



Agenda

Land Bank Board Meeting
Monday, August 10, 2026 - 3:30 PM
City Hall, 419 Fulton Street, Room 404

Roll Call

Minutes

- A. June 8, 2026, Meeting Minutes

Regular Business

- A. Land Transaction Report for June and July 2026
- B. Land Bank Lot Development Presentation

Other Business

Citizens Opportunity to Address the Board

Adjournment

: OF THE CITY OF PEORIA, ILLINOIS:

LAND BANK BOARD

REGULAR MEETING

CALL TO ORDER

The Regular Meeting was held on June 8, 2026, at 3:30PM. City Manager Patrick Urich called the meeting to order at approximately 3:337PM.

ROLL CALL

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

Absent were Randall Anderson-Maxwell, Councilmember Mike Vespa, Kimberly Washburn, and Branden Martin.

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

Quorum being established, the meeting proceeded as follows.

MINUTES

The minutes for the May 11, 2026, meeting were reviewed.

MOTION

Councilmember Zach Oyler 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 MAY 2026

Matt Smith presented to the board the Land Transaction Report for May 2026. The City acquired the property at 1533 S Easton Ave. This property fills a gap from other city-owned properties, now totaling around $\frac{3}{4}$ of an acre for future development. The City also acquired the property at 1312 W John H Gwynn Jr Ave. The property is near the Habitat for Humanity project at the former McKinley site. Habitat has expressed interest in acquiring other properties in the area for development. Smith discussed the demolitions at 2112 and 2000 W Lincoln Ave. 2112 W Lincoln Ave was previously owned by B-Cubed Investments and along with 2000 W Lincoln Ave finishes the demolitions on the south side of the 2000 block of Lincoln Ave. Smith also discussed the demolition at 1315 NE Jefferson Ave. The structure had asbestos siding, necessitating additional demolition costs.

Smith added that the Illinois Housing Development Authority will be opening applications for the Strong Communities Program Round 3. The City will request \$750,000 for demolition funds. IHDA previously awarded the City \$750,000 in for Round 2 of the program, then an additional \$400,000.

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

B. RECOMMENDATION TO APPROVE A CODE AMENDMENT PROPOSAL TO ELIMINATE PERMIT FEES PERTAINING TO LAND BANK PROPERTIES

Smith discussed with the Board a recommendation to approve a code amendment proposal to eliminate permit fees for development on Land Bank properties. City Council previously voted to remove permit fees for low-income housing. Smith stated that there has been interest in eliminating permit fees for land bank properties to incentivize smaller developers to utilize land bank land in cases where the development is not specifically for low-income housing. If approved, the recommendation would go before City Council for a first reading at the July 14th meeting.

Councilmember Jackson asked if City staff could prepare information on current build requirements for developers. Smith responded that he could work with planning and zoning staff to create a presentation for the Board. Councilmember Jackson asked if Building Safety Manager Rich Storm could include information on building standards for regarding tiny homes and if the information could be added to the website and provided to the public.

Councilmember Zach Oyler moved that the recommendation be approved. The motion was seconded by Councilmember Jackson. The recommendation was approved unanimously by viva voce vote.

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

OTHER BUSINESS

Corporation Counsel Patrick Hayes provided to the Board and update on the Exposition Gardens property. Corporation Counsel Hayes stated that clarification was added to BidNet regarding the property transfer with the School District of land for access to the athletic fields and maintenance building expansion. As part of this agreement, the City will not seek Tax Increment Financing for the area per the School District's wishes. The property will be included in the enterprise zone. Corporation Counsel Hayes assed that he anticipates developers will receive the update and expects the deadline for proposals of June 16th to hold. The proposals will be reviewed and presented to City Council.

Community Development Director Joe Dulin added that the McArthur Flats project's next steps were approved by City Council. The project should close in July, with construction starting in the Fall. Dulin added that due to the holiday and staff travel, he will likely cancel the July meeting of the Land Bank Board.

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. Marilyn Mosley moved to adjourn; seconded by Councilmember Jackson at approximately 3:53PM.



Lane Andrews, Project Coordinator

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - June & July 2026								
Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
18-18-230-001	2022	W	Lincoln Ave	1	\$ -	6/3/2026	Judicial Deed	The unsafe commercial building has been left open to the elements and has a failing roof structure. After required inspections, the building will be demolished and the lot held for future development.
14-35-306-002	405		Fairholm Ave	3	\$ -	6/3/2026	Judicial Deed	The house was abandoned by the previous owner and about to be transferred to the County Trustee. The building was demolished in July and it is a good side lot candidate.
18-17-127-029	713	S	Sumner Ave	1	\$ -	6/3/2026	Judicial Deed	The home was previously demolished with others along Sumner and Lincoln Ave. The lot will be held for future development and while further work is completed with other unsafe structures along Sumner.
18-17-134-026	919	S	Louisa St	1	\$ -	6/3/2026	Judicial Deed	The building has a failing foundation and will be demolished soon. The lot is a good side lot candidate
18-18-227-012	2126	W	Wiswall St	1	\$ -	6/3/2026	Judicial Deed	The house had a failing foundation and was demolished in May. The lot is a good side lot candidate.
18-03-104-044	1033	E	Behrends Ave	3	\$ -	6/3/2026	Quit Claim Deed	The previous home suffered a fire and the former owners covered the demolition of the structure. Due to the proximity to other land bank owned properties, the land was acquired to hold for future development.
18-18-404-025	1409	S	Livingston St	1	\$ -	7/8/2026	Judicial Deed	The house was demolished in June after it was left abandoned for nearly 10 years. The lot will be held with others along Livingston St for future development.
18-03-155-003	1104	NE	Glendale Ave	3	\$ -	7/8/2026	Judicial Deed	The building has a failing foundation requiring demolition. The lot is a good side lot candidate.
14-33-376-024	1908	N	North St	2	\$ -	7/8/2026	Judicial Deed	The house was previously owned by B-Cubed investments and left abandoned for roughly 5 years. The lot is a good side lot candidate for the property to the north.
18-08-356-031	2301	W	Garden St	1	\$ -	7/8/2026	Judicial Deed	The small commercial building was left abandoned by the previous owner with 4 years of delinquent taxes. The building suffered a fire and was not repaired. The building will be demolished after required inspections. The lot will be held with other lots along Garden St for future development.

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - June & July 2026 (Continued)								
Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
18-08-356-031	1605	W	Howett St	1	\$ -	7/8/2026	Judicial Deed	The home was left abandoned after the previous owner passed away in 2021. Due to the lack of maintenance and frequent vandalism, the home will be demolished. The lot is a good side lot candidate.
14-33-455-037	1909	N	California Ave	3	\$ -	7/8/2026	Judicial Deed	The home was left after the previous owners passed away. The home may be a rehabilitation candidate, and further inspections will be completed to determine the final path.
14-35-305-011	3015	NE	Adams St	3	\$ -	7/8/2026	Judicial Deed	The building was previously lost for delinquent taxes to a private tax buyer in 2021, with the tax buyer transferring the property to an out of state LLC that made no repairs. The building has a large hole in the foundation requiring demolition. The lot is a good side lot candidate.

Total Acquisitions 13

Properties Transferred to New Owners - June & July 2026								
Parcel Number	House #	Direction	Street Name	Council District	Sale Price	Date of Transfer	Transfer Type	History and Future Use
18-18-252-002	2424	W	Marquette St	1	\$ -	7/28/20226	Side Lot Program	The previous house was demolished in 2025 leaving a small parcel at the end of the block. The new owner plans to incorporate the property into theirs for additional yard space.

Total Dispositions 1

Properties Demolished - June & July 2026								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-18-156-015	2716	W	Marquette St	1	\$17,632.72	City	CIP	The home had a failing foundation and a failing roof that required demolition. The home had asbestos siding that was removed, which increased the cost for demolition. The lot is a good side lot candidate.
18-18-178-009	2722	W	Malone St	1	\$12,267.08	City	CIP	The home was often vandalized and had a failing foundation. The lot also had cars dumped at the site that required removal. The lot is a good side lot candidate.

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - June & July 2026 (Continued)								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-08-103-022	1815	W	Callendar Ave	2	\$14,927.68	City	CDBG	The building had a roof with several large holes and a foundation that had several holes around its perimeter. The lot is a good side lot candidate with a neighbor already reaching out prior to demolition.
18-03-104-039	1021	W	Behrends Ave	3	\$10,823.05	City	CDBG	The house was previously owned by B-Cubed investments and had a failing foundation along the eastern side. The lot will be held with others along Behrends for future development.
18-08-463-002	207	S	Linden Ave	1	\$10,015.20	Private	CIP	The home had an active demolition case, but was broken into and had a fire started that necessitated an emergency demolition.
14-34-481-029	2501	NE	Monroe St	1	\$20,347.75	City	CIP	The home was abandoned after the owners passed away. The home had asbestos siding that needed removed, which increased the cost for demolition. The lot is adjacent to a Trustee lot that could be acquired and all held for future development.
18-08-181-009	1500	W	Adrian G Hinton Ave	1	\$11,070.27	City	CDBG	The house was previously sold through the Trustee auction in 2021 to an out of state LLC that tried to sell the property last minute to another individual that was unaware of the demolition action. The house had a failing western wall that made it unsalvageable. The lot will be held for future development.
18-08-453-003	1214	W	Millman St	1	\$14,866.55	Private	CIP	The home suffered a fire that required emergency demolition.
18-18-478-031	1713	S	Easton Ave	1	\$3,612.80	City	CIP	A garage that was about to be lost for taxes to the County Trustee. The lot will be held with others along Easton for future development.
18-18-256-012	2333	W	Garden St	1	\$11,303.50	City	CDBG	The home was a frequent target of vandalism and had three years of unpaid taxes. The lot will be held with others nearby for future development.
18-18-333-005	2602	W	Fremont St	1	\$4,991.53	City	CDBG	The home had been abandoned with the years of unpaid taxes. The roof was in poor condition, allowing water infiltration and due to the size of the structure, did not allow for rehabilitation. The lot is a good side lot candidate
18-19-104-010	3010	W	Trewyn Ave	1	\$12,147.00	City	CDBG	The home was previously sold through the County Trustee auction in 2020 and was subsequently abandoned again. The house had a failing structure and the lot will be held with the nearby lots for future development.

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - June & July 2026 (Continued)								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-18-330-009	2600	W	Starr St	1	\$10,304.00	City	CDBG	The home had a failing roof that was no longer covering the western side of the building and allowing water to wash out the foundation. The lot is a good side lot candidate.
18-08-326-027	1527	W	Widenham St	1	\$8,028.07	City	CDBG	The roof to the home had failed, which compromised the roof structure and required demolition. The lot will be held with others along Widenham for future development.
14-30-478-027	1921	W	Albany Ave	1	\$14,106.38	Private	CIP	The city recently started a demolition case against the property, but it was broken into and subsequently caught fire. The fire caused an unsafe building and required emergency demolition.
18-19-201-013	1911	S	Stanley St	1	\$14,421.35	City	CDBG	The house was left abandoned and the owner agreed for the city to acquire and demolish the building. The lot will be held for future development.
14-33-276-022	523	E	Seneca Pl	3	\$11,664.73	City	CDBG	The house had a roof failure that made the interior unsafe and required demolition. The lot will be held while work to acquire the adjacent lot is completed.
18-08-357-016	1717	W	Lincoln Ave	1	\$10,072.80	City	CDBG	The house was previously sold through the Trustee auction in 2021 to an out of state LLC that tried to sell the property last minute to another individual that was unaware of the demolition action. The house had a failing roof and walls that made it unsalvageable. The lot is a good side lot candidate.
18-07-479-046	2101	W	Lincoln Ave	1	\$12,267.54	Private	CDBG	The house had multiple failures that made it unsafe. The city was successful in a demolition trial and a lien will be placed on the property for the city to protect its interests.
14-35-304-038	2709	NE	Madison Ave	3	\$15,701.42	City	CDBG	The rear of the home had significant roof damage and the rest of the home had a large amount of personal items in it that made the home unsalvageable. The lot is a good side lot candidate.
14-35-306-002	405		Fairholm Ave	3	\$11,116.33	City	CDBG	The home was abandoned and about to be lost for taxes to the County Trustee. It was frequently vandalized and required demolition. The lot is a good side lot candidate.
18-18-481-017	3305	SW	Adams St	1	\$15,666.53	Private	CIP	Fire caused an unsafe structure and necessitated emergency demolition.

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - June & July 2026 (Continued)								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-04-176-007	1612	N	North St	2	\$12,139.62	City	CDBG	The house was previously owned by B-Cubed investments and suffered a fire. Like many other properties owned by the corporation, no work was completed after the fire. The lot will be held for future development.
18-19-155-017	2814	W	Utah St	1	\$7,907.40	City	CDBG	The home was abandoned after the previous owner passed away. The lot is a good side lot candidate or could be incorporated into Park District land next to it.

Total Demolitions	24
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May Demolition Spend	\$287,401.30
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Total 2026 Demolition Spend	\$944,775.05
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2026 Remaining Demolition Budget : \$801,290.96

In-Process Demolition and Abandonment Cases - August 2026

PIN	Address	Demo Case #	Demo Order
1803333011	1111 NE Adams St	26-MR-184	
1817254009	2100 SW Adams St	26-MR-21	
1435305011	3015 NE Adams St	26-MR-54	5/20/2026
1818481022	3315 SW Adams St	26-MR-181	
1819179005	4103 SW Adams St	25-MR-323	7/30/2026
1808187012	1315 W Adrian G Hinton Ave	24-MR-159	
1817203002	1208 W Ann St	26-MR-128	
1818227022	2215 W Ann St	26-MR-09	
1818155006	2904 W Antoinette St	24-MR-219	
1805257006	1006 W Armstong Ave	24-MR-234	9/3/2025
1434381006	2008 N Atlantic Ave	26-MR-167	
1433327017	2304 N Bigelow St	26-MR-154	
1433327012	2330 N Bigelow St	26-MR-154	
1817103013	800 S Blaine St	25-MR-21	
1817103018	816 S Blaine St	25-MR-257	
1817158006	1110 S Blaine St	Awaiting Case	
1817302012	1311 S Blaine St	Awaiting Case	
1808459002	1025 W Butler St	25-MR-282	
1808385005	1314 W Butler St	Awaiting Case	
1808351043	1805 W Butler St	Awaiting Case	
1433455037	1909 N California Ave	26-MR-73	
1803131027	700 Caroline St	26-MR-129	
1818378016	1609 S Charles St	26-MR-168	
1808415010	312 S Charlton St	Awaiting Case	
1433229002	502 E Corrington Ave	26-MR-104	
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	
1818328019	2813 W Fremont St	25-MR-287	
1433478001	500 E Frye Ave	26-MR-130	
1434376009	1103 E Frye Ave	Awaiting Case	
1817188005	1414 W Garden St	26-MR-145	
1817188002	1426 W Garden St	26-MR-20	
1817152028	1815 W Garden St	26-MR-142	7/1/2026
1818256026	2301 W Garden St	26-MR-52	
1818256013	2327 W Garden St	26-MR-166	
1803155003	1104 NE Glendale Ave	26-MR-38	5/20/2026
1804436012	609 Green St	Awaiting Case	
1817101028	805 S Greenlawn Ave	24-MR-122	11/6/2024
1817152014	1032 S Greenlawn Ave	26-MR-183	
1817156017	1103 S Greenlawn Ave	26-MR-163	
1817131010	817 S Helen St	26-MR-114	
1435178011	534 Homestead Ave	25-MR-330	
1435178009	538 Homestead Ave	25-MR-331	
1808356031	1605 W Howett St	25-MR-187	5/20/2026
1807482021	2009 W Howett St	25-MR-345	7/1/2026
1807482016	2019 W Howett St	26-MR-22	
1807381022	2501 W Howett St	24-MR-302	
1807382004	2610 W Howett St	26-MR-10	
1808412008	1014 W Hurlburt St	26-MR-17	
1804278007	712 E Illinois Ave	26-MR-143	

Abandonment Only Cases
1303 N Sheridan Rd - Awaiting Case
717, 719 W Russell St - 26-MR-148,149
3330 W Overbrook Dr - 26-MR-111
2228 N University St - 26-MR-105
B-Cubed Properties - 26-MR-76

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
1804278008	714 E Illinois Ave	26-MR-106	
1803331006	1315 NE Jefferson Ave	24-MR-235	
1808265005	1006 W John H Gwynn Jr Ave	26-MR-39	
1433480020	721 E Kansas St	Awaiting Case	
1433480021	723 E Kansas St	Awaiting Case	
1819101006	3018 W Krause Ave	25-MR-20	
1817103001	1716 W Lincoln Ave	26-MR-44	
1817102003	1810 W Lincoln Ave	Awaiting Case	
1818230001	2022 W Lincoln Ave	25-MR-222	4/1/2026
1808385001	422 S Louisa St	Awaiting Case	
1817134026	919 S Louisa St	26-MR-15	4/15/2026
1818426017	1531 S Lydia Ave	25-MR-352	3/18/2026
1818282027	2005 W Malone Ave	Awaiting Case	
1818279008	2120 W Malone Ave	26-MR-08	5/20/2026
1818254003	2422 W Malone Ave	26-MR-42	
1808333002	1414 W Martin St	Awaiting Case	
1807433009	1924 W Martin St	Awaiting Case	
1807432001	2000 W Martin Luther King Jr Dr	26-MR-53	
1807377011	2704 W Martin Luther King Jr Dr	26-MR-45	
1434359002	1916 N Maryland Ave	23-MR-327	3/20/2024
1817104008	716 S Matthew St	26-MR-16	
1817303012	1309 S Matthew St	26-MR-140	
1433226026	525 E Melbourne Ave	24-MR-164	2/19/2025
1803182005	1212 NE Monroe St	23-MR-200	1/22/2026
1803157003	613 Morton St	Awaiting Case	
1803104005	916 E Nebraska Ave	25-MR-136	
1803104011	1004 E Nebraska Ave	26-MR-113	
1433376024	1908 N North St	25-MR-333	5/20/2026
1804209012	1622 N Peoria Ave	26-MR-185	
1433453021	2001 N Peoria Ave	26-MR-141	
1804227030	611 E Ravine Ave	25-MR-242	
1433476070	507 E Republic St	Awaiting Case	
1817126025	723 S Shelley St	Awaiting Case	
1817126027	801 S Shelley St	Awaiting Case	
1416151009	510-12 Sheridan Rd	Awaiting Case	
1804303003	1018 N Sheridan Rd	26-MR-56	5/20/2026
1805284023	1309 N Sheridan Rd	26-MR-176	
1432229033	3003 N Sheridan Rd	Awaiting Case	
1808309006	1706 W Smith St	Awaiting Case	
1818455016	1807 S Stanley St	26-MR-139	
1818456007	1824 S Stanley St	26-MR-165	
1808405010	326 S Steubenville Ave	25-MR-296	1/7/2026
1817127030	715 S Sumner Ave	Awaiting Case	
1433476040	712 E Thrush Ave	Awaiting Case	
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	
1803231002	206 Van Buren St	24-MR-239	
1803327001	506 Voris St	Awaiting Case	
1817305005	1410 S Western Ave	Awaiting Case	
1818408029	1516 S Westmoreland Ave	25-MR-349	

PIN	Address	Demo Case #	Demo Order
1808327008	1524 W Widenham St	26-MR-175	
1808326025	1531 W Widenham St	26-MR-55	
1432106013	1625 W Willcox Ave	Awaiting Case	
1434308007	2148 N Wisconsin Ave	25-MR-285	

Land Bank Lot Development

Presented by Julia Rose, Urban Planner
Community Development Department

Development Process of Land Bank Property

1. Contact Matt Smith
2. Determine best property from land bank inventory based on proposed use.
3. Discuss details of the proposed use and feasibility.
4. Transition conversation to an Urban Planner to confirm zoning and use aligns with proposal. This step may also include attending the One Stop Shop or meetings with City Staff and outside entities to ensure viability of the project and required submission deliverables.
5. Revise proposal and submit for permitting review.
6. Obtain permits, build, inspect, and transfer property ownership from the City.
7. Admire the final project (and acquire more land to continue developing vacant land in the City of Peoria!).

Residential Uses

Zoning Classification	City-owned Count	Single-Family	Two- Family (Duplex)	Townhouse	Apartment	Density (max units/acre)
CG (General Commercial)	12			✓	✓	Apartments – 15.02
CN (Neighborhood Commercial)	65			✓	✓	Apartments – 15.02
I2 (Railroad/Warehouse)	4				✓	Apartments – 15.02
N1 (Institutional)	1				✓	Apartments – 15.02
P1 (Parking)	1					
R2 (Single-Family)	6	✓	✓			4.00
R3 (Single-Family)	7	✓	✓	✓		7.26
R4 (Single-Family)	958	✓	✓	✓		11.62
R6 (Multi-Family)	41	✓	✓	✓	✓	15.02
R7 (Multi-Family)	1	✓	✓	✓	✓	20.00
R8 (Multi-Family)	9	✓	✓	✓	✓	43.00
WH (Warehouse)	5	✓	✓	✓	✓	Apartments – 15.02

Total properties = 1,100

✓ Allowed by right
 ✓ Permitted by Special Use or has specific regulations

- Special Use and Rezoning requests are made to the Planning & Zoning Commission and then forwarded to City Council for final approval.
- Variance requests are made to the Zoning Board of Appeals for final approval.

R4 Zoning District

- **958** properties out of 1,100 are zoned R4 (Single-Family Residential)
- Intended to preserve established single-family neighborhoods
- Intended to allow new single-family houses on small lots in development patterns that mimic establishing portions of surrounding neighborhoods
- **Common permitted uses:**
 - Single-family dwellings
 - Duplexes
 - Community gardens

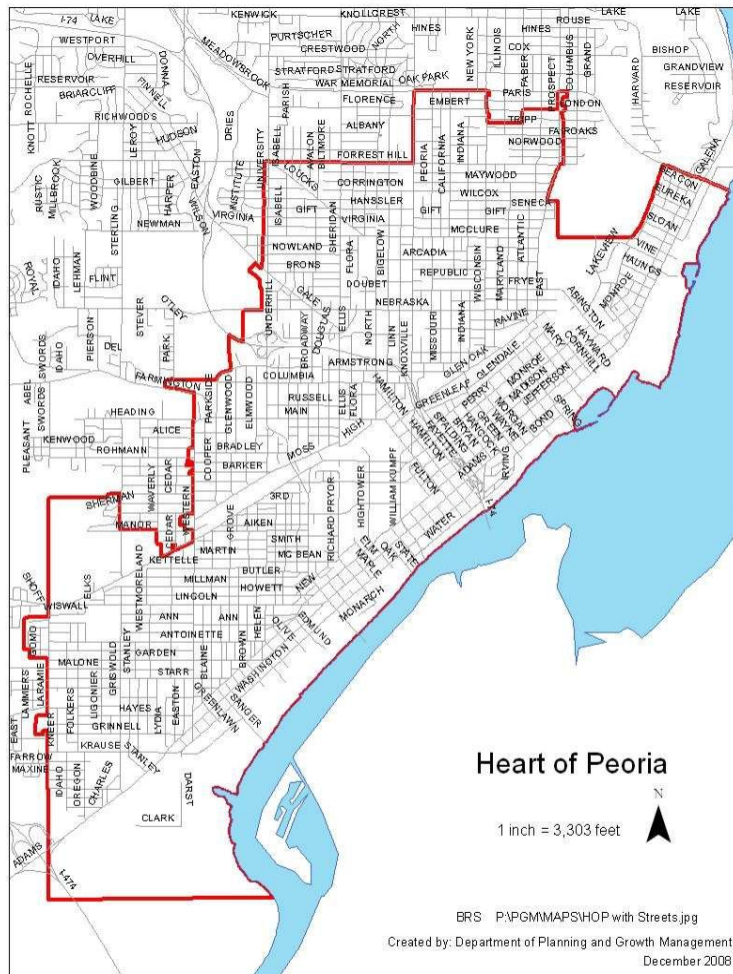


Heart of Peoria

The Heart of Peoria Plan includes associated vision areas developed for the Prospect Road Business District, the Historic Sheridan Triangle Business District, the West Main Street Corridor, and the Warehouse District.

Specific design requirements apply to all new development in the RE, R1, R2, R3, and R4 zoning districts.

- Setbacks
- Building height
- Porches
- Front entrances
- Garages and parking
- Home design
- Additions



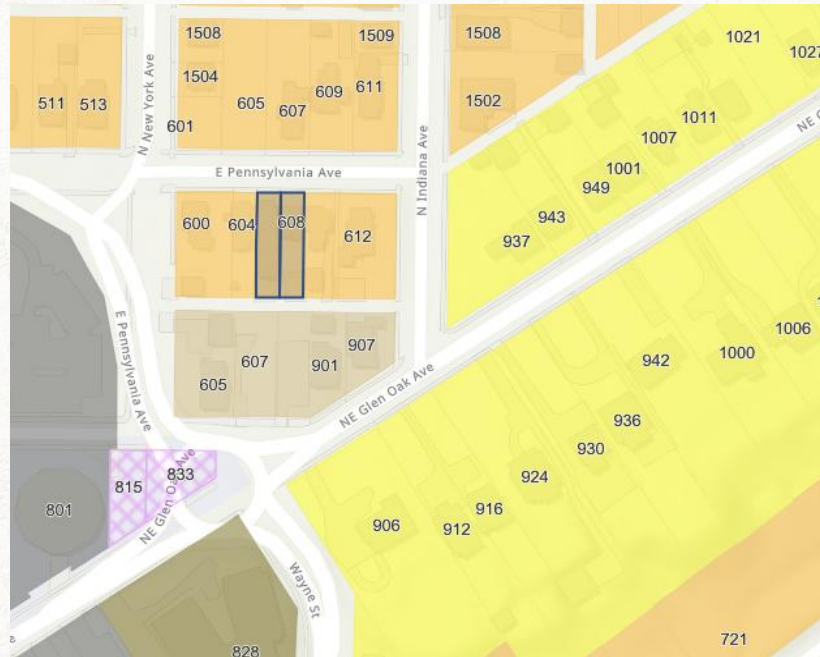
Local Historic Districts

Historic Preservation requests are made to the Historic Preservation Commission for final approval.

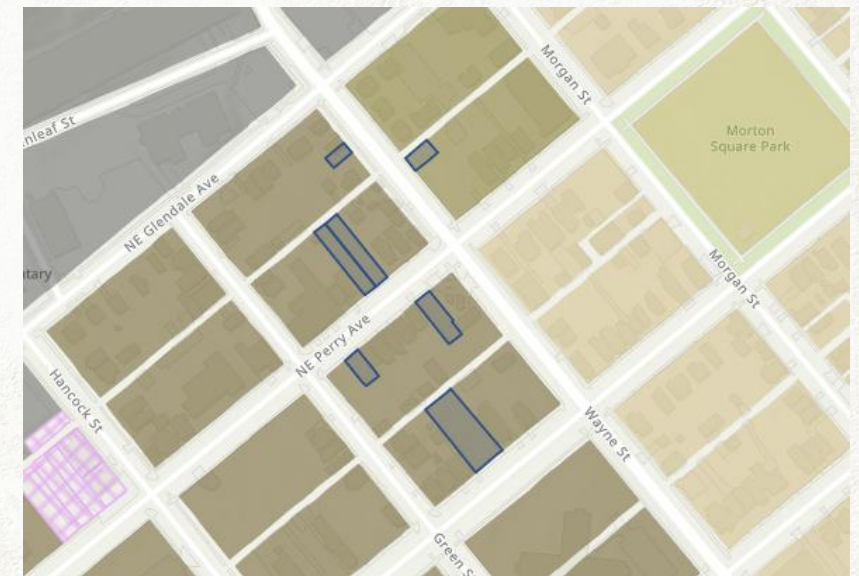
Flora Ellis Historic District



Glen Oak Historic District



Perry Avenue Historic District



Building Code

- Adoption of 2024 building codes anticipated fall 2026:
 - IBC (Building)
 - IRC (Residential)
 - IECC (Energy Conservation)
 - IMC (Mechanical)
 - IFGC (Fuel Gas)
 - IPMC (Property Maintenance)
- 2023 NEC (Electrical)
- 2014 ILPC (Plumbing)
- Future informational meetings to be scheduled for design professionals and PAAR (Peoria Area Association of Realtors)

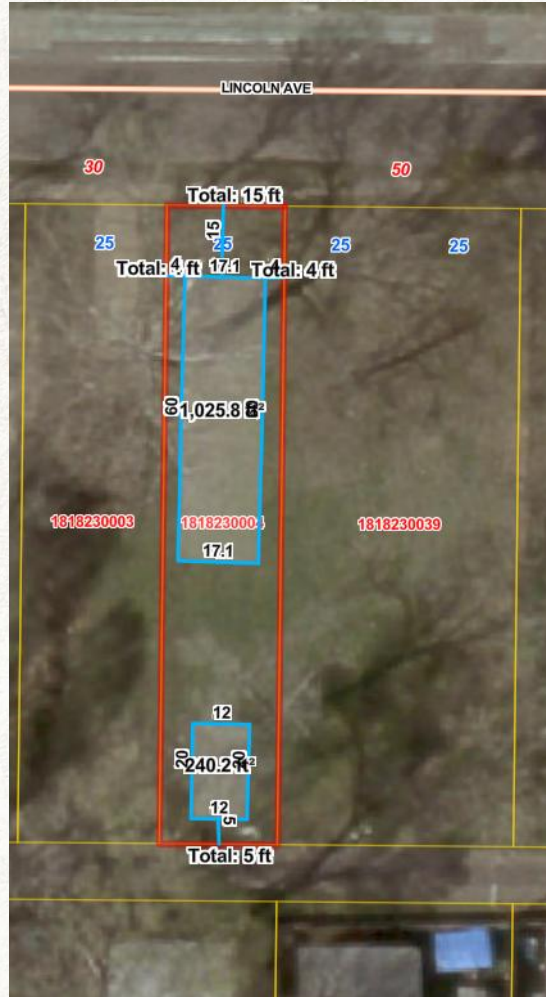
New Dwelling Exercise

2014 W Lincoln Ave

- Average front yard setback of existing 6 dwellings/buildings = 12.6 ft
- Principal Structure Required Yards
 - Front yard setback = 12.6 +/- 5 ft = **7.6 - 17.6 ft**
 - Side yard setback = **4 ft** or total of 20% of the frontage, whichever is less (25 ft x 20% = 5 ft)
 - Rear yard setback = 25 ft
- Front entrance must be prominent and oriented to Lincoln Ave
- Open front porch based on design of surrounding properties
- Garage, whether attached or detached, shall have entry from alley



Proposed Site Plan 2014 W Lincoln Ave



- Approximate size of a 2-bed, 1-bath home
 - Front yard setback = 15 ft
 - Side yard setback = minimum 4ft
 - Rear yard setback = greater than 25 ft
- Detached single-stall garage
 - Minimum 1.5 ft setback from side yard
 - 5ft setback from alley to allow minimum required driveway length leading to garage

New Dwelling Exercise

2014-2016 W Lincoln Ave

- Average front yard setback of existing 6 dwellings/buildings = 12.6 ft
- Principal Structure Required Yards
 - Front yard setback = $12.6 \pm 5 \text{ ft} = 7.6 - 17.6 \text{ ft}$
 - Side yard setback = **4 ft** or total of 20% of the frontage, whichever is less ($55 \text{ ft} \times 20\% = 11 \text{ ft}$)
 - Rear yard setback = 25 ft
- Front entrance must be prominent and oriented to Lincoln Ave
- Open front porch based on design of surrounding properties
- Garage, whether attached or detached, shall have entry from alley



Proposed Site Plan 2014-2016 W Lincoln Ave



- Approximate size of a 3-bed, 2-bath home
 - Front yard setback = 15 ft
 - Side yard setback = minimum 4 ft
 - Rear yard setback = greater than 25 ft
- Detached 2-stall garage
 - Minimum 1.5 ft setback from side yard
 - 5ft setback from alley to allow minimum required driveway length leading to garage

