



**OFFICE OF THE CITY MANAGER**



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

**FROM: Patrick Urich, City Manager** 

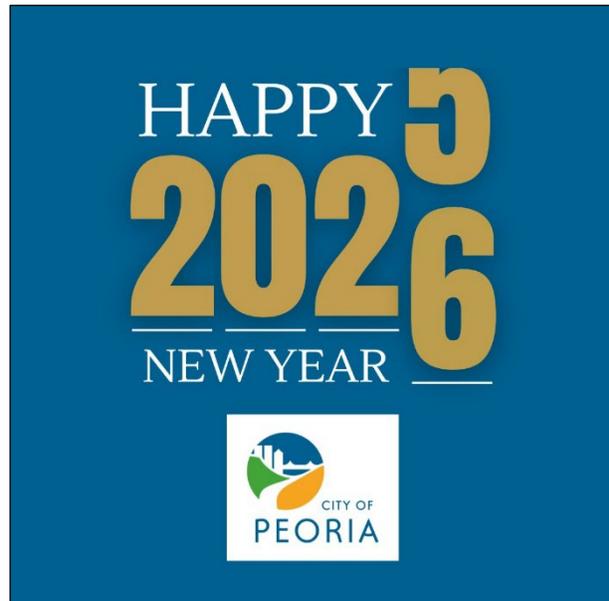
**DATE: Dec. 18, 2025**

**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. This will be the final edition of Issues Update of 2025. Issues Update will return on January 8, 2026.

**City Offices Closed for Christmas, New Year's Day Holidays**

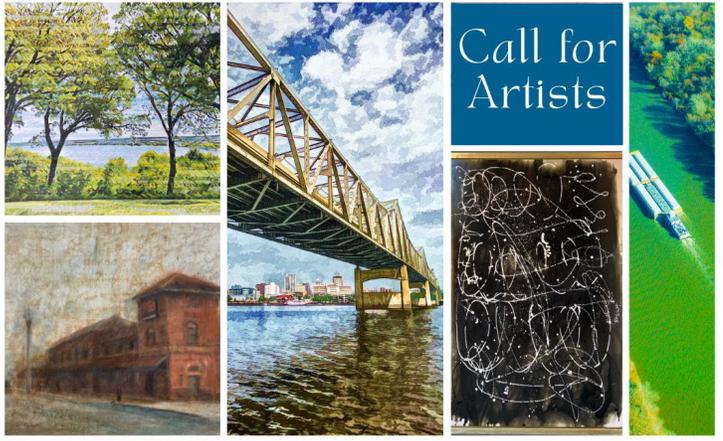
City offices will be closed on December 25, 2025, and January 1, 2026, for the Christmas and New Year's Day holidays. Offices will reopen on the day after both holidays at 8 a.m.



**Call for Artists: Suite 207 Exhibit at City Hall**

The city of Peoria is accepting applications to display art in Suite 207 of City Hall, 419 Fulton Street. Since opening in January 2022, the exhibit in Suite 207 has featured the work of 35 local artists. This year-long program grew out of the Public Arts Advisory Commission's 2021 effort to create a formal process for displaying art created by local artists in City Hall.

The current exhibit features 15 artists and will remain on display through January 2026. Each participating artist receives a dedicated webpage with images of their work and an artist statement, along with a short video highlighting their practice. Artwork for the upcoming exhibit will be on display from March of 2026 through January of 2027.



Call for Artists

Art on Display  
in Suite 207  
Now accepting applications  
[peoriagov.org/ArtworkOnDisplay](http://peoriagov.org/ArtworkOnDisplay)



CITY OF  
PEORIA

Eligible applicants must live in or maintain a studio in Peoria. Artwork must be two-dimensional, framed, and ready to hang. A full list of requirements and the application, along with current and past artists, is available [on the city of Peoria website](http://peoriagov.org/ArtworkOnDisplay). The application deadline is 5:00 p.m. on Friday, January 16, 2026.

Applicants must submit:

- A completed application (available on the city's website)
- An artist statement, brief biography, and high-resolution images (jpg preferred)

Questions may be directed to Stacy Peterson by email at or 309-494-8560.

presents for the event.

### **Community Development – City Accepting Applications for East Village Growth Cell TIF Garage Demolition Program**

The City of Peoria is still accepting applications for the East Village Growth Cell TIF Garage Demolition Program. This program helps to demolish and remove unsafe, detached garages within the boundary of the East Village Growth Cell TIF.

The program is open for all properties within the boundary of the East Village Growth Cell TIF.

To qualify, applicants:

- Must own the property and have proof of homeowners insurance
- Cannot owe the city any money
- Must be current on property taxes

- Must have a detached garage in unsafe or unusable condition
- Must have a habitable house on the lot where the garage is being demolished

### **How to Apply**

Applications for the East Village Growth Cell TIF Garage Demolition Program will be accepted until all funds are exhausted.

There are three ways to submit an application.

- Online: Visit the [East Village Growth Cell TIF Garage Demolition Program page](#)
- Call: (309) 494-8622
- In-Person: Visit City Hall, 419 Fulton Street, Room 203, Peoria, IL 61602 (Monday – Friday; 8:00 AM – 12:00 PM)

For more information, please contact the Peoria Land Bank at 309-494-8622 or [by email](#).

### **Community Development – Updates to East Village TIF Housing Program Expand Home Improvement Assistance**

The East Village Growth Cell TIF Housing Program helps property owners in the East Bluff neighborhood to make improvements to the outside of their homes. This program offers matching grants for eligible projects, with specific guidelines for owner-occupied and non-owner-occupied properties.

#### **Non-Owner-Occupied Homes**

A 50% match is required for exterior projects, with the match amount capped at \$15,000 for a total project cost of up to \$30,000.

#### **Owner-Occupied Homes**

Households Earning Up to 80% AMI & 55 Years or Older

- No match required for exterior projects, up to \$30,000.
- Must live in the home for three years.

Households Earning Up to 120% AMI

- A 25% match is required for exterior projects, with the match amount capped at \$7,500 for a total project cost of up to \$30,000.
- Must live in the home for three years.

Households Over 120% AMI

- A 50% match is required for exterior projects, with the match amount capped at \$15,000 for a total project cost of up to \$30,000.

- Must live in the home for three years.

To view a complete list of program and income requirements, please visit the [East Village Growth Cell TIF Housing Program](#) webpage.

For more information, please contact the Community Development Department [by email](#) or by calling 309-494-8600.

### **Peoria Fire Department Administrative Specialist Graduates from Executive Support Personnel Program**

On December 12, Peoria Fire Department Administrative Specialist Cortni Boulton was honored at the Illinois Fire Service Administrative Professionals (IFSAP) Christmas Luncheon for graduating from its 2025 Executive Support Personnel Program. The 15-week program takes an in-depth look at the fire service and gives support personnel the ability to experience and explore all aspects of the fire service. The program took place in the Chicago area and explored fire behavior, emergency medical services, public education, and legal aspects of the fire service, among other subjects. Boulton was one of 19 participants in the state who were chosen for the program.



### **Peoria Police Department Hosts Annual Holiday with Heroes Event**

On December 15, the Peoria Police Department hosted its annual Holiday with Heroes event at the Peoria Riverfront Museum. Families enjoyed an evening filled with holiday cheer as they received Christmas gifts, played games, and shared a delicious dinner together. The Peoria Police Department staff members had just as much fun and were grateful for the opportunity to help make the holidays brighter for the community.



**Peoria Public Works – No Recycling or Trash Pick-Up on Christmas Day, Thursday, December 25**

On Thursday, December 25, there will be no residential recycling or trash pick-up. Collection will be delayed by one day following Christmas Day.

This affects all collection routes for Thursday and Friday. Please follow this schedule for next week:

- If your collection day is Thursday, Christmas Day, pick-up will be delayed to Friday.
- If your collection day is Friday, pick-up will be delayed to Saturday.

To avoid missing a collection, recycling and trash containers may be set out as early as 3 p.m. the day before pick-up and no later than 6 a.m. on your scheduled day. After pick-up, move your containers from the curb or alley within 24 hours. Please place

**NO COLLECTION ON CHRISTMAS DAY!**  
**⊘ Thursday, December 25th ⊘**

Recycling, Bulky Waste, and Trash collection will be delayed by one day following Christmas Day.

PeoriaPicksUp.com

them in your garage or alongside your house or garage. Please do not leave containers on the street or sidewalk.

### **Peoria Public Works – No Recycling or Trash Pick-Up on New Year’s Day, Thursday, January 1**

On Thursday, January 1, there will be no residential recycling or trash pick-up. Collection will be delayed by one day following New Year’s Day.

This affects all collection routes for Thursday and Friday. Please follow this schedule for next week:

- If your collection day is Thursday, New Year’s Day, pick-up will be delayed to Friday.
- If your collection day is Friday, pick-up will be delayed to Saturday.

To avoid missing a collection, recycling and trash containers may be set out as early as 3 p.m. the day before pick-up and no later than 6 a.m. on your scheduled day. After pick-up, move your containers from the curb or alley within 24 hours. Please place them in your garage or alongside your house or garage. Please do not leave containers on the street or sidewalk.



### **Peoria Public Schools to Open Indoor Training Dome on January 8, 2026**

I am proud to share exciting news about a major milestone for Peoria Public Schools. During the 11th Annual PPS Foundation 365 Breakfast on Thursday, January 8, 2026, we will officially open our new, state-of-the-art indoor training dome.

This facility represents a significant investment in our students and our community. Located next to Peoria Stadium, the \$8 million dome was completed in August 2025 after construction began in January 2023.



Thanks in part to a substantial grant that covered half of the project’s cost, PPS was able to bring this vision to life in a fiscally responsible way.

Issues Update

Dec. 18, 2025

The indoor training dome was designed to provide year-round access to practice space, regardless of weather conditions. It will support our baseball, softball, soccer, and golf programs, helping student-athletes train consistently, safely, and competitively.

Beyond athletics, this facility will serve as a valuable community asset. The dome will be available for community events, recreational opportunities, and training sessions, creating new partnerships, and generating revenue to support our district. It is a space built not only for our students, but for Peoria as a whole.

This project reflects our continued commitment to strengthening opportunities for students while contributing to the growth of our community. We are grateful to our partners, supporters, and community members who helped make this achievement possible.

Thank you for your continued support of Peoria Public Schools.

With gratitude,

A handwritten signature in black ink, appearing to read "Sharon Desmoulin-Kherat". The signature is written in a cursive style and is positioned above the printed name.

Dr. Sharon Desmoulin-Kherat, Ed.D.

Community Development Weekly Report

- See attached

# WEEKLY DEVELOPMENT ACTIVITY REPORT

## CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

**Date: 12/11/2025 – 12/17/2025**

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	72
Development Center Permits Issued	60	2,781
Total Value of Development	\$2,641,292	\$253,833,815

### 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 3100-2025	9130 N Industrial Rd	Commercial Solar Voltaic	Roof Top Solar Panels – Hein Construction	5	NM
COM 3109-2025	7620 N University St	Commercial Alteration	Int Alteration – Kid and Play Indoor Playground	5	NM
PZ 535-2025	1501 W Bradley Ave	Planning and Zoning Commission	Amend Bradely ODP for Local Sign Regulations	2	KW

# 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 3114-2025	1822 W Bradley Ave	Permanent Sign	Freestanding Sign – West Bluff Entrance Sign	1	JN
SIGN 3115-2025	912 N Western Ave	Permanent Sign	Freestanding Sign – West Bluff Entrance Sign	1	JN
SIGN 3126-2025	2080 SW Adam St	Permanent Sign	Wall and Blade Signs – Jimmy John’s	2	KW

### 3. Certificates of Occupancy Issued

- **Certificates of Occupancy** are issued after the work authorized by a permit has been inspected and substantially meets all applicable codes and regulations.

Address	Type	Business Name	Council District
-	-	-	-

### 4. Land Bank Activity

- The **City Land Bank** acquires properties to hold for future development, it transfers properties to new owners when possible, and it demolishes unsafe and abandoned structures to reduce blight in the community.

Properties Acquired			
Parcel Number	Address	Council District	Received Through
-	-	-	-

Properties Transferred to New Owner			
Parcel Number	Address	Council District	Transferred Through
-	-	-	-

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
14-28-226-045	4214 N New York Ave	3	Private - Planned
18-18-176-037	2703 W Marquette St	1	Private - Planned
18-18-177-038	2703 W Malone St	1	Private - Planned
18-18-181-015	2621 W Malone St	1	Private - Planned
18-17-157-035	1211 S Blaine St	1	Private - Emergency

### 5. Peoria City/County Health Department License Information

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

Address	Business Name	Description	Council District
-	-	-	-

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

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