



**HOUSING COMMISSION
Regular Meeting**

Monday, June 1st, 2026
City Hall Room 110
11:00 a.m.

- AGENDA -

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: May 4, 2026

IV. PUBLIC COMMENT PERIOD

V. REGULAR BUSINESS

- A. Planning and Zoning Monthly Summary Report
- B. City Council Update
- C. Staff Department Update

VI. NEW BUSINESS

- A. Review of 2026 Commission Goals

VII. OLD BUSINESS

- A. Recap and Review 'Moving Housing Forward' and DRAFT Framework

VIII. ADJOURNMENT

Next Regular Meeting: Monday, July 6th 2026 at 11AM



HOUSING COMMISSION Regular Meeting

Monday, May 4th, 2026,
City Hall Room 110
11:00 a.m.

- MINUTES -

I. CALL TO ORDER

The meeting was called to order by Staff Liaison Nicole Morrow at 11:04 AM.

II. ROLL CALL

Present: Commissioner Peterson, Commissioner Genzel, Commissioner Hayes, Commissioner Carroll, Commissioner Rivers, and Commissioner Phelan.

Staff Present: Staff Liaison Nicole Morrow.

III. APPROVAL OF MINUTES: April 6, 2026

Motion to approve April 6th minutes made by Commissioner Hayes. Seconded by Commissioner Peterson. All in Favor.

IV. PUBLIC COMMENT PERIOD

One member of the public was present and wished to provide a comment, Lou Weber. Lou stated that she had formerly been experiencing homelessness and had utilized many of the nonprofit service providers in the area. Lou Weber stated that much of the trouble with people stuck in shelters for long periods of time was related to the lack of coordination amongst service providers and providers working in silos. She stated that the Township Office in Peoria has many hoops to jump through, in comparison to where she had formerly resided in Champaign Township where there was a greater availability of homeless prevention funding. Lou encouraged providers to work together to decrease the time that individuals and families would be experiencing homelessness.

V. REGULAR BUSINESS

A. Planning and Zoning Monthly Summary Report

The Planning and Zoning meeting for May 7th was cancelled due to lack of items to review.

B. City Council Update

Councilmember Riggensbach was unable to be present at the meeting. Councilmember Riggensbach

The agenda and meeting minutes will be available online at <https://www.peoriagov.org/572/Housing-Commission>

shared his support for the Illinois Municipal League and the ability for local jurisdictions to have home rule with their zoning and parking regulations. In addition, Councilmember Riggensbach continues to review ideas related to tiny homes and examples of other municipalities where this work has been successful.

C. Staff Department Update

Staff Liaison thanked all members who were able to attend the 4/14/2026 City Council meeting to accept the annual Fair Housing Proclamation.

Staff Liaison Nicole Morrow provided updates about three legislative items as follow up to the April 2026 commission discussion. The three items reviewed were HB624 Home For Good, with information provided about the nonprofit sponsoring the bill and working to reduce recidivism rates by creating access points for employment and housing. The recidivism rate quoted in the supporting information was 39%. Commissioner Hayes requested additional information about whether this number was increasing or decreasing over time in Illinois.

The next item was the Illinois Municipal Housing Authority (IML) response to BUILD Up Illinois (HB5626). Build Up Illinois would create a standard for development, processing applications, parking regulations and impact fees. The IML provided municipalities with an opportunity to sign on to a letter of support that would oppose this legislation. The purpose of submitting opposition is to leave jurisdiction and decisions to the local home rule rather than a state standard. The legislation as it is written would provide tools that would assist Chicago but would create barriers of application in areas outside of the City.

The third (3rd) item of business was the request to schedule a public hearing to create a Special Service Area (SSA) for the Twin Towers. The hearing was approved by Council at the 4/28/2026 meeting to be held on July 14th. Additional information on all three items will be sent to the commission in a follow-up email. Commissioner Hayes expressed concern regarding Councilmember Oyler's participation, due to his level of investment in the property. Staff Liaison Morrow provided that Councilmembers Oyler and Vespa recused themselves from the vote during the council meeting.

VI. NEW BUSINESS

A. Recap and Review 'Moving Housing Forward' and DRAFT Framework

Staff Liaison Morrow provided an update and presentation recap from the 'Moving Housing Forward' event held on 4/22/26. Presentations were heard from IDHA, Habitat for Humanity, City of Peoria Economic Development, and City of Peoria Landbank with remarks from the Mayor and Housing Fellow. Commissioner Peterson and Commissioner Genzel were able to attend and stated that they found much of the information useful and that it was also a good opportunity to network with developers and builders that were in attendance. Discussion was held regarding the statistics presented including the largest employers in the area, the age of housing stock for sale in Peoria, and the stated housing shortage. Information was provided on available properties within the Land Bank and also the open RFP for the former Expo Gardens site.

Housing Commissioners were provided with a draft Housing Strategy Plan. Staff Liaison Morrow provided context that this format was modeled after Rockford, IL, and was intended to highlight the work already being done in addition to outlining goals in each working area moving forward. Commissioners were provided time to review the document and answer the question about which topic areas and action items within the draft plan should be prioritized. Additional information and a

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copy of the electronic survey will be sent out after the meeting to all commissioners to complete.

VII. OLD BUSINESS

There were no items under old business.

VIII. PUBLIC COMMENT PERIOD

There were no members of the public present at this time that wished to comment.

IX. ADJOURNMENT

Commissioner Carroll made a motion to adjourn at 12:30 PM and this was seconded by Commissioner Peterson. All in Favor, meeting adjourned.

Next Regular Meeting: Monday, June 1st, 2026

Summary- Planning and Zoning

Case Number	Applicant	Summary of Request	Request Language	Council District	Additional Notes
PZ 184-2026	Juan Jose Ortiz Espinoza	Special Use for Auto Repair	To amend an existing Special Use in a Class CN (Neighborhood Commercial) for Auto repairs at 2723 SW Adams 1207 S Western Avenue (Parcel ID 18-17-311-008 18-283-017)	District 1	
PZ 177-2026	Jessica Burgos	Short Term Rental	To obtain a Special Use in a Class R3 for a Short Term Rental at 2717 3614 N Lehman Road (Parcel ID 14-31-107-016) Gale Avenue (Parcel ID 14-30-401-031)	District 1	
PZ 189-2026	North Islamic Trust Inc.	Revision of Site Plan for expansion and addition of driveways and athletic fields	Amend an existing Special Use Ordinance No. 16,292 for a PreK through High School, and Place of Worship in a Class A1 District to expand the parking lot, widen the drive, and add an additional athletic field for the property located at 4125 W Charter Oak Road	District 4	Islamic Center of Peoria, Parel IDs 13-13-351-002 and 13-13-351-009
PZ 104-2026	City Of Peoria	Amend Appendix A of the UDC	Hold a Public Hearing and forward a recommendation to City Council on request of the City of Peoria to amend Appendix A, the UDC, relating to Home-Based Food, Clothing, Household Item Distribution		