOORE	1717 W HOWETT ST
AA	25-CV-31171	B CUBED INVESTMENTS LLC	428 S WESTERN AVE
AA	25-CV-31172	182BUT605 TRUST / EQUITY & HELP INC	1828 W BUTLER ST
AA	25-CV-31173	B CUBED INVESTMENTS LLC	422 S WESTERN AVE
AA	25-CV-31174	MONICA WILLIAMS	1813 W BUTLER ST
AA	25-CV-31175	MARSHA MARCH	1437 SW JEFFERSON AVE
AA	25-CV-31176	RHEA & JIYA INVESTMENTS LLC	734 S WESTERN AVE
AA	25-CV-31177	FOREVER HOMES LLC	1210 W MILLMAN ST
AA	25-CV-31178	DJ MEYERS	1221 W BUTLER ST
AA	25-CV-31179	OSCAR CRUZ SANCHEZ	308 S WEBSTER ST
AA	25-CV-31180	ERNEST TAYLOR	1312 W JOHN H GWYNN JR AVE
AA	25-CV-31181	KEISHANDA RILEY	1315 W ADRIAN G HINTON AVE
AA	25-CV-31182	IDA FENDERSON	1309 W ADRIAN G HINTON JR AVE
AA	25-CV-31183	DONALD JACKSON	1415 W JOHN H GWYNN JR AVE
AA	25-CV-31184	KANITA MCDONALD	1804 W WIDENHAM ST
AA	25-CV-31185	ACRES INVESTMENTS LLC	1806 W WIDENHAM ST
AA	25-CV-31186	ADRIANO BRAKEMAN	1808 W WIDENHAM ST
AA	25-CV-31187	MISSOURI SANDERS	1835 W SMITH ST
AA	25-CV-31189	ABJ HOMES LLC	1800 W SMITH ST
AA	25-CV-31190	TWYLA & CEDRIC RILEY	1719 W SMITH ST
AA	25-CV-31192	JOSEPH PARKER SR	1203 W HOWETT ST
AA	25-CV-31194	LAPORTE INVESTMENTS LLC	1830 W WIDENHAM ST
AA	25-CV-31195	LAPORTE INVESTMENTS LLC	1834 W WIDENHAM ST
AA	25-CV-31197	OMEGA JACKSON	1823 W SMITH ST
AA	25-CV-31253	JOHN KING	1819 W MARTIN ST
AA	25-CV-31254	JOHN KING	1819 W MARTIN ST
AA	25-CV-31255	JOHN KING	1817 W MARTIN ST
AA	25-CV-31256	B CUBED INVESTMENTS LLC	1619 W MARTIN ST
AA	25-CV-31257	JUAN RIVERA	1302 W KETTELLE ST
AA	25-CV-31260	EUGENE MASSEY	1113 W MCBEAN ST
AA	25-CV-31287	AFFORDABLE PLACE 2 LLC	1111 W MCBEAN ST
AA	25-CV-31299	GREENWOOD APARTMENTS 22 LLC	725 W HURLBURT ST

<b>Inspector</b>	<b>Docket No.</b>	<b>Property Owner(s)</b>	<b>Property Address</b>
AA	25-CV-31306	RHEA & JIYA INVESTMENTS LLC	1031 S BROWN ST
AA	25-CV-31307	STEVEN WOLFE	1829 W MILLMAN ST
AA	25-CV-31308	MAUREEN MOORE & WALTER MOORE SR ESTATE	1717 W HOWETT ST
AA	25-CV-31328	ROSHMORE DEVELOPMENT INC	1516 W AIKEN ST
AA	25-CV-31329	B & L REAL ESTATE INVESTMENTS LLC	1514 W AIKEN ST
AA	25-CV-31330	MAREEZ BARSOUM	1512 W AIKEN ST
AA	25-CV-31331	ROSHMORE DEVELOPMENT INC	1510 W AIKEN ST
AA	25-CV-31332	ERNESTINE HARPER ESTATE	1508 W AIKEN ST
BE	25-CV-31200	RANDY HARVEY	1018 W GIFT AVE
BE	25-CV-31218	MITCHELL HOLDINGS LLC	1612 W CIRCLE RD
BE	25-CV-31219	SHARP PROPERTY GROUP LLC & BARBARA TRENT	1627 W GILBERT AVE
BE	25-CV-31221	DALTON FREY	2319 N UNIVERSITY ST
BE	25-CV-31270	VIVIAN JOHNSON, HENRY JONES JR, & LIBBY TAYLOR	2121 N BOURLAND AVE
BE	25-CV-31271	B CUBED INVESTMENTS LLC	1013 W MCCLURE AVE
BE	25-CV-31272	B CUBED INVESTMENTS LLC	1719 N VALLEY AVE
BE	25-CV-31273	TIMOTHY MORROW	713 W THRUSH AVE
BE	25-CV-31274	B CUBED INVESTMENTS LLC	1020 W WILLCOX AVE
BE	25-CV-31311	CODY KLUSMAN	2125 N MACHIN AVE
BE	25-CV-31339	TERRY & DOROTHY CHILDERS	2218 N FLORA AVE
BE	25-CV-31340	TERRY & DOROTHY CHILDERS	2218 N FLORA AVE
BE	25-CV-31341	TERRY & DOROTHY CHILDERS	2218 N FLORA AVE
BE	25-CV-31372	RODNEY WILLIAMS II	1408 W FORREST HILL AVE
BE	25-CV-31373	JOSE GUERRO JR	2322 N GALE AVE
DF	25-CV-31159	CTKH ENTERPRISE LLC	404 E REPUBLIC ST
DF	25-CV-31394	ISAAC CRUMRINE	406 E ARCADIA AVE
DS	25-CV-31146	JHERI BULLOCK	1411 N BESTOR ST
DS	25-CV-31164	JOSEPH GRESHAM	1227 N FRINK ST
DS	25-CV-31165	WILLETTE THOMPSON	1204 N FRINK ST
DS	25-CV-31244	JENNIFER TINAJERO	1814 W FREDONIA AVE
DS	25-CV-31289	GEORGE ENNIS	1410 N DOUGLAS ST
DS	25-CV-31290	JHERI BULLOCK	1411 N BESTOR ST
DS	25-CV-31294	SFR3-050 LLC	1410 N BESTOR ST
DS	25-CV-31296	SFR3-050 LLC	1410 N BESTOR ST
DS	25-CV-31357	AJ HOUSING LLC	1412 N SHERIDAN RD
DS	25-CV-31358	AJ HOUSING LLC	1412 N SHERIDAN RD
DS	25-CV-31365	CAMILLE CLARK	416 W ARMSTRONG AVE
DS	25-CV-31366	CAMILLE CLARK	416 W ARMSTRONG AVE
DS	25-CV-31375	REGINALD ARMSTRONG	1312 N DOUGLAS ST
DS	25-CV-31376	LOLITA FLOWERS	1119 N ORANGE ST
DS	25-CV-31377	DAVID MINGUS	1111 N ORANGE ST
DS	25-CV-31378	KEITH HARRISON	1101 N FRINK ST
GF	25-CV-31166	ANGELA PERCE	5402 N ARROW DR

<b>Inspector</b>	<b>Docket No.</b>	<b>Property Owner(s)</b>	<b>Property Address</b>
GF	25-CV-31356	PEORIA PORTFOLIO I-IV APARTMENTS LP	3514 N MOLLECK DR
GG	25-CV-31198	KYLE GRAVES	2617 N PROSPECT RD
GG	25-CV-31199	CURTIS CRAIG	512 E PARIS AVE
GG	25-CV-31217	SHAWN WALLINE	4204 N ASHTON AVE
GG	25-CV-31231	JAMES O'NEAL	525 E SENECA PL
GG	25-CV-31238	SCA ELITE VENTURES	600 E GIFT AVE
GG	25-CV-31297	MITCHELL MCGILL	1018 E ELMHURST AVE
GG	25-CV-31303	BEMPIRE MISSIONARY BAPTIST LLC	2641 N CALIFORNIA AVE
GG	25-CV-31315	AMY GEORGE	3826 N ASHTON AVE
GG	25-CV-31317	505VIR603 TRUST / EQUITY & HELP INC	505 E VIRGINIA AVE
GG	25-CV-31359	RANDY CREBO	322 E ARCHER AVE
GG	25-CV-31364	RALEIGH SALAZAR	826 E WILLCOX AVE
JS	25-CV-30552	OASIS HAIR SALON LLC	5017 W AMERICAN PRAIRIE DR
JS	25-CV-31188	JINMING WU	200 E FRYE AVE
JS	25-CV-31202	280NEV603 TRUST / EQUITY & HELP INC	2807 W NEVADA ST
JS	25-CV-31206	MEET ME ON MADISON	456 FULTON ST
JS	25-CV-31207	MEET ME ON MADISON	456 FULTON ST
JS	25-CV-31263	JEFF SCOTT'S TAMALES	2246 W GLEN AVE
JS	25-CV-31264	JEFF SCOTT'S TAMALES	2246 W GLEN AVE
JS	25-CV-31265	JOSE ARRIOLA	2417 N DECHMAN AVE
JS	25-CV-31266	JOSE ARRIOLA	1706 W MARTIN ST
JS	25-CV-31267	JOSE ARRIOLA	2914 W NEVADA ST
JS	25-CV-31268	JOSE ARRIOLA	2733 W NEVADA ST
JS	25-CV-31269	JOSE ARRIOLA	2911 W WYOMING ST
JS	25-CV-31275	JOSE ARRIOLA	2002 W MARTIN ST
JS	25-CV-31276	JOSE ARRIOLA	3011 W STARR ST
JS	25-CV-31278	JOSE ARRIOLA	2307 S OREGON ST
JS	25-CV-31279	JOSE ARRIOLA	1804 S ARAGO ST
JS	25-CV-31281	JOSE ARRIOLA	3029 W TREWYN AVE
JS	25-CV-31282	JOSE ARRIOLA	724 E VIRGINIA AVE
JS	25-CV-31283	JOSE ARRIOLA	2917 W KRAUSE AVE
JS	25-CV-31284	JOSE ARRIOLA	2905 W WYOMING ST
JS	25-CV-31285	JOSE ARRIOLA	1800 S ARAGO ST
JS	25-CV-31286	JOSE ARRIOLA	1015 S LOUISA ST
JS	25-CV-31335	CIV PROPERTY HOLDINGS LLC	5622 N MERRIMAC AVE
JS	25-CV-31348	ANDREW SUCATO	502 W BROOKRIDGE LN
JS	25-CV-31349	ANDREW SUCATO	1913 W KETTELLE ST
JS	25-CV-31350	ANDREW SUCATO	5513-15 N UNIVERSITY ST
KT	25-CV-31145	THE BALINE STREET 2 TRUST	803 S BLAINE ST
KT	25-CV-31208	J&J DECATUR FOUNDATION LLC	1029 S SHELLEY ST
KT	25-CV-31209	KENNETH SANDERS	709 S MATTHEW ST
KT	25-CV-31210	PAUL MATHEIS	811 S MATTHEW ST
KT	25-CV-31212	RIVER DOUGHERTY	1102 S BLAINE ST

<b>Inspector</b>	<b>Docket No.</b>	<b>Property Owner(s)</b>	<b>Property Address</b>
KT	25-CV-31213	TENNER CALLOWAY	1410 S GREENLAWN AVE
KT	25-CV-31214	JAMES EGAN	907 S WARREN ST
KT	25-CV-31215	PHOENIX PROPERTIES INC	1109 S GREENLAWN AVE
KT	25-CV-31216	LAPORTE INVESTMENTS LLC	1107 S GREENLAWN AVE
KT	25-CV-31237	DANNY WILSON	1022 S BLAINE ST
KT	25-CV-31239	LAPORTE INVESTMENTS LLC	1105 S GREENLAWN AVE
KT	25-CV-31241	JUAN BERNAL	1103 S GREENLAWN AVE
KT	25-CV-31242	JON-MAC COMPANY LLC	1817 W GARDEN ST
KT	25-CV-31243	TYRONE & GABRIELA LEDFORD	1713 W LINCOLN AVE
KT	25-CV-31277	BRADLEY KAUFMANN	1414 W GARDEN ST
KT	25-CV-31293	JAJA TRANSPORTATION SERVICES LLC	1426 W GARDEN ST
KT	25-CV-31298	JOSEPH PUSKAR	1708 W GARDEN ST
KT	25-CV-31336	TENNER CALLOWAY	1408 S GREENLAWN AVE
KT	25-CV-31337	HUGO SANTOS	816 S WESTERN AVE
KT	25-CV-31338	PEORIA PROPERTIES 2020 LLC	814 S WESTERN AVE
KT	25-CV-31380	CONRAD PIERSON JR	1028 S WESTERN AVE
MH	25-CV-31160	SELBERN HOLDINGS LLC	1310 NE MONROE ST
MH	25-CV-31162	FAMILY FOUNTAIN PROPERTY TRUST	1402 NE JEFFERSON AVE
MH	25-CV-31226	CARLA NOLAN	802 CAROLINE ST
MH	25-CV-31227	B CUBED INVESTMENTS LLC	703 MARY ST
MH	25-CV-31228	ROSHMORE DEVELOPMENT INC	1503 NE GLENDALE AVE
MH	25-CV-31229	JAKOVSI LOYA OLGUIN	1505 NE GLENDALE AVE
MH	25-CV-31230	AJ HOUSING LLC	1710 NE MADISON AVE
MH	25-CV-31388	AJ HOUSING LLC	506 SPRING ST
MH	25-CV-31390	MILDRED B HAJDUKIEWICZ TRUST	1309 NE MADISON AVE
PB	25-CV-31203	SFR3-080 LLC	1806 N NORTH ST
PB	25-CV-31318	CLOTEE CARPENTER	125 W RICHMOND AVE
PB	25-CV-31319	BB JAM LLC	411 W MCCLURE AVE
PB	25-CV-31352	WILLIAM & JANICE HEAVER	2311 N FLORA AVE
PB	25-CV-31355	RICHARD & JOSEPH DOWNARD	504 W VIRGINIA AVE
RF	25-CV-31224	B CUBED INVESTMENTS LLC	3006 W KRAUSE AVE
RF	25-CV-31225	CHAGANI BROTHERS LLC	2300 S OREGON ST
RF	25-CV-31234	TUCKER STC LLC	2315 W ANN ST
RF	25-CV-31246	DARRELL HUGHES	1907 W PROCTOR ST
RF	25-CV-31247	DARRELL HUGHES	1907 W PROCTOR ST
RF	25-CV-31248	DARVEZ SCROGGINS	1901 W ANTOINETTE ST
RF	25-CV-31249	B CUBED INVESTMENTS LLC	2401 W ANN ST
RF	25-CV-31250	ALETA BROCK	2333 W ANN ST
RF	25-CV-31258	RICO BOOKER	2330 W ANN ST
RF	25-CV-31259	SAMANTHA FARQUHARSON	3017 W MONTANA ST
RF	25-CV-31343	SAMANTHA BARTHOLOMEW & SHARP PROPERTY GROUP LLC	1401 S WESTMORELAND AVE
RF	25-CV-31344	GARRISON COLLINS	1409 S STANLEY ST

<b>Inspector</b>	<b>Docket No.</b>	<b>Property Owner(s)</b>	<b>Property Address</b>
RF	25-CV-31345	EAGLE ROCK REI LLC	1924 S STANLEY ST
RF	25-CV-31346	B CUBED INVESTMENTS LLC	2021 S STANLEY ST
RF	25-CV-31347	B CUBED INVESTMENTS LLC	2021 S STANLEY ST
RF	25-CV-31351	RECYCLE ME PLEASE INC	3002 W KRAUSE AVE
RF	25-CV-31367	SHAHEEN AL-SAFRAN	2215 W ANN ST
RF	25-CV-31368	TEWODROS NEGUSSE	2316 W WISWALL ST
RF	25-CV-31369	COURTLAND TUBBS	2313 W ANN ST
RF	25-CV-31383	TRUDY & GLEN STEGING	2906 W MEIDROTH ST
RF	25-CV-31384	LAPORTE INVESTMENTS LLC	2904 W MEIDROTH ST
RF	25-CV-31385	LAPORTE INVESTMENTS LLC	2902 W MEIDROTH ST
RF	25-CV-31386	B CUBED INVESTMENTS LLC	2001 W ANTOINETTE ST
RF	25-CV-31387	B CUBED INVESTMENTS LLC	2001 W ANTOINETTE ST
RR	25-CV-31158	ELLA BECK ESTATE	3013 N EASTON PL
RR	25-CV-31232	JUDITH WILLIAMS	3330 W OVERBROOK DR
RR	25-CV-31235	ELIOM LLC	2019 W HARPER TER
RR	25-CV-31236	ELIOM LLC	2019 W HARPER TER
RR	25-CV-31240	JUANA DIAZ	2202 W TRIPP AVE
RR	25-CV-31312	RYAN DUNKLE	3528 N FINNELL AVE
RR	25-CV-31313	RYAN DUNKLE	3528 N FINNELL AVE
RR	25-CV-31333	TIMOTHY WORELY	3704 W CARMEL AVE
RR	25-CV-31334	NORA GRANDSON ESTATE	3140 N FINNELL AVE
RR	25-CV-31370	HARRAL HOWARD & MARY CAMPBELL	3303 N CHESTNUT LN
RR	25-CV-31371	PEORIA PORTFOLIO I-IV APARTMENTS LP	3105 W KIVA CT
RR	25-CV-31389	KENNETH MILLER	1921 W ALBANY AVE
TW	25-CV-31205	RONALD MARX	515 ALEXANDER AVE
TW	25-CV-31291	DONAVON SCHOCH	810 VINE ST
TW	25-CV-31292	ARACELI VALLE	510 PHELPS ST
TW	25-CV-31301	JUAN QUINTERO	3206 NE ADAMS ST
TW	25-CV-31302	FAMILY FOUNTAIN PROPERTY TRUST	VACANT LOT, PIN 14-35-183-014
TW	25-CV-31304	CAROLYN SANDERS	637 ALEXANDER AVE
TW	25-CV-31305	SHERRY GONZALEZ	641 ALEXANDER AVE
TW	25-CV-31320	DAIMEN JOHNSON	3606 NE MONROE ST
TW	25-CV-31321	LYNDA BECKWITH	2903 NE MADISON AVE
TW	25-CV-31322	PATRICIA GIBB	917 NE ROCK ISLAND AVE
TW	25-CV-31323	MOSF LLC	915 NE ROCK ISLAND AVE
TW	25-CV-31324	MANSA GROUP LLC	3015 NE ADAMS ST
TW	25-CV-31325	CHARDE & SHEA LEDFORD	517 HARVARD ST
TW	25-CV-31326	ALFONSO OCAMPO	519 HARVARD ST
TW	25-CV-31327	B CUBED INVESTMENTS LLC	405 PHELPS ST
TW	25-CV-31327	B CUBED INVESTMENTS LLC	405 PHELPS ST

**\*Attorneys must enter their appearance in a case to represent a client before the hearing officer.\***

# WEEKLY DEVELOPMENT ACTIVITY REPORT

## CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

**Date: 10/23/2025 – 10/29/2025**

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	64
Development Center Permits Issued	61	2,341
Total Value of Development	\$17,386,969	\$225,972,553

### 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 2615-2025	317 Main St	Commercial Alteration	Change of Occupancy – Popcorn Shoppe	2	KW
COM 2659-2025	1320 W Commerce Dr	Commercial Alteration	Int. & Ext. Alteration – ALSAC	5	NM
PZ 482-2025	1521 N Bigelow St	Planning and Zoning Commission	Special Use for Short Term Rental	2	KW

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### Additional Activity

- These projects are not subject to review by the Development Review Board.

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
SIGN 2608-2025	6801 N Allen Rd	Permanent Sign	Monument Sign – Redeemer Lutheran Church	4	JR
SIGN 2643-2025	8917 N Allen Rd	Permanent Sign	Wall Signs – Sweet Beans	5	NM
SIGN 2657-2025	14-29-179-005	Permanent Sign	Digital Sign Board Face Change to Existing Off-Premises Sign	2	KW
SIGN 2660-2025	5901 N Prospect Rd, Suite 4	Permanent Sign	Wall and Blade Sign – Monarch & Maven Recovery Spa	5	NM
SUBD 485-2025	3715 W Alta Ln & 08-25-300-037	Subdivision	Summer Ridge Subdivision Extension 2	5	KW
HPC 477-2025	809 N Garfield Ave	Historic Preservation Commission	Certificate of Appropriateness – Roof Top Solar Panels	2	KW
SIGN 2663-2025	3633 N Gale Ave	Permanent Sign	Wall Sign - Theo's Café & Creamery	1	JN

### 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
2824 & 2826 W Wiswall St	Certificate of Occupancy	Lincoln Terrace LLP	1

### 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
18-17-308-014	3215 SW Jefferson Ave	1	Private - Planned

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### 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
2300 NE Adams St	Komatsu Coffee Shop	Plans Received	2
3225 N Dries Ln	Connect Event Center	Plans Received	2
1900 N Knoxville Ave	DC's Kitchen Mobile Truck	Plans Received	3
1618 N Knoxville Ave	American Kolache	Plans Received	3

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

INSP	O.O	PROPERTY OWNER	CASE #	ENERGOV #	PROPERTY ADDRESS	APPEARANCE
AA	NO	RAYMOND COLLINS	25-HC-670	025738-2025	811 S HELEN ST	FIRST APPEARANCE
AA	C	OKPARA II LP	25-HC-578	022061-2025	1316 W MILLMAN ST	REVIEW
AA	C	LAMARCUS D BROWN	25-HC-505	013823-2025	2121 W STARR ST	REVIEW
AA	C	GREENWOOD APARTMENTS 22 LLC	25-HC-661	025577-2025	105 N VILLAGE GREEN CT	FIRST APPEARANCE
AA	C	GREENWOOD APARTMENTS 22 LLC	25-HC-666	025670-2025	123 N VILLAGE GREEN CT	FIRST APPEARANCE
BE	NO	RICHARD SALISBURY	25-HC-655	025523-2025	1117 W GILBERT AVE	FIRST APPEARANCE
BE	OO	GLENNA BRANSCUMB	25-HC-656	025527-2025	814 W RICHMOND AVE	FIRST APPEARANCE
BE	OO	CAROLYN DANIELS	23-HC-069	019495-2023	210 W VIRGINIA AVE	REVIEW
DF	C	BELLA IL INC	25-HC-246	003100-2025	724 E BEHREND'S AVE	PETITION FOR REHEARING
DF	C	PHOENIX PROPERTIES INC	24-HC-456	112661-2024	510 E ILLINOIS AVE	REVIEW
DF	NO	JOHN KING SR	25-HC-560	020141-2025	1708 N LINN ST	REVIEW
DF	NO	RICHARD C MAJORS	25-HC-531	016591-2025	1002 E NEBRASKA AVE	REVIEW
DF	OO	VIRGINIA ROBERTSON	25-HC-667	025682-2025	1001 E NEBRASKA AVE	FIRST APPEARANCE
DF	NO	JOHN CHAVEZ	25-HC-673	025792-2025	1905 N PEORIA AVE	FIRST APPEARANCE
DF	C	SANCTION COMMUNITY OUTREACH	25-HC-668	025683-2025	710 E THRUSH AVE	FIRST APPEARANCE
DF	C	A C WALLACE HOLDINGS LLC	24-HC-717	119125-2024	1814 N WISCONSIN AVE	REVIEW
DS	NO	JAMES HOLMES	25-HC-462	011085-2025	425 W ARMSTRONG AVE	REVIEW
DS	C	ST STEPHEN PROTOMARTYR PROJECT INC	24-HC-112	098666-2024	3432 W BASKIN RDG	PETITION FOR REHEARING
DS	NO	JASON CATTON INC	25-HC-532	016617-2025	1218 N ELLIS ST	REVIEW
DS	C	PEORIA PROPERTIES 2020 LLC	25-HC-671	025754-2025	1113 N ELLIS ST	FIRST APPEARANCE
DS	NO	WILLIAM MERRITT	25-HC-674	025793-2025	1105 N GARFIELD AVE	FIRST APPEARANCE
DS	NO	THOMAS HAMM	25-HC-523	016060-2025	1103 W GIFT AVE	REVIEW
DS	NO	JEFF COHEN	25-HC-663	025625-2025	1120 W GIFT AVE	FIRST APPEARANCE
DS	OO	TIMOTHY MALONEY & ANTOINETTE MALONEY	25-HC-094	000590-2025	1024 N GLENWOOD AVE	REVIEW
DS	C	HAI PROPERTIES LLC	25-HC-024	121559-2024	622 W LOUCKS RD, UNIT A	REVIEW
DS	OO	ROBERT K & MARY MIDDLETON TRUST	24-HC-550	115663-2024	1514 W MOSS AVE	REVIEW
DS	NO	PERRY TATE	25-HC-517	015544-2025	706 N UNDERHILL ST	REVIEW
GF	NO	COURT EVANS	25-HC-559	020062-2025	3417 W BASKIN RIDGE CT, UNIT 10	REVIEW
GF	C	COVINGTON APARTMENTS LLC	25-HC-490	013036-2025	1422 W COVINGTON CT, APT 1	REVIEW
GF	NO	FRANK SHISHILLA	25-HC-664	025627-2025	3706 N DONNA LN	FIRST APPEARANCE
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	REVIEW
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	C	WOODLANDS APARTMENTS HOLDINGS LLC	25-HC-558	020049-2025	3315 W WOODHILL LN, APT C	REVIEW
GG	C	STORIED HOLDINGS LLC - 1008 E FAIROAKS	25-HC-568	021198-2025	1008 E FAIROAKS AVE	REVIEW

GG	OO	JUNE KELLER	25-HC-554	019812-2025	1103 E MAYWOOD AVE	REVIEW
GG	C	ERICKSON CAPITAL INVESTMENTS LLC	25-HC-366	007283-2025	2629 N SPRINGDALE AVE	REVIEW
MH	NO	GREGORY BUSWELL	24-HC-302	109035-2024	617 GREEN ST	REVIEW
MH	NO	MICHAEL YOUNG	25-HC-665	025660-2025	2704 NE MADISON AVE	FIRST APPEARANCE
MH	NO	FRANK LEWIS	25-HC-582	022127-2025	1125 NE MADISON AVE	REVIEW
MH	NO	PATRICK MADIGAN	25-HC-500	014114-2025	1820 NE MONROE ST	REVIEW
MH	OO	CHAQUAWANA YOUNG-JONES	25-HC-322	005663-2025	1510 NE PERRY AVE	REVIEW
MH	NO	RICHARD K HAMMONDS	25-HC-659	025564-2025	418 PHELPS ST	FIRST APPEARANCE
MH	NO	JEFFREY PIERCE	25-HC-571	021227-2025	709 SPALDING AVE	REVIEW
MH	NO	LISA NETTERVILLE	25-HC-580	022120-2025	506 VORIS ST	REVIEW
MH	OO	DONALD WISE	25-HC-581	022126-2025	504 VORIS ST	REVIEW
RF	NO	HALLICIA L WELSH	25-HC-561	020545-2025	2816 W GARDEN ST	REVIEW
RR	NO	LUKE MATARELLI	25-HC-316	005360-2025	2710 W CRESTON LN	REVIEW
RR	OO	GAIN JOSEPH	25-HC-669	025737-2025	2827 W LARCHMONT LN	FIRST APPEARANCE
RR	C	BELBAR INVESTMENTS LLC	25-HC-658	025541-2025	3313 N STANLEY ST	FIRST APPEARANCE
SD	OO	RAYANN HAGAN	25-HC-675	025815-2025	502 E CORRINGTON AVE	FIRST APPEARANCE
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	HOLLOWAY HOLDINGS LLC	25-HC-657	025528-2025	527 E LAWNSDALE AVE	FIRST APPEARANCE
SD	C	LT PROPERTIES LLC	25-HC-515	015514-2025	420 E MCCLURE AVE	REVIEW
SD	NO	ROBERT MORRIS	25-HC-672	025784-2025	701 E SENECA PL	FIRST APPEARANCE
SD	NO	ERNEST STARKS	25-HC-660	025574-2025	807 E VIRGINIA 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	EQUITY & HELP INC TRUST	24-HC-557	115827-2024	104 VAN BUREN ST	REVIEW
TW	OO	DONAVON SCHOCH	25-HC-662	025591-2025	810 VINE ST	FIRST APPEARANCE