



**LAND BANK BOARD MEETING  
MONDAY, JUNE 8, 2026  
CITY HALL, ROOM 404 - 3:30PM**

**MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MAY 11, 2026, REGULAR MEETING MINUTES**
- 4. REGULAR BUSINESS**
  - A. Land Transaction Report for May 2026**
  - B. Recommendation to Approve a Code Amendment Proposal to Eliminate Permit Fees Pertaining to Land Bank Properties**
- 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 May 11, 2026, at 3:30 PM. City Manager Patrick Urich called the meeting to order at approximately 3:37 PM.

**ROLL CALL**

Roll call showed the following board members were present Community Development Director Joe Dulin, Councilmember Denise Jackson, Councilmember Zach Oyler, Corporation Counsel Patrick Hayes, City Manager Patrick Urich, and County Treasurer Branden Martin.

Absent were Randall Anderson-Maxwell, Marilyn Mosely, Councilmember Mike Vespa, and Kimberly Washburn.

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

Quorum being established, the meeting proceeded as follows.

**MINUTES**

The minutes for the April 13, 2026, meeting were reviewed.

**MOTION**

County Treasurer Branden Martin moved that the minutes be approved. The motion was seconded by Community Development Director Joe Dulin. Approved unanimously by viva voce vote.

**REGULAR BUSINESS**

**A. LAND TRANSACTION REPORT FOR APRIL 2026**

Matt Smith presented to the board the Land Transaction Report for April 2026. Smith stated that the City continues to make progress on the acquisition of B Cubed Properties. The City has acquired six of these properties so far, with the remaining twenty-nine still going through the legal process. Smith stated that the City was able to make contact with the lender on the properties which could accelerate the acquisitions. There were three side lot transfers in April. Smith discussed the transfer at 608 Sloan St. The homeowner had hardly any yard space and plans to use the new space as a yard.

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

**OTHER BUSINESS**

**A. MOVING HOUSING FORWARD EVENT**

Smith discussed with the board the Moving Housing Forward event that the City hosted on April 22<sup>nd</sup> at the Gateway Building. The event was part of the City's continuing effort to spread the word about available land and development opportunities and incentives for building within the City. Smith indicated that the a

recording of the presentations and information for the event and Land Bank are all available on the City's website for those who were not able to attend the event.

Branden Martin asked how many people attended. Director Dulin replied that over 100 people attended the event and presentations on YouTube have over 200 views.

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

#### **B. FORMER EXPOSITION GARDENS RFQ**

Smith presented to the board the updated Request for Qualifications packet for the development at the Former Exposition Gardens. Smith stated that the City hosted an onsite meeting at Exposition Gardens that was not well-attended by potential developers interested in the site. Smith indicated that he hopes to receive multiple responses and interview developers in July 2026.

Councilmember Zach Oyler added that he met with a developer and was very encouraged by the interest they showed toward the project. Councilmember Oyler stated that the developer was right in line with the City's wishes such as pricing for the future homes and hopes the City will be satisfied with the offerings and responses by other developers.

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

Director Dulin informed the Board that the Illinois Housing Development Authority released another round of the Strong Communities Program and the City will apply for up to \$750,000 to fund demolitions. Dulin added that the Illinois Municipal League asked the City to present on its efforts to create affordable housing. Finally, Dulin stated that the State of Illinois grant funds are in the last steps before being issued to the City.

#### **CITIZENS' OPPORTUNITY TO ADDRESS THE BOARD**

There were no comments from the public to the Board.

#### **ADJOURNMENT**

Patrick Urich entertained the motion to adjourn. Councilmember Zach Oyler moved to adjourn; seconded by County Treasurer Branden Martin at approximately 3:47 PM.



---

Lane Andrews, Project Coordinator

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - May 2026

| Parcel Number | House # | Direction | Street Name         | Council District | Purchase Price | Ownership Date | Ownership Document | Future Plans                                                                                                                                                                                     |
|---------------|---------|-----------|---------------------|------------------|----------------|----------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14-35-156-029 | 506     |           | Phelps St           | 3                | \$ -           | 5/21/2026      | Judicial Deed      | The house was demolished in 2025 and the lot sits adjacent to a church that has expressed interest in the lot.                                                                                   |
| 18-18-153-014 | 3031    | W         | Malone St           | 1                | \$ -           | 5/21/2026      | Judicial Deed      | The stripped out home was demolished in May and the lot is a good side lot candidate.                                                                                                            |
| 14-35-304-038 | 2709    | NE        | Madison Ave         | 3                | \$ -           | 5/21/2026      | Judicial Deed      | The previous owner abandoned the property with 10 years of taxes. The house will be demolished and it is a good side lot candidate.                                                              |
| 18-18-429-013 | 1915    | W         | Humboldt St         | 1                | \$ -           | 5/21/2026      | Judicial Deed      | The building was demolished in April due to fire damage. The lot will be held for future development.                                                                                            |
| 18-18-431-030 | 1533    | S         | Easton Ave          | 1                | \$ -           | 5/21/2026      | Judicial Deed      | The lot was acquired through abandonment proceedings and after a previous emergency demolition. The lot will be held with the others along Easton for future development.                        |
| 18-08-187-003 | 1312    | W         | John H Gwynn Jr Ave | 1                | \$ -           | 5/21/2026      | Judicial Deed      | The house was demolished in May and the lot will be held for future development near the Habitat builds at the former McKinley site.                                                             |
| 18-19-155-017 | 2814    | W         | Utah St             | 1                | \$ -           | 5/21/2026      | Judicial Deed      | The house will soon be demolished after it was abandoned by the previous owner. The lot is a good side lot candidate.                                                                            |
| 18-18-330-009 | 2600    | W         | Starr St            | 1                | \$ -           | 5/28/2026      | Judicial Deed      | The house will soon be demolished as the roof has significant holes in it. The previous owner agreed to give the property over through abandonment. The lot will be held for future development. |
| 14-35-356-007 | 2604    | NE        | Madison Ave         | 3                | \$ -           | 5/28/2026      | Judicial Deed      | The house was demolished in 2025 and will be held with the adjacent lot for future development.                                                                                                  |

Total Acquisitions 9

Properties Transferred to New Owners - May 2026

| Parcel Number | House # | Direction | Street Name | Council District | Sale Price | Date of Transfer | Transfer Type    | History and Future Use                                                                           |
|---------------|---------|-----------|-------------|------------------|------------|------------------|------------------|--------------------------------------------------------------------------------------------------|
| 14-33-256-004 | 2608    | N         | Peoria Ave  | 3                | \$ -       | 5/12/2026        | Side Lot Program | The previous house was demolished in 2024 and the new owner plans to expand their yard.          |
| 18-08-331-007 | 1404    | W         | Widenham St | 1                | \$ -       | 5/13/2026        | Side Lot Program | The previous house was demolished in 2025 and the new owner plans to use the space for a garden. |

Total Dispositions 2

City of Peoria Land Bank Board - Monthly Land Transaction Report

| Properties Demolished - May 2026 |         |           |                 |                  |                 |                |                |                                                                                                                                                                                                                                                                     |
|----------------------------------|---------|-----------|-----------------|------------------|-----------------|----------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel Number                    | House # | Direction | Street Name     | Council District | Demolition Cost | Ownership Type | Funding Source | History and Future Plans (If applicable)                                                                                                                                                                                                                            |
| 18-08-187-003                    | 1312    | W         | John H Gwynn Jr | 1                | \$14,228.87     | City           | CIP            | The home was in poor condition for years with the city trying multiple housing cases with the property owners. The most recent owner was not able to afford repairs nor pay back taxes. The foundation and roof were in poor condition and necessitated demolition. |
| 18-18-153-014                    | 3031    | W         | Malone St       | 1                | \$11,304.36     | City           | SCP R2         | The house was stripped to the studs, with all the wiring and plumbing removed. The floors were deteriorating and led to the demolition. The lot is a good side lot candidate                                                                                        |
| 18-18-226-012                    | 2112    | W         | Lincoln Ave     | 1                | \$11,281.53     | City           | SCP R2         | The property was previously owned by B-cubed Investments and was vandalized and had a deteriorating rim joist around the building. The lot will be held with the others along Lincoln for future development.                                                       |
| 18-18-230-010                    | 2000    | W         | Lincoln Ave     | 1                | \$7,802.90      | City           | CIP            | The house was in poor condition for many years, but often occupied. The previous owner fell behind on taxes and decided to not contest the demolition case. The lot will be held with the others along Lincoln for future development.                              |
| 18-17-155-031                    | 1029    | S         | Shelley St      | 1                | \$23,018.40     | Private        | SCP R2         | The house was given to the City upon starting a demolition case. The foundation was failing and required demolition. The lot will be held with others for future development near Churchview Gardens                                                                |
| 18-19-201-025                    | 2021    | S         | Stanley St      | 1                | \$11,564.49     | Private        | CIP            | Fire necessitated emergency demolition. The lot is owned by B-cubed and is part of the ongoing abandonment case.                                                                                                                                                    |
| 18-19-201-026                    | 2023    | S         | Stanley St      | 1                | \$19,589.54     | City           | CIP            | The house was involved with the fire next door and required demolition.                                                                                                                                                                                             |
| 18-18-227-012                    | 2126    | W         | Wiswall St      | 1                | \$10,953.85     | City           | CIP            | The house had a failing foundation and walls leaning toward a neighboring property. The lot is a good side lot candidate.                                                                                                                                           |
| 18-07-482-018                    | 2015    | W         | Howett St       | 1                | \$18,010.68     | Private        | CIP            | Fire necessitated emergency demolition.                                                                                                                                                                                                                             |
| 18-03-331-006                    | 1315    | NE        | Jefferson Ave   | 3                | \$29,789.17     | City           | SCP R2         | The house's demolition cost was increased due to asbestos siding. The house had over 12 years of taxes unpaid and had failing walls in the rear. The lot will be held for future development.                                                                       |

|                   |    |
|-------------------|----|
| Total Demolitions | 10 |
|-------------------|----|

|                             |              |
|-----------------------------|--------------|
| May Demolition Spend        | \$157,543.79 |
| Total 2026 Demolition Spend | \$657,373.75 |

|                                                 |
|-------------------------------------------------|
| 2026 Remaining Demolition Budget : \$909,805.97 |
|-------------------------------------------------|

**Topic: Recommendation to Approve a Code Amendment Proposal to Eliminate Permit Fees Pertaining to Land Bank Properties**

---

**Background:**

One of the goals for the Land Bank set forth in the City's Code is to create opportunities for investment in housing. The land bank has been successful in acquiring properties that are now ready for residential development, and interest in building new homes on those lots has increased. Building a new house is already costly and the addition of permit fees makes development of market rate housing less attractive on a land bank owned property.

The City's Code currently applies no permit fees for properties that are built for residents that fall below 80% area median income, which has been helpful in the development of Churchview Gardens and the Habitat for Humanity builds. An extension of no permit fees for other land bank properties is supportive of creating new residential developments.

Staff prepared a proposed amendment that applies to new housing developments stemming from land bank transfers on properties of not more than five lots. The proposal would not include properties that are made into new subdivisions or part of phased developments.

It is intended that the First Reading for the Code change be presented for Council consideration at its July 14, 2026, meeting. If approved by the Land Bank Board, a recommendation in support of the amendment will be forwarded with the proposal to Council.

---

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 5, SECTION 5-97  
OF THE CODE OF THE CITY OF PEORIA

WHEREAS, the City of Peoria is a home rule unit pursuant to Article VII of the Illinois Constitution of 1970 and, as such, may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to establish rules and the order of business of the City Council; and

WHEREAS, the City has determined that it is necessary to amend the City of Peoria Code of Ordinances related to building permit fees.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Peoria, Illinois, as follows:

Section 1. Recitals. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby incorporated by reference and adopted as part of this Ordinance.

Section 2. Amendments. City Code Chapter 5, Section 5-97 is hereby amended by adding the underlined words and deleting the words marked with a strikethrough as follows:

**Sec. 5-97. Fees.**

- (a) Fees for permits for the construction of new buildings and structures and for the alteration, moving of structures, remodeling and repairing of existing buildings and structures, including all electrical plumbing, mechanical, miscellaneous permits, and demolition permits shall be as follows:

| Job Type                                                    | Permit Fee (Multiplied by the Applicant's Construction Cost)         |
|-------------------------------------------------------------|----------------------------------------------------------------------|
| Residential permits for jobs valued at \$5,000.00 or higher | 0.008                                                                |
| Commercial Permits                                          | 0.009 (first \$5 million in value)<br>0.002 (value over \$5 million) |
| Demolition                                                  | \$50.00                                                              |

All permit fees shall be tripled when work that requires a permit is started prior to obtaining the permit. Work that is started in response to a bona fide emergency is exempt from prior permit issuance. However, a permit must be obtained within two business days of work starting.

Work that is started prior to obtaining a no-charge permit shall be issued a per-day citation per section 5-27 of this Code.

- (b) The following are required to obtain permits but are exempt from the fees listed above.
- (1) Governmental units that are subject to local building codes;
  - (2) Housing development developed primarily for and restricted to households with incomes below 80 percent of area median income.
  - (3) Residential developments on vacant lots or residential buildings transferred from the City of Peoria, provided that the development consists of not more than five (5) lots. Fee waivers shall not be available for developments, subdivisions, or phased developments that will exceed five (5) lots in the aggregate.
- (c) The code official shall keep a permanent and accurate account of all fees collected and received under this chapter setting forth the names of the persons upon whose account the fees were paid, the date and amount paid, together with the location of the building or premises to which they relate.
- (d) ~~All permit fees associated with construction work designed to mitigate the spread of COVID-19 shall be waived until June 30, 2021. Reserved.~~
- (e) The construction commission shall have sole authority to hear appeals and modify decisions made by the city related to permit fees and work started without a permit.

Section 3. Severability. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

Section 4. This Ordinance shall be in full force and effect 10 days after its passage. All prior ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS this  
\_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVED

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

---

Corporation Counsel

DRAFT