



**LAND BANK BOARD MEETING
MONDAY, MAY 11, 2026
CITY HALL, ROOM 404 - 3:30PM**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF APRIL 13, 2026, REGULAR MEETING MINUTES**
- 4. REGULAR BUSINESS**
 - A. Land Transaction Report for April 2026**
- 5. OTHER BUSINESS**
 - A. Moving Housing Forward Event**
 - B. Former Exposition Gardens RFQ**
- 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 April 13, 2026, at 3:30PM. City Manager Patrick Urich called the meeting to order at approximately 3:30PM.

ROLL CALL

Roll call showed the following board members were present Randall Anderson-Maxwell, Community Development Director Joe Dulin, Councilmember Denise Jackson, Marilyn Mosley, Corporation Counsel Patrick Hayes, City Manager Patrick Urich, Branden Martin.

Absent was Councilmember Zach Oyler, Councilmember Mike Vespa, Kimberly Washburn.

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

Quorum being established, the meeting proceeded as follows.

MINUTES

The minutes for the March 9, 2026, meeting were reviewed.

MOTION

Councilmember Denise Jackson moved that the minutes be approved. The motion was seconded by Marilyn Mosley. Approved unanimously by viva voce vote.

REGULAR BUSINESS**A. LAND TRANSACTION REPORT FOR MARCH 2026**

Matt Smith presented to the board the Land Transaction Report for March 2026. Smith discussed the acquisitions of 1717 W Lincoln Ave and 1415 S Arago St. Both properties were previously sold through the County Trustee auction to a new owner who did not make any improvements to the properties after taking ownership. The City also acquired the property at 818 S Louisa St. The City had previously received a demolition order for the property to keep it from being purchased by another owner. The property was purchased from the County Trustee. The City now owns the majority of the block with further plans for abandonment and demolition cases nearby.

There was one side lot transfer at 1329 N Machin Ave. The new owner plans to incorporate the property into their yard.

The City performed twelve demolitions in March. Smith drew the board's attention to the demolitions at 707 and 713 S Sumner St and 1504 W Lincoln Ave. The properties were all owned by the same owner who passed with no heirs. The properties are good opportunities for new development on contiguous parcels. The City performed one garage demolition through the East Village TIF Garage Demolition program. Smith stated that the City continues to use the Housing process to encourage property owners to repair or demolish dilapidated garages in the program area.

Marilyn Mosley asked if it is possible to prevent property owners who attempt to sell properties with demolition orders without disclosing it from purchasing property in the city. Corporation Counsel Patrick

Hayes responded that the City has in the past prevented land owners with histories of neglected properties, but would not be able to do so on one-off purchases as in the case of the owner at 1717 W Lincoln Ave. Legal Department staff Max Walton added that an out of state owner purchased approximately seventy six properties and abandoned all of them within six months. The City will be receiving judgement on thirty-six of the properties, with multiple of the others already having been demolished. Smith added that transfers of dilapidated properties are typically done in cash and the new owner is not completely informed of the property's condition.

Randall Anderson-Maxwell asked if property owners need an inspection to receive a rental license. Director Dulin stated that rental properties must register with the City, but do not need a license or inspection. There was previously an inspection component, but that was eliminated in 2008 due to budget cuts.

Smith discussed the demolition docket with the board the demolition docket, noting there are 100 properties in process, 30 of which have gone to legal to be filed. Smith indicated the property at 1916 N Maryland Ave which was previously a candidate for rehabilitation has a lead on a new owner, but they needed to pay some outstanding balances owed to the City. Regarding the property at 525 E Melbourne, Illinois Housing Development Authority is requiring that the cleaning work at the property be done at prevailing wage, which will significantly increase the cost of the project necessary to return the property to functionality.

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

B. FORMER EXPOSITION GARDENS SITE SURPLUS ITEMS AND RFQ UPDATE

Smith provided to the Board an update on the Exposition Gardens site. Smith indicated that all properties that were listed for sale have sold. The previous arena structure is in the process of removal. Smith estimates that it should take one to two months to remove the structure. The remaining buildings at the site are the opera house and main building. The Request for Qualifications for the development at the site is forthcoming. The City is asking for developers with experience with large parcels who will be creative in using the space.

Anderson-Maxwell asked if the developer is expected to everything at the site, including design. Smith replied that the City is looking for a master developer that will be able to handle mixed use up front, residential in the back and should be able to handle subdivision of the site. City Manager Urich added that the subdivision plat to City Council for approval. Anderson-Maxwell asked if there is a preference for local developers. Smith stated that there will be bonus points for local developers, but it is not a requirement.

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

C. 2022, 2021 AND 2112 W LINCOLN DEMOLITION CASES REPORT

Smith discussed with the board the demolitions at 2022, 2001, and 2112 W Lincoln Ave. 2022 W Lincoln Ave is a former commercial space. The City was granted an abandonment order on the former commercial property at 2022. The demolition will go to City Council for approval some time in the future. Smith estimates the cost could be up to \$60,000. A demolition trial for 2101 is scheduled for April 16th. No work has been completed to remedy the dangers of the property due to its condition. The property at 2112 was previously owned by B-Cubed Properties. A demolition order for the property was given in February and the property will be released to the demolition contractor this week.

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

OTHER BUSINESS

Director Dulin shared with the board information on Community Development's Moving Housing Forward Event. The event will be held on April 22nd. The event is part of a project between the Mayor's office and Community Development staff to spread the word about available land in Peoria for developers. Director Dulin added that there will be presentations by the Housing Czar from the Governor's office and by the Illinois Housing Development Authority. There are approximately 50 RSVPs so far including developers the City has not previously worked with. The event will be livestreamed and a recording of the event will be uploaded online for those not able to attend.

Director Dulin asked Councilmember Jackson to share her experience at the opening of the Churchview Gardens event. Councilmember Jackson shared that she was surprised by the amenities offered at the residences built as part of the project. Councilmember Jackson added that the event had a large turnout and she looks forward to additional conversations with the developer behind the project and learning more about their property management plans.

Director Dulin added that the City is working on closing for the McArthur Flats project. Director Dulin anticipates the project will go before Council in May. The project will be four stories, with commercial areas on the first floor. Director Dulin stated that the project could not have been possible without the work done by the Land Bank and he hopes it will draw future interest from developers for similar projects.

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

CITIZENS' OPPORTUNITY TO ADDRESS THE BOARD

There were no comments from the public to the Board.

ADJOURNMENT

Patrick Urich entertained the motion to adjourn. Branden Martin moved to adjourn; seconded by Marilyn Mosley at approximately 4:09PM.

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

Lane Andrews, Project Coordinator

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - April 2026

Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
18-08-183-009	1419	W	Adrian G Hinton Ave	1	\$ -	4/1/2026	Judicial Deed	The property was acquired by a tax buyer after it was abandoned previously. The taxes continued to go unpaid, the foundation was failing, allowing water into the home. The lot will be held with the adjacent lot for future development.
14-33-357-014	501	W	Nebraska Ave	2	\$ -	4/1/2026	Judicial Deed	Formerly a B-cubed Investments property that was demolished. The lot will be held for stormwater purposes.
18-19-201-013	1911	S	Stanley Ave	1	\$ -	4/1/2026	Judicial Deed	The home will soon be demolished after the owner abandoned the property due to repair costs. The lot is a good side lot candidate.
18-08-326-027	1527	W	Widenham St	1	\$ -	4/1/2026	Judicial Deed	The house has a failing roof and will soon be demolished. The lot will be held with others along Widenham for future development.
14-35-302-053	2903	NE	Madison Ave	3	\$ -	4/1/2026	Judicial Deed	The home was demolished in March and the lot will be held for future development with an opportunity next door to obtain additional land.
18-18-428-030	2007	W	Humboldt St	1	\$ -	4/1/2026	Judicial Deed	The property was previously owned by B-cubed investments and demolished. The lot will be held and potentially added to with an adjacent vacant lot.
14-32-428-030	907	W	Thrush Ave	2	\$ -	4/1/2026	Judicial Deed	The property was previously owned by B-cubed investments and will be demolished. The lot is a good side lot candidate.
18-08-103-022	1815	W	Callender Ave	2	\$ -	4/9/2026	Judicial Deed	The home has holes in the foundation and roof. It will be demolished soon. The neighbor has expressed interest in obtaining the side lot.
18-03-104-039	1021	E	Behrends Ave	3	\$ -	4/9/2026	Judicial Deed	The property was formerly owned by B-cubed Investments and will be demolished soon. The lot will be held with others along Behrends for future development.
14-34-481-029	2501	NE	Monroe St	3	\$ -	4/9/2026	Judicial Deed	The house was abandoned and has a failing brick foundation. It will be demolished soon and held after purchase of a trustee lot next to it.
18-04-176-007	1612	N	North St	2	\$ -	4/9/2026	Judicial Deed	The lot was previously owned by B-cubed Investments and suffered a fire that went unrepaired. The lot is a good side lot candidate.
18-18-226-012	2112	W	Lincoln Ave	1	\$ -	4/9/2026	Judicial Deed	The property was owned by B-cubed properties and joist throughout the home were failing. The lot will be held for future development along Lincoln Ave.

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - April 2026 (Continued)								
Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
18-18-256-012	2333	W	Garden St	1	\$ -	4/9/2026	Judicial Deed	The previous owner agreed to give the property to the city through abandonment as the repair costs exceeded the value of the home. The lot will be held for future development and while work to obtain the property at 2327 W Garden St is completed.
18-03-305-025	1005	NE	Monroe St	3	\$ -	4/9/2026	Judicial Deed	The property was owned by B-Cubed Investments and had a failing roof and foundation. The lot will be held with the adjacent lot for future development.
18-18-333-005	2602	W	Fremont St	1	\$ -	4/24/2026	Judicial Deed	The house was abandoned by the previous owner and will be demolished soon. The lot is a good side lot candidate.
14-33-276-022	523	E	Seneca Pl	3	\$ -	4/24/2026	Judicial Deed	The home was abandoned by the previous owners and will soon be demolished. The lot will be held while acquiring the adjacent lot.
18-08-181-009	1500	W	Adrian G Hinton Ave	1	\$ -	4/24/2026	Judicial Deed	The home has several holes in the foundation and will soon be demolished. The lot is a good side lot candidate.
18-18-156-015	2716	W	Marquette St	1	\$ -	4/24/2026	Judicial Deed	The building will be demolished soon and it is a good side lot candidate.
18-18-178-009	2722	W	Malone St	1	\$ -	4/24/2026	Judicial Deed	The house has failing floor joists throughout and will be demolished soon. The lot will be held for future development due to its size.

Total Acquisitions	19
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Properties Transferred to New Owners - April 2026								
Parcel Number	House #	Direction	Street Name	Council District	Sale Price	Date of Transfer	Transfer Type	History and Future Use
18-08-327-038	1507	W	Smith St	1	\$ -	4/23/2026	Side Lot Program	The side lot was between two owner-occupied homes and the new owner will use it for additional yard space.
18-08-356-002	1716	W	Millman St	1	\$ -	4/30/2026	Side Lot Program	The home was demolished after a fire. The new owner will expand their yard space.
18-08-327-038	608		Sloan St	3	\$ -	4/16/2026	Side Lot Program	The new owner had a lot with nearly no greenspace. They plan to use it for garden and yard space.

Total Dispositions	1
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City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - April 2026								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-08-410-013	305	S	Charlton St	1	\$6,666.16	City	CIP	The previous owner passed away and the house fell into disrepair. The foundation was failing and due to the size, required demolition. The lot will be held with others in the area for future development.
18-03-305-025	1005	NE	Monroe St	3	\$13,729.76	City	CIP	The property was owned by B-Cubed Investment and had a failing roof and foundation. The lot will be held with the adjacent lot for future development.
18-03-305-026	1007	NE	Monroe St	3	\$25,711.24	City	CIP	The owner walked away from the property almost 3 years age, leaving the home in poor condition. The higher expense for the demolition was due to asbestos siding on the home. The lot will be held with the adjacent lot for future development.
18-17-126-029	805	S	Shelley St	1	\$10,552.80	City	SCP R2	The house was frequently vandalized and was owned by B-cubed Investments. The lot will be held with others on Shelley for future development.
18-17-126-041	809	S	Shelley St	1	\$11,198.95	Private	SCP R2	The house was a fast-track demolition due to large holes in the roof and frequent vandalism. The property owner passed away and left a long trail of heirs that will eventually be served in a future abandonment case.
18-18-429-013	1915	W	Humboldt St	1	\$16,418.49	City	CIP	The house suffered a fire a couple of year ago and was left abandoned. The lot will be held for future development.
18-18-428-030	2007	W	Humboldt St	1	\$6,877.23	City	CIP	The property was previously owned by B-cubed Investments and was vandalized, taking nearly all the aluminum siding and other materials from the home. The lot will be held to potentially work on obtaining a vacant lot next to it.
18-04-203-030	1819	N	Missouri Ave	3	\$11,575.68	City	SCP R2	The owner passed away and left abandoned. The lot will be held for future development in the East Bluff.

Total Demolitions		8		
March Demolition Spend		\$102,730.31	2026 Remaining Demolition Budget : \$1,067,349.76	
Total 2026 Demolition Spend		\$499,829.96		

In-Process Demolition and Abandonment Cases - May 2026

PIN	Address	Demo Case #	Demo Order
1803333011	1111 NE Adams St	Awaiting Case	
1817254009	2100 SW Adams St	26-MR-21	
1435305011	3015 NE Adams St	26-MR-54	
1818481022	3315 SW Adams St	Awaiting Case	
1819179005	4103 SW Adams St	25-MR-323	
1808187012	1315 W Adrian G Hinton Ave	24-MR-159	
1808181009	1500 W Adrian G Hinton Ave	25-MR-311	3/4/2026
1817203002	1208 W Ann St	Awaiting Case	
1818227022	2215 W Ann St	26-MR-09	
1818155006	2904 W Antoinette St	24-MR-219	
1805257006	1006 W Armstrong Ave	24-MR-234	9/3/2025
1434381006	2008 N Atlantic Ave	Awaiting Case	
1803104039	1021 E Behrends Ave	25-MR-324	2/18/2026
1433327017	2304 N Bigelow St	Awaiting Case	
1433327012	2330 N Bigelow St	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	
1433455037	1909 N California Ave	26-MR-73	
1808103022	1815 W Callender Ave	25-MR-175	2/18/2026
1803131027	700 Caroline St	Awaiting Case	
1818378016	1609 S Charles St	Awaiting Case	
1433229002	502 E Corrington Ave	Awaiting Case	
1818478031	1713 S Easton Ave	25-MR-31	
1435306002	405 Fairholm Ave	25-MR-338	4/1/2026
1804306001	1224 N Flora Ave	24-MR-183	
1818333005	2602 W Fremont St	25-MR-346	3/4/2026
1818328019	2813 W Fremont St	25-MR-287	
1433478001	500 E Frye Ave	Awaiting Case	
1817188005	1414 W Garden St	Awaiting Case	
1817188002	1426 W Garden St	26-MR-20	
1817152028	1815 W Garden St	Awaiting Case	
1818256026	2301 W Garden St	26-MR-52	
1818256013	2327 W Garden St	Awaiting Case	
1818256012	2333 W Garden St	25-MR-302	2/18/2026
1803155003	1104 NE Glendale Ave	26-MR-38	
1817152014	1032 S Greenlawn Ave	Awaiting Case	
1817156017	1103 S Greenlawn Ave	Awaiting Case	
1817131010	817 S Helen St	Awaiting Case	
1435178011	534 Homestead Ave	25-MR-330	
1435178009	538 Homestead Ave	25-MR-331	
1808356031	1605 W Howett St	25-MR-187	
1807482021	2009 W Howett St	25-MR-345	
1807482016	2019 W Howett St	26-MR-22	
1807381022	2501 W Howett St	24-MR-302	
1807382004	2610 W Howett St	Awaiting Case	
1808412008	1014 W Hurlburt St	26-MR-17	
1804278007	712 E Illinois Ave	Awaiting Case	
1804278008	714 E Illinois Ave	Awaiting Case	
1803331006	1315 NE Jefferson Ave	24-MR-235	
1808265005	1006 W John H Gwynn Jr Ave	26-MR-39	

Abandonment Only Cases

1303 N Sheridan Rd - Awaiting Case
811 S Helen St - Awaiting Case
717, 719 W Russell St - Awaiting Case
1533 S Easton Ave - 25-MR-248
3330 W Overbrook Dr - Awaiting Case
2228 N University St - Awaiting Case
B-Cubed Properties - 26-MR-75

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
1808187003	1312 W John H Gwynn Jr Ave	25-MR-274	1/7/2026
1819101006	3018 W Krause Ave	25-MR-20	
1817103001	1716 W Lincoln Ave	26-MR-44	
1808357016	1717 W Lincoln Ave	25-MR-289	1/7/2026
1818230010	2000 W Lincoln Ave	25-MR-281	12/17/2025
1818230001	2022 W Lincoln Ave	25-MR-222	4/1/2026
1807479046	2101 W Lincoln Ave	24-MR-156	4/16/2026*
1818226012	2112 W Lincoln Ave	25-MR-350	2/4/2026
1808463002	207 Linden St	25-MR-335	
1818404025	1409 S Livingston St	26-MR-36	
1817134026	919 S Louisa St	26-MR-15	4/15/2026
1818426017	1531 S Lydia Ave	25-MR-352	3/18/2026
1435304038	2709 NE Madison Ave	25-MR-334	3/18/2026
1818279008	2120 W Malone Ave	26-MR-08	
1818254003	2422 W Malone Ave	26-MR-42	
1818178009	2722 W Malone St	25-MR-300	3/4/2026
1818153014	3031 W Malone St	25-MR-295	1/7/2026
1807432001	2000 W Martin Luther King Jr Dr	26-MR-53	
1807377011	2704 W Martin Luther King Jr Dr	26-MR-45	
1818280035	1913 W Marquette St	24-MR-315	
1818156015	2716 W Marquette St	25-MR-297	3/4/2026
1434359002	1916 N Maryland Ave	23-MR-327	3/20/2024
1817104008	716 S Matthew St	26-MR-16	
1817303012	1309 S Matthew St	Awaiting Case	
1433226026	525 E Melbourne Ave	24-MR-164	2/19/2025
1803182005	1212 NE Monroe St	23-MR-200	1/22/2026
1434481029	2501 NE Monroe St	25-MR-301	2/18/2026
1803104005	916 E Nebraska Ave	25-MR-136	
1803104011	1004 E Nebraska Ave	Awaiting Case	
1804176007	1612 N North St	25-MR-344	2/4/2026
1433376024	1908 N North St	25-MR-333	
1804209012	1622 N Peoria Ave	Awaiting Case	
1433453021	2001 N Peoria Ave	Awaiting Case	
1804227030	611 E Ravine Ave	25-MR-242	
1433276022	523 E Seneca Pl	25-MR-347	3/4/2026
1817126027	801 S Shelley St	Awaiting Case	
1817155031	1029 S Shelley St		
1804303003	1018 N Sheridan Rd	26-MR-56	
1805284023	1309 N Sheridan Rd	Awaiting Case	
1818455016	1807 S Stanley St	Awaiting Case	
1818456007	1824 S Stanley St	Awaiting Case	
1819201013	1911 S Stanley St	25-MR-284	12/17/2025
1818330009	2600 W Starr St	24-MR-304	3/4/2026
1818326016	2708 W Starr St	25-MR-32	11/19/2025
1808405010	326 S Steubenville Ave	25-MR-296	1/7/2026
1432428030	907 W Thrush Ave	25-MR-342	2/4/2026
1432429005	1010 W Thrush Ave	25-MR-256	
1819107020	2903 W Trewyn Ave	25-MR-348	
1819104010	3010 W Trewyn Ave	25-MR-180	1/7/2026
1819155017	2814 W Utah St	25-MR-142	3/18/2026
1803231002	206 Van Buren St	24-MR-239	

PIN	Address	Demo Case #	Demo Order
1818408029	1516 S Westmoreland Ave	25-MR-349	
1808327008	1524 W Widenham St	Awaiting Case	
1808326027	1527 W Widenham St	25-MR-286	1/7/2026
1808326025	1531 W Widenham St	26-MR-55	
1434308007	2148 N Wisconsin Ave	25-MR-285	
1818227012	2126 W Wiswall St	25-MR-309	3/4/2026

Topic: Moving Housing Forward Event

On Wednesday, April 22, the City held the Moving Housing Forward Event at the Gateway Building. The event included a development-focused presentation and open house designed specifically for developers, contractors, builders, real estate professionals and design professionals interested in residential development opportunities in Peoria.

Attendees met with city staff, representatives from the Illinois Housing Development Authority (IHDA), and the Tri-River Valley Development Authority (TRVDA).

The event recording, presentation materials, and information on the land bank are housed on the city's website. And linked below.

[Moving Housing Forward Landing Page](#) (Link)
[Moving Housing Forward: Livestream](#) (YouTube Link)
[Moving Housing Forward: Presentation](#) (Link)
[Land Bank Lot Map](#) (GIS Link)



REQUEST FOR QUALIFICATIONS

RESIDENTIAL DEVELOPMENT
OPPORTUNITY

1601 W NORTHMOOR RD
PEORIA, IL 61614

RFO #08-26

COMMUNITY DEVELOPMENT DEPARTMENT
PEORIA CITY HALL
419 FULTON ST, ROOM 203
PEORIA, IL 61602



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RFQ Process at a Glance

The City of Peoria is seeking qualified developers for the former Exposition Gardens site located at 1601 W Northmoor Rd, Peoria, IL. The property has roughly 70 acres of opportunity to subdivide as necessary, build residential homes, and dedicate land near Northmoor Road for mixed-use development. This Request for Qualifications (RFQ) invites experienced residential and commercial developers to submit responses indicating their experience, expertise, and vision for the property.

The objective of the RFQ is to attract new residential development in a highly desirable area near Northmoor Primary School and Richwoods High School, with nearby recreational opportunities and commercial access. A unique opportunity for onsite neighborhood commercially zoned property along Northmoor Road is also included. Preferably, the new neighborhood would create housing options for a broad range of wage earners.

The RFQ provides details on the site, terms, design guidelines, and the opportunity to visit the site. A chosen group of developers will be selected from the RFQ process to submit further designs and financial proposals to the city. The final selection of a developer and subsequent turnover of the property will be made by the Peoria City Council.

Schedule of Events

- RFQ Issued - **April 20, 2026**
- Pre-Submission Meeting - **May 11, 2026**
- Question Due Date - **May 25, 2026**
- RFQ Opening - **June 16, 2026 at 2 PM CT**
- Interviews with Qualified Developers - **July 2026**
- Negotiation Period with Selected Developer and Final Council Approval - **To Be Determined**

Questions Regarding the RFQ

Questions may be submitted via BidNet or to Justin Danyus at jdanyus@peoriagov.org. All questions and responses will be shared via BidNet.

Property Details

The site is approximately 70 Acres of primarily R2, residentially zoned property located north centrally in the City of Peoria. The main lot is accompanied by three Neighborhood Commercially (CN) zoned properties along Northmoor Road. The site has been the home of the Heart of Illinois Fair for over 70 years and has been kept as mostly open land during that period. There are several buildings at the site that may be incorporated into future design plans by interested developers.

Approximately 63 acres of the property is currently zoned R2 Single Family Residential with a maximum density of four dwelling units per acre. The R2 zoning district allows single-family and duplex-type housing. (Unified Development Code 4.2.1.A.).

The remaining approximately five acres is zoned CN Neighborhood Commercial and located along the frontage of Northmoor Road. The CN Neighborhood Commercial District is intended for commercial and office uses that primarily serve the immediate surrounding neighborhood. Typical uses occupy no more than 15,000 square feet of gross floor area. The district is not intended for use by major or large-scale commercial, sales, service or automotive-oriented activities. Uses in this district are intended to be located immediately abutting residential neighborhoods and should be within convenient walking distance from the neighborhoods they are designated to serve (Unified Development Code 4.3.1.1).

Improved access to the property is located on Northmoor Road. An additional opportunity exists with an access point from University Street near the northeast corner of the property.

Due to sewer capacity, the site is limited to **200 dwelling units**. Any plans that incorporate different zoning classifications than those currently present would require a public hearing by the Planning and Zoning Commission and final approval by the City Council. A complete list of zoning classifications and permitted uses, and zoning map can be found in the City of Peoria [Unified Development Code](#). A searchable city zoning map is available through the [City of Peoria Zoning Map](#) application.

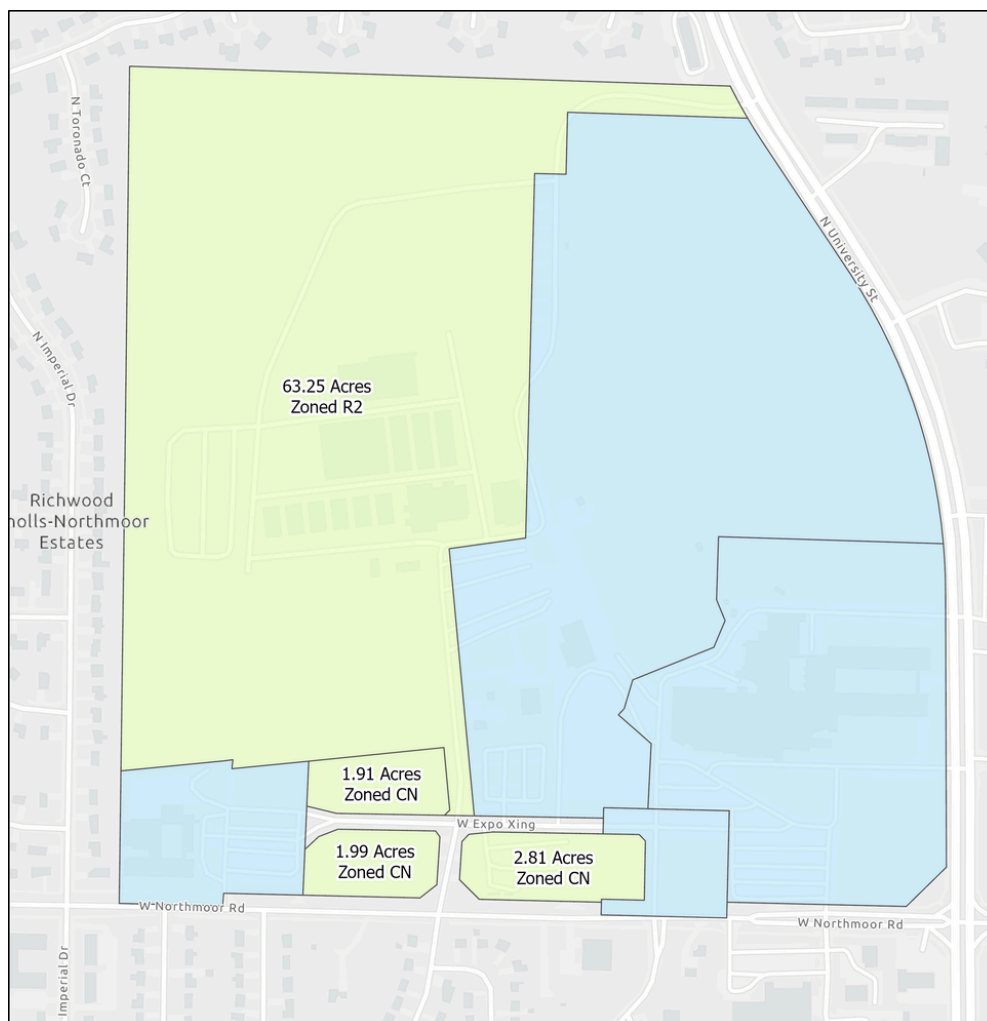
Property Details

The City of Peoria's Involvement

Due to financial hardship of the fair association, the City of Peoria purchased the property through a foreclosure auction in October 2025 for \$1,201,100. The city's priority in acquiring the property was to support new middle-income housing opportunities for Peoria residents. The city is actively engaged in removing extraneous items and buildings that remain at the site. The removal of further remaining buildings or items is negotiable with the city.

The city's housing market has remained affordable, but often does not have enough homes in the \$250K to \$300K price range to meet middle-income families' needs. The available housing supply skews heavily toward the lower and higher-end price points, placing middle-income households in a more competitive market. Therefore, additional housing in the \$200K to \$300K range is needed, and the city acquired the property with the purpose of helping meet that goal.

The property can support **up to 200 residential units**, and given its size and capacity, developers are encouraged to be creative in design and demonstrate well-planned land use.



**The property lines shown on the map are for illustrative purposes only and may differ from the final layout.*



**1601 WEST NORTHMOOR ROAD
PEORIA, IL 61614**



Master Developer Responsibilities and Rights

The city is seeking a master developer with experience in developing mixed-income and use developments. The city is requesting qualifications from interested developers to demonstrate their interest, capacity, and background of fully developing a new residential neighborhood and nearby mixed-use development.

After selecting interested master developers from this RFQ, the city will engage in receiving detailed development plans that will include details on the purchase of the properties.

Master Developer is Required to:

- Supply to the city: a Statement of Qualifications that includes a Transmittal Letter, Executive Summary, Description of Development Team, Portfolio, Development Concept, a demonstration of Financial Capacity, and information on previous Legal Actions.
- Be agreeable to pay a purchase price up to \$1,201,100.00
- Match the general esthetic of the surrounding neighborhoods and the Peoria Public Schools District-owned properties.

Property Transfer to Selected Master Developer

This RFQ will help city staff engage with selected developers to undergo further plan development. Once that stage is complete and upon acceptance by the City Council, the properties will be transferred to the selected Master Developer. The Master Developer may have further agreed requirements and benchmarks to adhere to upon selection.

Conveyance of the land will be done on an as-is basis, without warranty of the physical condition of the land. The selected developer will be allowed access to the properties for due diligence purposes prior to a final purchase agreement.

Code Application and Environmental Conditions

All submissions must adhere to all applicable building, planning, zoning, and property maintenance codes.

The City has not conducted any environmental analysis of the properties. FEMA flood maps do not show the property in a flood zone. During the development stage, interested developers will be able to perform environmental assessments of the properties at the developer's cost.

RFQ Submission Process

RFQ Process

This process does not obligate the City to select a master developer or pay any costs incurred by an interested party responding to this request. The City reserves the right to reject any and all statements received. All information submitted in response to this request will become the property of the city.

Pre-Submission Meeting and Property Tour

Interested parties are encouraged to participate in a pre-submission tour with City staff on **May 11, 2026 at 9am CT**, at 1601 W Northmoor Rd, Peoria, IL 61614.

Questions Regarding the RFQ

Questions may be submitted via BidNet or to Justin Danyus at jdanyus@peoriagov.org. All questions and responses will be shared via BidNet.

RFQ Submission Information

There are two (2) ways to submit an RFQ proposal:

- Hardcopy Submission (Sealed Bid)
 - Deliver to: City of Peoria, Purchasing Division, 419 Fulton Street, Room 108, Peoria, IL 61602
 - Deadline: Must be received by 2:00 PM on June 16, 2026
 - Requirements:
 - Submit in a sealed envelope or package
 - Clearly mark the lower left-hand corner with the RFQ title and RFQ number
 - Include the respondent's name, company name, and return address on the outside
 - Submit one original and three copies
- Electronic Submission
 - Proposals can be submitted online through BidNet.

Note: Proposals received after the stated date and time will not be considered. Faxed proposals will not be accepted. The right is reserved, as the interest of the City may require, to reject any or all proposals and to waive any non-material informality or irregularity in the proposals received. All proposals must be in English. The City will select the proposals as described on page 11 or reject all proposals within ninety (90) calendar days from the opening date.

BidNet Direct

Interested parties must register as a vendor on the City of Peoria's Online Bid Portal in order to access the RFQ documents. There is no charge to register. To register, visit www.bidnetdirect.com/cityofpeoria, click "Vendor Registration" in the upper right corner, and enter your company information. When prompted, select the "Limited Access" option. If you have questions or problems while registering, please call the BidNet Support Team at 800-835-4603.

Closing Time

The RFQ closing time will be based upon Central Standard Time or Central Daylight Time, whichever is in effect on the date the RFQ is due. The closing time is **2:00 PM CT on June 16, 2026**.

Withdrawal of Proposals

Developers may withdraw their responses at any time prior to the RFQ closing time by telephone, fax, or written request. A telephone request must be confirmed in writing within 24 hours of the call and prior to closing time. No developer shall withdraw their response for a period of sixty (60) calendar days from the RFQ opening date. Negligence on the part of the developer in preparing a response to the RFQ confers no right of withdrawal or modification of a proposal after it has been opened.

Notice of Selection

A selection will be made from the proposals that are determined to be in the best interest of the City. Responses will be scored according to the given evaluation criteria found below.

Evaluation Process - Scoring Criteria

- Experience and Qualifications – 30%
 - Overall experience and execution of developments like the former Exposition Gardens site
- Development Design – 25%
 - A project design concept that meets the city's interests in developing the site
- Financial Capacity – 20%
 - Access to the necessary capital to meet the design presented
- Development Capacity – 20%
 - Ability to buildout the development in line with the city's goals
- M/WBE and Local Firm Participation – 5%
 - Certification as an M/WBE business with the City, or inclusion of a development team based in the Greater Peoria area.

Signatures

Each proposal must be signed by the Developer with their usual signature. Bids by partnerships must be signed with the partnership name by one of the members of the partnership, or by an authorized representative, followed by the signature and title of the person signing. Bid responses by corporations must be signed with the name of the corporation, followed by the signature and title of the person authorized to bind it on the matter. All signatures must be in ink.

Note: By signing and submitting the response to this document, the Developer is certifying they have not been barred from bidding by Federal, State or Local governments and have not been suspended or debarred from receiving federal funding.

Investigation

Developers shall make all investigations necessary to thoroughly inform themselves regarding the supplies and/or services to be furnished in accordance with the proposal. No plea of ignorance by the Developer, of conditions that exist or that may hereafter exist because of failure or omission on the part of the Developer to make the necessary examinations and investigations, will be accepted as a basis for varying the requirements of the City or the compensation to the proposal.

Submission Requirements

The City is requesting that interested master developers for the properties submit a Statement of Qualifications (SOQ). Submissions should include all items outlined below. The City reserves the right to seek clarification of any information that is submitted or request additional information from an interested developer during the evaluation process. Any material misrepresentation made by an interested developer will result in elimination of the developer from further consideration.

1. **Transmittal Letter** providing the total number of pages and a summary of contents.
2. **Executive Summary** providing a narrative description of all key aspects of the submission.
3. **Description of Developer Team** providing information about the master developer's firm and planned use of outside firms, which may include engineers, architects, attorneys, consultants, general contractors, construction firms, and other development partners, where applicable. Teams that include a firm certified with the City of Peoria's Peoria Equity Accountability Program (PeAP) and/or are based in the Greater Peoria area will receive full points for M/WBE participation. Teams that identify outside firms to be used in the site development that are certified with the City will receive up to 50% of the total points allotted for M/WBE participation. Specifically provide the following:
 - Narrative describing the party's roles, responsibilities, experience in master development
 - Resumes of key personnel assigned to a possible master development of the former Exposition Gardens Site
 - Staffing chart outlining the Developer's personnel to be dedicated to a master development of the Site. Please define if the identified staff will be utilized for other developer obligations outside of this project. Please describe the assembled team's experience working together on developments.
 - Organizational Chart
4. **Portfolio of Comparable Completed Projects** demonstrating the developer's management experience for master developments of at least the same size. For all members of the Developer's staff, provide no less than three project examples that illustrate the experience and expertise in developing and constructing residential and small mixed-use developments over the last 5 years.

The City expects that the developer will exhibit experience in the areas below that are near or above the scale of the former Exposition Gardens Property.

- The Developing firm's role
- Location of each project, use-mix, size, and approximate value

- Building construction type(s)
- Build out process – Ready for Occupancy or Pre-selling options
- Development team (Contractors, architects, etc.)
- Capital Structure
- Timeline to complete build out
- Key innovations and/or features included in development
- References

5. **Development Concept** including a narrative for developing the site and construction management. The narrative will outline how the land will be utilized and include conceptual illustrations for land use, lot layout, and housing design. The narrative shall include a timeline for development including timing of proposed project phasing.

In line with the city's intentions and goals for development of the land, please consider the following in a development concept.

- A mixture of residential price ranges that include at least 30 housing units at or below the \$300,000 price.
- Neighborhood Assets that may include but are not limited to dedicated park space, green space, mixed-use trails, stormwater retention, sustainability features, etc.
- Homeowner Association owned mixed-use space such as a pool, event space, or recreation building.
- Landscaping, parkways, bike lanes, etc.
- Phasing approach that achieves a 50% completed development within 5 years and a timeline for completion.

Narrative statements should be no larger than 8 ½ x 11 inches and any illustrations should be no larger than 11 x 17 inches.

6. **Financial Capacity** demonstration that the firm has experience in securing necessary funds to plan, build out, and sell or manage all subdivided parcels to homeowners and/or businesses.

7. **Legal Actions** involving the Developer's firm in the last 3 years that includes:

- A debtor in bankruptcy
- A defendant in a lawsuit for deficient performance under a contract
- A defendant in an administrative action for deficient performance on a project
- A defendant in any criminal action

Note: The City reserves the right to request clarification or further documentation related to submissions from respondents.

Selection of Developer

Initial Screening

The City will screen all RFQ Responses to assess whether the criteria are satisfied. If needed, the City may request clarifications at this time or at any other time during the evaluation process.

Interviews

The City reserves the right to interview some or all developers or to decline to interview any developers if, in its sole discretion, it determines such interviews are unnecessary. If interviews are held, the City will consider the information provided during the evaluation process.

Evaluation

The City will evaluate all RFQ Responses based on the evaluation criteria. This evaluation will include any information provided by developers during the interview process. As a result of the evaluation process, the City will identify and shortlist two to four Developers, which, at the City's sole discretion, are best qualified to meet its needs. The City reserves the right to change or add to the evaluation criteria at any time during the process.

Cancellation

The City reserves the right, at any time and in its sole and absolute discretion, to reject any or all submissions, or to withdraw the RFQ without notice.

Condition of Acceptance

The City reserves the right to request clarification and/or additional information from developers during the evaluation and selection process. Any developer that makes a material misrepresentation will be eliminated from further consideration. The City reserves the right to disregard any informality in the submission.



COMMUNITY DEVELOPMENT DEPARTMENT
419 FULTON ST, ROOM 203
PEORIA, IL 61602

(309) 494-8600
PEORIAGOV.ORG

