



**LAND BANK BOARD MEETING
MONDAY, DECEMBER 08, 2025
CITY HALL, ROOM 404 - 3:30PM**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF OCTOBER 13, 2025, REGULAR MEETING MINUTES**
- 4. REGULAR BUSINESS**
 - A.** Land Transaction Report for October and November 2025
 - B.** Exposition Gardens Property Acquisition Update
 - C.** Administrative Hearing Officer Changes Discussion
- 5. OTHER BUSINESS**
- 6. CITIZENS' OPPORTUNITY TO ADDRESS THE BOARD**
- 7. ADJOURNMENT**

: OF THE CITY OF PEORIA, ILLINOIS:**LAND BANK BOARD****REGULAR MEETING****CALL TO ORDER**

The Regular Meeting was held on October 13, 2025, at 3:30PM. Corporation Counsel Patrick Hayes called the meeting to order at approximately 3:33PM.

ROLL CALL

Roll call showed the following board members were present Randall Anderson-Maxwell, Marilyn Mosley, Councilmember Zach Oyler, Corporation Counsel Patrick Hayes, and Branden Martin.

Absent was Community Development Director Joe Dulin, Councilmember Denise Jackson, City Manager Patrick Urich, Councilmember Mike Vespa, and Kimberly Washburn.

Staff Present: Matt Smith, Lane Andrews, Ar'Mand Erving, Max Walton, and Jacob Xavier.

Quorum was not established, the meeting proceeded as follows.

MINUTES

The minutes for the September 8, 2025, meeting were reviewed. The minutes could not be approved due to a quorum not being present.

REGULAR BUSINESS**A. LAND TRANSACTION REPORT FOR SEPTEMBER 2025**

Matt Smith presented to the board the Land Transaction Report for September 2025. Smith explained that the number of acquired properties is lower as the City prioritizes demolitions over acquisitions. The City acquired 515 Hayward. The owner agreed to transfer the property after the City opened a demolition case. The acquisition of 2706 W Hayes bring contiguous ownership for the City to just over half an acre. The properties at 2005 and 2009 W Lincoln Ave were acquired by the City bringing total City holdings on the north side of the 1900-2000 block of Lincoln to 1.2 acres. The area is within the South Village TIF boundaries and present a good opportunity for redevelopment. Additionally, five properties were transferred through the Side Lot Program. Smith informed the board of the demolitions at 1404, 1515, and 1521 W Widenham St; 1521 was a fast-track demolition due to a hole in the foundation.

Councilmember Denise Jackson arrived at 3:40PM.

Randall Anderson-Maxwell asked about the potential for redevelopment of the vacant lots on W Widenham St. Smith responded that the parcels are vacant but not city-owned.

Marilyn Mosley asked if there were opportunities for the City to recover demolition costs. Smith explained that it is better for the City to pursue ownership of the property through abandonment than to try to track the owners down for demolition costs. Corporation Counsel Patrick Hayes added that each demolition case is assessed for the possibility of recovery and that it tends to be more efficient and cost effective to pursue ownership.

There being no further questions, comments, or need for action, the meeting continued to the next item on

the Agenda.

MOTION

A quorum being established with the arrival of Councilmember Denise Jackson, Councilmember Jackson moved that the minutes be approved. The motion was seconded by Councilmember Zach Oyler. Approved unanimously by viva voce vote.

B. SIDE LOT OUTREACH PROJECT UPDATE

Smith updated the board on the Side Lot Outreach Program. City staff sent letters to property owners adjacent to small, single lots about the side lot program. The City has received 47 applications and provisionally approved 34. Approximately 10 side lots transfers have thus far in October.

Councilmember Jackson asked for the total number of side lots available. Smith stated there are at least 200, though he is unsure of the exact number.

There being no further questions, comments, or need for action, the meeting continued to the next item on the Agenda.

C. EXPOSITION GARDENS PROPERTY ACQUISITION UPDATE

Corporation Counsel Hayes provided to the board and update on the acquisition of Exposition Gardens. The City was successful at the auction and granted title on the property. City Manager Patrick Urich asked that Exposition Gardens be allowed to accommodate pre-scheduled annual events. City staff will be meeting with Exposition Gardens staff to determine how to accommodate future events. City staff has begun discussions to put out a Request for Proposals to market the land to developers.

Anderson-Maxwell asked about property maintenance, such as snow removal. Corporation Counsel Hayes indicated that the City plans to secure the building and let the future developer maintain the building as they see fit.

Councilmember Jackson inquired about when the funds from the State will arrive. Corporation Counsel Hayes replied that the exact date is unknown, adding that it could take between three to six months based on previous experience.

There being no further questions, comments, or need for action, the meeting continued to the next item on the Agenda.

D. FORMER MCKINLEY SITE HABITAT FOR HUMANITY HOMES UPDATE

Smith updated the board on the Habitat for Humanity homes at the former McKinley School site. The school was demolished in 2022 and the City was awarded a \$500,000 grant with support from Congressman Sorensen to build single family homes at the site and surrounding area. Habitat for Humanity has begun construction on 3 of the 6 houses that will fill the site. The total project will create 20 single family homes. Smith informed the board that a wall raising ceremony will be held on site on October 17 at 5PM.

There being no further questions, comments, or need for action, the meeting continued to the next item on the Agenda.

OTHER BUSINESS

There was no other business before the board.

CITIZENS' OPPORTUNITY TO ADDRESS THE BOARD

There were no comments from the public to the Board.

ADJOURNMENT

Corporation Counsel Hayes entertained the motion to adjourn. Branden Martin moved to adjourn; seconded by Councilmember Denise Jackson at approximately 4:05PM.

A handwritten signature in black ink, appearing to read "Lane Andrews", is written over a horizontal line.

Lane Andrews, Project Coordinator

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - October & November 2025								
Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
14-17-100-011, 012, 013, 014	1601	W	Northmoor Rd	4	\$ 1,210,000.00	10/1/2025	Sheriffs Deed	Exposition Gardens property purchase. Current work is being completed to find a developer of the site. The site should have space for roughly 200 market-rate housing units.
18-18-477-004	1608	S	Lydia Ave	1	\$ -	10/3/2025	Quit Claim Deed	The previous property owner acquired the home with a poor foundation and failing walls. Upon review of a housing case from the Code Enforcement division, the owner expressed interest in turning over the property to the city. After demolition the land will be held for future development.
18-07-483-021, 022	2005, 2009	W	Lincoln Ave	1	\$ -	10/15/2025	Judicial Deed	The vacant lots were acquired through an abandonment only claim and completes a stretch of City-ownership along the stretch of Lincoln Ave. The city owns roughly 1.25 acres of land on the north side of the street.
14-33-480-015	2008	N	Indiana Ave	3	\$ -	10/15/2025	Judicial Deed	All 4 properties were owned by the same corporation. 2 house suffered fires and the others were structurally unsound. All have been demolished and are good side lot candidates. Unfortunately, the owner has abandoned many other properties in the city and work is continuing to make those properties safer.
18-17-101-019	1824	W	Lincoln Ave	1	\$ -	10/15/2025	Judicial Deed	
18-08-352-004	428	S	Western Ave	1	\$ -	10/15/2025	Judicial Deed	
18-18-233-028	2001	W	Antoinette St	1	\$ -	10/15/2025	Judicial Deed	
14-28-277-023	3911	N	Boulevard Ave	3	\$ -	11/19/2025	Judicial Deed	The house had a failing foundation and was demolished. The lot is a good side lot candidate.
18-17-153-013	1022	S	Blaine St	1	\$ -	11/19/2025	Judicial Deed	The house was a target for vandalism and had a failing floor and foundation. The lot will be held for future development with the nearby lots.
14-35-154-036	3305	NE	Madison Ave	3	\$ -	11/19/2025	Judicial Deed	The house was demolished due to a fire and the city owns the adjacent lot. Both lots will be held for future development.
18-04-231-012	1626	N	New York Ave	3	\$ -	11/19/2025	Judicial Deed	The house was demolished earlier in the year after the house was abandoned for the last six years. The lot will be held with the adjacent lot for future development.
18-08-331-007	1404	W	Widenham St	1	\$ -	11/19/2025	Judicial Deed	The house was abandoned after the previous owner passed away. The lot is a good side lot candidate.

Total Acquisitions	13
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City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Transferred to New Owners - October & November 2025								
Parcel Number	House #	Direction	Street Name	Council District	Sale Price	Date of Transfer	Transfer Type	History and Future Use
18-18-258-020	2307	W	Starr St	1	\$ -	10/3/2025	Side Lot Program	The old home was demolished in 2022 and the new owner plans to use the lot as additional yard space.
18-03-104-028	905	E	Behrends Ave	3	\$ -	10/3/2025	Side Lot Program	The city acquired the property in 2013 from the County Trustee. The new owner recently bought the house and intends to use the lot as additional yard space.
18-07-479-019	2108	W	Howett St	1	\$ -	10/3/2025	Side Lot Program	The city acquired the lot in 2022 from the County Trustee. The new owner intends to use the lot for additional yard space.
18-18-281-012	1916	W	Marquette St	1	\$ -	10/15/2025	Side Lot Program	The old house was demolished 2014 and the new owner plans to use it for garden space.
18-08-309-022	1705	W	Martin St	1	\$ -	10/3/2025	Side Lot Program	The house was demolished in early 2025 and the new owner plans to use the lot for yard space.
18-17-106-008	916	S	Greenlawn Ave	1	\$ -	10/17/2025	Side Lot Program	The house was demolished before transferring to the Trustee in 2024. The new owner will use the lot for yard space.
14-35-303-033	624		Alexander Ave	3	\$ -	10/30/2025	Side Lot Program	The house was demolished before transferring to the Trustee in 2024. The new owner will use the lot for yard space.
18-05-228-024	1829	N	Sheridan Rd	2	\$ -	10/30/2025	Side Lot Program	The city demolished the previous home in 2014 and the new owner will use the lot for yard space.
14-33-454-004	310	E	Frye Ave	3	\$ -	10/15/2025	Side Lot Program	The house was demolished in 2023 due to fire damage. The lot will be used by the new owner for additional yard space.
18-03-179-024	1311	NE	Monroe St	3	\$ 1,000.00	11/3/2025	Side Lot Program	The house was demolished in 2021 and the new owner will use it for additional yard space at his rental property. The owner lives less than a block away from the lot.
18-08-462-002, 003, 004	1034 - 1038	W	Howett St	1	\$ -	11/3/2025	Quit Claim Deed	The city acquired the properties from the County Trustee in 2022 and the new owner went through a rezoning process to utilize the lots for a small parking lot at the rear of the properties. The owner has a car repair business across the alley and will utilize the lots for that business.
Total Dispositions						13		

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - October & November 2025								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-17-157-026	1111	S	Blaine St	1	\$14,574.90	Private	CIP	The house was abandoned after the owner passed away in 2021, leaving no heirs. The house had a failing brick foundation, which required demolition. The lot will be held for future development.
18-17-153-013	1022	S	Blaine St	1	\$ 9,363.90	Private	CIP	The house was acquired from the County Trustee in 2019 and the owner failed to return the property to use. The lot was transferred to the city by judicial deed in November and it will be held for future development.
18-08-352-004	428	S	Western Ave	1	\$23,481.84	Private	CIP	The house was abandoned over several years and transferred through two corporations. The house was a frequent target for vandalism. The lot is a good side lot candidate.
18-08-327-024	1537	W	Smith St	1	\$9,975.41	Private	CIP	The house was left mostly open on the eastern side and had holes in the foundation. The lot will be held for future development after obtaining the judicial deed.
18-18-282-001	2022	W	Garden St	1	\$16,246.76	City	SCP R2	The owner acquired the property from the County Trustee in 2020 and bounced through several corporations. The building was weak due to a failing floor requiring demolition. The lot will be sought through judicial deed.
18-05-428-030	1209	N	Sheridan Rd	2	\$36,202.01	City	CIP	The house was abandoned by the previous owner and had a large break in the foundation wall. The lot will be held for future development.
18-17-152-022	1023	S	Blaine St	1	\$32,274.92	Private	Operating	The home was abandoned for almost 10 years and through multiple owners. The lot will be sought through judicial deed and it is a good side lot candidate. The roof of the house was asbestos and contributed to the high cost of demolition.
18-05-282-012	1331	N	Bestor St	2	\$12,913.40	Private	Operating	A fire at the property necessitated emergency demolition of the structure.
14-35-356-006	2606	NE	Madison Ave	3	\$14,785.40	Private	CIP	The house was abandoned by the previous owner and they agreed to transfer the property to the city through the demolition proceedings.
14-35-356-007	2604	NE	Madison Ave	3	\$10,583.98	Private	CIP	The house had a failing foundation that could not be repaired. The property is abandoned and it will be sought for a judicial deed. The lot and the adjacent property will be held for future development.

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - October & November 2025 (Continued)								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-18-233-028	2001	W	Antoinette St	1	\$7,751.00	Private	CIP	The house was abandoned over several years through two owners, was a frequent target for vandalism, and left open to the elements. The lot is a good side lot candidate.
18-17-308-014	3215	SW	Jefferson Ave	1	\$7,657.25	Private	SCP R2	The house had been abandoned for at least 10 years, passing through the County Trustee and several owners since 2022. Due to the abandonment the house required demolition. The lot will be sought for judicial deed.
18-17-104-025	805	S	Warren St	1	\$ 15,722.16	Private	SCP R2	The house was abandoned for 6 years before a demolition case was started. During demolition proceedings, the house suffered a fire and required demolition. The owner has agreed for the city to acquire the lot through judicial deed. The lot is a good side lot candidate.
18-18-327-004	2816	W	Latrobe St	1	\$ 10,740.96	Private	CIP	The home was transferred through the County Trustee auction in 2013 and 2021. The building was a sub-grade structure that required demolition. The lot will be held for future development.
14-35-184-002	3122	NE	Madison Ave	3	\$ 14,675.51	Private	CIP	The house was purchased through the Trustee Auction in 2020 and passed through multiple owners. There was a portion of the rear foundation missing. A judicial deed is pending and it is a good side lot candidate.
18-04-228-011	707	E	Behrends Ave	3	\$ 8,712.68	Private	SCP R2	The house was abruptly abandoned in 2020 by a corporation that since dissolved. The lot will be sought for judicial deed.
14-34-309-025	907	E	Republic St	3	\$ 2,119.60	Private	EV TIF	East Village TIF garage demolition program.
14-33-402-017	2417	N	Peoria Ave	3	\$ 3,876.60	Private	EV TIF	East Village TIF garage demolition program.
14-34-376-008	1101	E	Frye Ave	3	\$ 15,869.59	Private	SCP R2	The house was abandoned and had not paid taxes for nearly 10 years. The concrete block walls were failing. The lot will be sought for judicial deed.
18-18-376-014	2706	W	Hayes St	1	\$ 9,257.52	City	CIP	Old foundation repair work done to the house had failed and the western wall began to sink. The Code Enforcement division aided in transferal to the city. The lot will be held nearly 3/4 of an acre of contiguous land.

Total Demolitions	20
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Oct & Nov Demo Spend	\$276,785.39
Total 2025 Demolition Spend	\$1,127,257.44
2025 Budget Remaining	\$138,466.54

In-Process Demolition and Abandonment Cases - October 2025

PIN	Address	Demo Case #	Demo Order
1435305011	3015 NE Adams St	Awaiting Case	
1819179005	4103 SW Adams St	Awaiting Case	
1808187012	1315 W Adrian G Hinton Ave	24-MR-159	
1808183009	1419 W Adrian G Hinton Ave	25-MR-184	9/17/2025
1808181009	1500 W Adrian G Hinton Ave	Awaiting Case	
1818227032	2121 W Ann St	25-MR-187	10/15/2025
1818155006	2904 W Antoinette St	24-MR-219	1/15/2025*
1818402029	1415 S Arago St	25-MR-273	
1805257006	1006 W Armstong Ave	24-MR-234	9/3/2025
1803104039	1021 E Behrends Ave	Awaiting Case	
1817103013	800 S Blaine St	25-MR-21	
1817103018	816 S Blaine St	25-MR-257	
1808459002	1025 W Butler St	25-MR-282	
1807476020	2203 W Butler St	25-MR-185	
1807452008	2308 W Butler St	24-MR-245	11/20/2024
1433478009	2008 N California Ave	25-MR-288	
1808103022	1815 W Callender Ave	25-MR-175	
1808410013	305 S Charlton St	25-MR-134	10/15/2025
1818478031	1713 S Easton Ave	25-MR-31	
1435306002	405 Fairholm Ave	Awaiting Case	
1804306001	1224 N Flora Ave	24-MR-183	
1818333005	2602 W Fremont St	Awaiting Case	
1818328019	2813 W Fremont St	25-MR-287	
1818256012	2333 W Garden St	Awaiting Case	
1803155003	1104 NE Glendale Ave	Awaiting Case	
1817101028	805 S Greenlawn Ave	24-MR-122	11/6/2024
1803205021	515 Hayward St	25-MR-36	
1435178011	534 Homestead Ave	Awaiting Case	
1435178009	538 Homestead Ave	Awaiting Case	
1808457013	1107 W Howett St	25-MR-183	
1808453018	1203 W Howett St	25-MR-95	9/3/2025
1808356031	1605 W Howett St	25-MR-187	
1808356019	1717 W Howett St	25-MR-94	
1807482021	2009 W Howett St	Awaiting Case	
1807382010	2506 W Howett St	25-MR-50	
1818429013	1915 W Humboldt St	Awaiting Case	
1818428030	2007 W Humboldt St	Awaiting Case	
1808412008	1014 W Hurlburt St	Awaiting Case	
1803331006	1315 NE Jefferson Ave	24-MR-235	3/5/2025*
1817308014	3215 SW Jefferson Ave	25-MR-188	
1808187003	1312 W John H Gwynn Jr Ave	25-MR-274	
1819105012	2804 W Krause Ave	25-MR-34	9/17/2025
1819101006	3018 W Krause Ave	25-MR-20	
1817127008	1504 W Lincoln Ave	25-MR-189	
1808357016	1717 W Lincoln Ave	25-MR-289	
1808354014	1809 W Lincoln Ave	25-MR-68	
1818230010	2000 W Lincoln Ave	25-MR-281	
1807479046	2101 W Lincoln Ave	24-MR-156	
1808463002	207 Linden St	Awaiting Case	
1818404023	1401 S Livingston St	24-MR-291	
1818404025	1409 S Livingston St	Awaiting Case	

Abandonment Only Cases

130 N Webster St - 25-MR-61

918 S Helen St - 25-MR-96

1024 NE Madison Ave - 25-MR-88

1531 S Easton Ave - 25-MR-247

1533 S Easton Ave - 25-MR-248

2022 W Lincoln Ave - 25-MR-222

1113 W McBean Ave - 25-MR-243

Green shaded cells are properties owned by the city that are eligible for rehabilitation

* denotes properties that have demolition orders challenged by the owner and are still in progress

PIN	Address	Demo Case #	Demo Order
1817131006	818 S Louisa St	24-MR-88	3/1/2024
1817134026	919 S Louisa St	Awaiting Case	
1803232013	2210 NE Madison Ave	25-MR-172	10/15/2025
1435304038	2709 NE Madison Ave	Awaiting Case	
1435302053	2903 NE Madison Ave	25-MR-174	9/17/2025
1818254003	2422 W Malone Ave	Awaiting Case	
1818181015	2621 W Malone Ave	25-MR-39	9/3/2025
1818177038	2703 W Malone Ave	25-MR-40	
1818178009	2722 W Malone St	Awaiting Case	
1818153014	3031 W Malone St	25-MR-295	
1807432001	2000 W Martin Luther King Jr Dr	Awaiting Case	
1807377011	2704 W Martin Luther King Jr Dr	Awaiting Case	
1818280035	1913 W Marquette St	24-MR-315	
1818176037	2703 W Marquette St	24-MR-267	9/17/2025
1818156015	2716 W Marquette St	25-MR-297	
1434359002	1916 N Maryland Ave	23-MR-327	3/20/2024
1817104008	716 S Matthew St	Awaiting Case	
1433226026	525 E Melbourne Ave	24-MR-164	2/19/2025
1808453004	1210 W Millman St	25-MR-44	
1808382014	1410 W Millman St	24-MR-275	7/16/2025
1804203030	1819 N Missouri Ave	25-MR-182	
1803305025	1005 NE Monroe St	Awaiting Case	
1803305026	1007 NE Monroe St	25-MR-255	
1803182005	1212 NE Monroe St	23-MR-200	
1434481029	2501 NE Monroe St	Awaiting Case	
1803104005	916 E Nebraska Ave	25-MR-136	
1428226045	4214 N New York Ave	24-MR-314	
1804176007	1612 N North St	Awaiting Case	
1433376024	1908 N North St	Awaiting Case	
1818233006	2010 W Proctor St	25-MR-179	10/15/2025
1804227030	611 E Ravine Ave	25-MR-242	
1435153002	917 NE Rock Island Ave	25-MR-35	9/3/2025
1804303007	608 W Russell St	23-MR-175	
1433276022	523 E Seneca Pl	Awaiting Case	
1817126029	805 S Shelley St	Awaiting Case	
1817155031	1029 S Shelley St	Awaiting Case	
1817176036	1030 S Shelley St	25-MR-43	11/5/2025
1804303003	1018 N Sheridan Rd	Awaiting Case	
1819201013	1911 S Stanley St	25-MR-284	
1818182023	2517 W Starr St	24-MR-268	
1818330009	2600 W Starr St	24-MR-304	
1818326016	2708 W Starr St	25-MR-32	11/19/2025
1808405010	326 S Steubenville Ave	25-MR-296	
1817127026	707 S Sumner Ave	25-MR-137	
1817127029	713 S Sumner Ave	25-MR-132	
1817128007	720 S Sumner Ave	25-MR-244	11/19/2025
1432428030	907 W Thrush Ave	Awaiting Case	
1432429005	1010 W Thrush Ave	25-MR-256	
1819104010	3010 W Trewyn Ave	25-MR-180	
1819155017	2814 W Utah St	25-MR-142	
1803231002	206 Van Buren St	24-MR-239	

PIN	Address	Demo Case #	Demo Order
1803155013	705 Voris St	25-MR-246	11/19/2025
1817108024	915 S Warren St	25-MR-141	11/5/2025
1808257001	132 N Webster St	24-MR-151	11/5/2025
1808326027	1527 W Widenham St	25-MR-286	
1808326025	1531 W Widenham St	Awaiting Case	
1434308007	2148 N Wisconsin Ave	25-MR-285	
1818227012	2126 W Wiswall St	Awaiting Case	