Mayor
Dr. Rita Ali

Council Members
Denise Jackson, District 1
Alex Carmona, District 2
Timothy Riggenbach, District 3
Dr. Andre Allen, District 4
Denis Cyr, District 5
Dr. Bernice Gordon-Young, At-Large
John L. Kelly, At-Large
Zachary M. Oyler, At-Large
Dr. Kiran Velpula, At-Large
Mike Vespa, At-Large

City of Peoria

419 Fulton Street
Peoria, IL 61602

Agenda and Notice

Joint City Council and Town Board Meeting

Tuesday, August 11, 2026
6:00 PM

City Hall - Room 400 (Council Chambers)

Agendas and Proceedings Issued By:

Stefanie Tarr, RMC, CMC, MMC, Office of the City Clerk

(309) 494-8565

Agendas, Minutes, and supporting documentation are available online at the City's website.

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Dates Set

TUESDAY, AUGUST 11, 2026, AT 6:00 P.M.
Public Hearing for the Proposed Peoria West Main Tax Increment Financing (TIF) District, to be Held at City Hall, 419 Fulton Street, Room 400 (Council Chambers), Peoria, Illinois.

TUESDAY, SEPTEMBER 8, 2026, AT 6:00 P.M.
Public Hearing for the Proposed Peoria Tourism Improvement Distict (PTID), to be Held at City Hall, 419 Fulton Street, Room 400 (Council Chambers), Peoria, Illinois.

Roll Call

Invocation & Pledge of Allegiance

Proclamations, Commendations, Etc.

National Emergency Management Awareness Month

Minutes

July 28, 2026, Joint City Council and Town Board Proceedings

Town of the City of Peoria - Petitions, Remonstrances, & Communications

26-202 Town of the City of Peoria Financial Statements (Annual Audit) and Supplementary Information for Year Ended March 31, 2026, with Request to Receive and File.

26-203 Request from the Town Officials to Approve the July 2026 Actual Expenditures and to Approve the August 2026 Anticipated Expenditures for the Town of the City of Peoria.

City of Peoria - Petitions, Remonstrances & Communications

Public Hearings

26-204 Public Hearing for the Proposed Peoria West Main Tax Increment Financing (TIF) District.

Consent Agenda Items by Omnibus Vote, with Recommendations as Outlined

All matters listed on the Consent Agenda are considered routine and non-controversial and will be enacted by one motion and one roll call vote; there will not be a separate discussion on these items. If discussion is desired by a Citizen or Members of the City Council/Town Board, the item will be removed and discussed immediately after approval of the Consent Agenda. Citizens desiring discussion on an item listed on the Consent Agenda should contact a City Council/Town Board Member or the City Clerk prior to the meeting and request the item be removed for discussion. All other public input will be heard during Citizens' Opportunity to Address the City Council/Town Board near the end of the meeting. Note: The order in which agenda items are considered may be moved forward or delayed by at least 2/3 vote of the City Council/Town Board Members present.

26-205 Communication from the City Manager and Director of Public Works with a Request to Approve the Low Bid and Award a Contract to Microsurfacing Contractors, LLC, for the Slurry Seal Contract 2026, in the Amount of $411,431.82, with an Additional Authorization of $38,568.18 (9.4%) for Contingencies, for a Total Amount of $450,000.00. (Council Districts 2, 4, 5)

26-206 Communication from the City Manager and Director of Public Works with a Request to Approve the Low Bid of R.A. Cullinan & Son, a Division of UCM, Inc., and Award a Contract for the Gale Ave and Greenleaf Street Resurfacing Project, in an Amount Not to Exceed $600,000.00. (Council Districts 1 & 2)

26-207 Communication from the City Manager and Director of Public Works with a Request to Approve the Low Bid of J.C. Dillon, Inc. and Award a Contract for the Concrete Patching 2026 Project, in the Amount of $596,246.75, with an Additional Authorization of $59,623.25 (10%) for Contingencies, for a Total Amount of $655,870.00. (Council District 4)

26-208 Communication From The City Manager and Director of Public Works with a Request to Approve a Resolution for Proposed Match Funding for the Highway Safety Improvement Program (HSIP) for the Forrest Hill Avenue and Sterling Avenue Intersection Project. The Federal Funding Requested will be $833,238.90, with a Local Match for Construction of No Less Than $92,582.10. (Council District 1)

26-209 Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Adopt an Ordinance to Amend Existing Special Use Ordinance No. 13,932, as Amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to Allow the Construction of Four Apartment Buildings with 84 Total Units for the Property Located at the Intersection of West American Prairie Drive and North Route 91 (Parcel Identification Number 13-11-177-002), Commonly Known as The Shoppes at Grand Prairie (Parcel Identification Nos. 13-10-201-012, 13-10-201-013, 13-10-201-014, 13-10-201-015, 13-10-201-016, 13-10-201-017, 13-02-351-003, 13-02-351-005, 13-02-351-006, 13-11-100-001, 13-11-101-002, 13-11-101-003, 13-11-126-001, 13-11-126-004, 13-11-126-005, 13-11-126-009, 13-11-126-011, 13-11-126-012, 13-11-126-013, 13-11-126-014, 13-11-126-015, 13-11-177-001, 13-11-177-002, 13-11-176-001, 13-11-176-002, 13-11-176-003, 13-11-176-005, 13-11-176-007, 13-11-176-010, 13-11-176-011, 13-11-176-012, 13-11-176-013, 13-11-151-002, 13-11-151-003, 13-11-151-005, 13-11-151-006, 13-11-151-009, 13-11-151-010, 13-11-151-011, 13-11-151-012, 13-11-151-013, 13-11-151-014, 13-11-151-017, 13-11-151-016, 13-11-151-019, 13-11-151-021, 13-11-151-024, 13-11-151-026, 13-11-151-027, 13-11-151-028), Peoria, IL. (Council District 4)

26-210 Communication from the City Manager and Director of Community Development with a Request to Adopt an Ordinance Approving an Amended and Restated Redevelopment Agreement with Peoria Opportunities Foundation and MacArthur Senior Flats LLC, to be Located in the South Village TIF District. (Council District 1)

Regular Business Items, with Recommendations Outlined

26-211

Communication from the City Manager and Chief of Police with a Request for the Following:

A. Approve a Sole Source Purchase of Two Ford Explorer Interceptors from a No-Bid Procurement Source (Morrow Brothers Ford on an Illinois Government Contract) in the Amount of Approximately $91,576.00 ($45,788.00 each) (Requires 2/3 Vote of Council Members Voting - No Less than 6 Votes); and,

B. Approve the Purchase of Parts and Labor Estimated at $40,000.00 to have the Vehicles Equipped with all the Necessary Equipment.

26-212 Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to Adopt and Ordinance Rezoning Property from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District and to Approve a Special Use for Apartments with Waivers for the Property Located at 2702 West Krause Avenue (Parcel Identification Number 18-19-126-010) Peoria, IL. (Council District 1)

26-197 Communications from

A. Council Member Jackson with a Request to Adopt an Ordinance Amending Chapter 20 Regulating Multifamily Rental Property with the Addition of Article X Titled "Security Provisions;" and,

B. City Manager and Corporation Counsel with a Request to Receive and File the First Reading of an Ordinance to Amend Chapter 20, Article VIII- Nuisances - Sections Related to Chronic Nuisance Properties.

26-213 Communication from the City Manager and Finance Director/Comptroller with a Request to Receive and File the Month-Ended June 30, 2026, Unaudited Financial Report.

Unfinished Business (Including but Not Limited to Motions to Reconsider Items, if Any, From the Previous Regular Meeting)

26-189 Communication from the City Manager and Corporation Counsel to Approve a Lease Agreement Renewal for the Parking Lot at Hamilton and Madison between the City of Peoria and Heartland Parking.

26-195 Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Deny an Amendment to the Existing Special Use Ordinance No. 13,807, as Amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to Allow the Modification of an Existing Off-Premises Sign to Add Electronic Messaging for the Property Located at 8103 N Knoxville Avenue (Parcel Identification Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL. (Council District 5)

New Business

Citizens' Opportunity to Address the City Council/Town Board

Executive Session

Adjournment

Official Proceedings

Of the City of Peoria, Illinois

Tuesday, July 28, 2026

A Regular Meeting of the Joint City Council and Town Board of Peoria, Illinois, was held on Tuesday, July 28, 2026, at 6:00 PM at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Ali presiding, and with proper notice having been posted.

Roll Call

Roll Call showed the following Council Members were present: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenbach, Vespa, Mayor Ali - 9; Absent: Cyr, Velpula - 2.

Invocation & Pledge of Allegiance

Mayor Ali requested a moment of silent prayer or reflection, and then she led the pledge of allegiance.

Minutes

Council Member Riggenbach moved to approve the July 14, 2026, Joint City Council & Town Board Proceedings; seconded by Council Member Oyler.

Approved by roll call vote.
Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenbach, Vespa, Mayor Ali – 9;
Nays: None.

Town of the City of Peoria - Petitions, Remonstrances, & Communications

(26-190) Communication from the Town Attorney with a Request to Approve a Resolution Establishing the City of Peoria Township *Ad Hoc* Committee to Study Township Senior Services.

Town Attorney John Redlingshafer reviewed the proposed resolution and referred to the May 12, 2026, Special Town Meeting where the Electors of the City of Peoria Township had voted to send a recommendation to the Town Board to consider the creation of an *Ad Hoc* Committee to study senior services. He said the Town Board had the authority to create this committee, which would be tasked with preparing a report for the Board's consideration.

In response to Chairwoman Ali regarding the structure of the *Ad Hoc* Committee, Attorney Redlingshafer clarified the Town Chair and Town Supervisor would be able to appoint members to the Committee, whose appointments would then be considered for concurrence by the Town

Board. He explained Town Supervisor LaTrina Leary could be made an *ex officio* member of the Committee and would act as liaison to the Town Board.

In discussion with Trustee Riggenbach regarding the *Ad Hoc* Committee membership demographics, Attorney Redlingshafer said the Township Code required a committee focused on senior services to have at least one-third of its members be older adults who resided within the boundaries of the Town of the City of Peoria. Trustee Riggenbach said there should be an effort to seek out potential committee members with expertise in senior services.

Trustee Allen asked for clarification on what resources the *Ad Hoc* Committee would need and where the funding would come from. Attorney Redlingshafer said the committee would not need any resources because its only duty was to produce a report for the Town Board to act on.

In discussion with Trustee Carmona regarding the potential financial implications from the *Ad Hoc* Committee's report, Supervisor Leary said she was preparing a financial report for the Town Board, noting it was difficult to quantify the potential impact to the Township's budget without specific details that would be provided in the *Ad Hoc* Committee's report. She said the Town Board had not allocated any funds in this year's budget for senior services, noting the Town Board had the authority to amend the budget at any time. She explained that when the finalized report was presented to the Town Board, discussions could begin on whether the Township had the funds to implement the report's recommendations or whether additional funds would need to be raised through a tax levy.

In response to Chairwoman Ali regarding the committee's authority, Attorney Redlingshafer clarified that Section 2 of the Resolution established the committee's ability to establish rules for procedures, meetings and operations, and that Section 3 outlined the committee's powers. He explained the Town Board was able to provide guidance to the *Ad Hoc* Committee.

Trustee Allen moved to approve Resolution No. 26-190 establishing the City of Peoria Township *Ad Hoc* Committee to study Township Senior Services; seconded by Trustee Gordon-Young.

Approved by roll call vote.
Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenbach, Vespa, Chairwoman Ali – 9;
Nays: None – 0.

Chairwoman Ali granted privilege of the floor to citizens wishing to speak on the creation of the *Ad Hoc* Committee.

Joyce Harant, a concerned citizen, thanked the Town Board for the positive vote to create the *Ad Hoc* Committee. She said she served on the Peoria Park District Board and had worked closely with the petitioner, Peggy Jacques, to advance this initiative, adding that she was eager to see it continue.

Christa Fuller, Program Coordinator at Graceland Center for Purposeful Aging, thanked the Town Board for voting to allow the formation of the *Ad Hoc* Committee. She said aging was a privilege, noting senior services were more than just socialization and included access to resources.

Peggy Jacques, Founder and Executive Director at Graceland Center for Purposeful Aging, said this was her tenth year of efforts in trying to create more senior services in the Peoria area. She explained that, given her background as a nurse working in nursing homes, she knew the

challenges in those institutions and how overwhelming the work was for healthcare workers, noting that those experiences inspired her to work toward a goal of bringing the concept of healthy aging to Peoria. She said Peoria was lacking resources compared to other urban areas. She explained she did not have a total solution to this issue but was grateful for the opportunity presented by the Township.

City of Peoria - Petitions, Remonstrances & Communications

Consent Agenda Items by Omnibus Vote, with Recommendations as Outlined

(26-191) * Communication from the City Manager and Corporation Counsel with a Request to Approve a Resolution of Intent to Form the Peoria Tourism Improvement District (PTID and Fixing the Time and Place of the Public Hearing Regarding the District Formation.

(26-192) Communication from the City Manager and Corporation Counsel with a Request to Approve Resolution No. 26-192 Regarding the Release of Closed Session Minutes.

(26-187) Communication from the City Manager and Director of Community Development with a Request to Adopt Ordinance No. 18,386 to Amend Chapter 5, Section 5-97, of the Code of the City of Peoria, Relating to Building Permit Fees.

(26-193) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Adopt Ordinance No. 18,387 Rezoning Property from a Class O1 (Arterial Office) District to a Class R6 (Multi-Family Residential) District for the Property Located at 1428 West Northmoor Road (Parcel Identification Number 14-17-326-004), Peoria, Illinois.

(26-194) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Adopt an Ordinance No. 18,388 to Approve a Special Use in a Class CN (Neighborhood Commercial) District for Auto Repair for the Property Located at 1207 South Western Avenue (Parcel Identification Number 18-18-283-017), Peoria, IL. (Council District 1)

(26-195) ** Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Deny an Amendment to the Existing Special Use Ordinance No. 13,807, as Amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to Allow the Modification of an Existing Off-Premises Sign to Add Electronic Messaging for the Property Located at 8103 N Knoxville Avenue (Parcel Identification Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL. (Council District 5)

(26-196) Appointment by Mayor Ali to the Firemen's Pension Fund Board of Trustees with a Request to Concur:

Shalesse Pie (Voting) – Term Expires 04/30/2027

Mayor Ali asked whether any Council Members wished to remove items from the Consent Agenda for discussion. Council Member Riggenbach requested Item No. 26-195 to be removed for discussion. Council Member Carmona requested Item No. 26-191 to be removed for further discussion.

Council Member Kelly moved to approve the Consent Agenda as outlined in the Council Communications; seconded by Council Member Jackson.

Item Nos. 26-191 through 26-196 (excluding Item Nos. 26-191 and 26-195, which were removed for discussion) were approved as outlined on the Consent Agenda by roll call vote under the Omnibus Vote Designation.
Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenbach, Vespa, Mayor Ali – 9;
Nays: None.

(26-191) * Communication from the City Manager and Corporation Counsel with a Request to Approve a Resolution of Intent to Form the Peoria Tourism Improvement District (PTID and Fixing the Time and Place of the Public Hearing Regarding the District Formation.

Council Member Carmona raised concerns about imposing additional taxes on the City of Peoria. He said he felt it was counterintuitive to raise taxes to promote the City, noting it would make it hard to compete with the surrounding area on tourism.

Council Member Allen said Discover Peoria President and CEO JD Dalfonso was present to speak regarding the Peoria Tourism Improvement District initiative.

JD Dalfonso, President and CEO of Discover Peoria, said he was present on behalf of the hotel owners in Peoria, to speak regarding the proposed intention to form the Peoria Tourism Improvement District (PTID). He said the hotel owners had made significant investments in Peoria, which helped drive the tourism economy. He explained that the proposed PTID was modeled after the success of other cities across the country and would allow the City to collect a 1.5% tax on all short-term sleeping rentals, which could then be remitted to the PTID. He said Discover Peoria would help execute the tourism plan for the hotel owners.

Council Member Allen thanked President Dalfonso for the overview of the proposed PTID, stating his appreciation for the effort to intentionally bring in additional revenue for the community.

Mayor Ali thanked President Dalfonso for his efforts to bring the hotel owners together and demonstrate that they supported the proposal. She said the proposed PTID would help drive tourism in the City and inquired if other municipalities in Illinois had implemented tourism districts. President Dalfonso said Chicago and Rockford had gone through this process, but noted many other places were in the implementation process. He said the hotel owners had other properties in tourism districts and had firsthand experience that tourism districts worked.

Council Member Vespa said he was initially hesitant about the proposal but, after considering the information, he supported the item. He said he was excited to see more people coming into the City, which would generate additional revenue for the City, noting the extra tax would be paid by outsiders, not City residents.

Council Member Gordon-Young and Council Member Kelly expressed their appreciation and support for the proposed PTID. Council Member Jackson said she was confident this would not affect residents and would vote in favor of the resolution.

Council Member Jackson moved to approve a resolution of intent to form the Peoria Tourism Improvement District (PTID) and fixing the time and place of the public hearing regarding the District Formation; seconded by Council Member Riggenbach.

Resolution No. 26-191 was approved by roll call vote.
Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenbach, Vespa, Mayor Ali – 9;
Nays: None.

(26-195) ****** **Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Deny an Amendment to the Existing Special Use Ordinance No. 13,807, as Amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to Allow the Modification of an Existing Off-Premises Sign to Add Electronic Messaging for the Property Located at 8103 N Knoxville Avenue (Parcel Identification Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL. (Council District 5)**

Council Member Riggenbach moved to defer Item No. 26-195 to the August 11, 2026, Joint City Council and Town Board Meeting; seconded by Council Member Kelly.

Approved by roll call vote.
Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenbach, Vespa, Mayor Ali – 9;
Nays: None.

Clerk's Note: Item No. 26-195 will be placed on the Agenda for the August 11, 2026, Joint City Council and Town Board Meeting for consideration by the City Council.

First Readings

(26-197) **Communication from Council Member Jackson with a Request to Receive and File the First Reading of an Ordinance to Amend Chapter 20 Regulating Multifamily Rental Property with the Addition of Article X Titled "Security Provisions".**

A document listing the affected apartment complexes and the police calls for service was distributed to all Council Members.

Corporation Counsel Hayes explained that Council Member Jackson had asked Staff to draft an ordinance requiring any rental operators with more than 50 units to have an on-site property manager and on-site security personnel. He said there had been ongoing discussions regarding criminal behavior at several large apartment complexes and how to ensure community safety for

residents. He said that, due to changes to the Illinois Human Rights Act in recent years, the City's Nuisance Ordinance was inadequate in addressing these issues. He said the security provisions would place the burden on rental operators to ensure compliance with community safety standards.

Council Member Jackson said it was not her intention for the proposed ordinance to be punitive, stating she knew most rental operators were not causing problems. She explained that many citizens had approached her with concerns about ongoing criminal activity that made them feel unsafe in their homes, noting that the proposed ordinance could help address those issues. She said there was a waiver process for rental operators meeting the City's standards.

Council Member Jackson requested the privilege of the floor for those who wished to speak on this item. asked a few citizens to share their experiences.

Hearing no objection, Mayor Ali granted Privilege of the Floor to those citizens who wished to address the City Council.

Michael Winters, resident at Schlarman House, said he had been assaulted after asking some men to turn down their music. He explained that he had been in contact with the Police whenever issues arose. He said change was needed and that he had started a neighborhood watch to combat criminal activity.

Corinna Clinton, a home healthcare worker, said she had a patient who lived at Schlarman House and visited the area many times over the last few months. She said she noticed criminal drug behavior and reported each incident to the Police. In reference to an incident last month, Ms. Clinton said she was coming to visit her patient and got into an altercation with another woman who had assaulted her and then tried to run her over with her vehicle, and she intervened when she was calling 911. She said the incident was traumatic, but she would not let it stop her from doing her job, stating she should feel safe in her workplace.

Eugenia Ross, resident at Oak Woods Apartments, said she had experienced her car being vandalized and her apartment being broken into many times. She said food and other items were taken from her residence, noting that she had photographic evidence showing someone had pried the lock on her door to get inside. She stated that her apartment complex had been without an office manager for many months, and that the last person hired left on the second day.

Helen Reyes, a long-term resident at Oak Woods Apartments, said she felt the property needed security and an on-site manager. She said the complex had struggled with bug infestations, deteriorating conditions, and loose dogs. She stated she recently witnessed and intervened in an incident involving another resident and a squatter who was hassling her for money.

A resident at Oakwoods Apartments said she had lived there for over 15 years and that, at the beginning, the living conditions were fine. She said her apartment complex changed landlords, and then conditions got worse. She said she was a part of a large deaf community who lived there, who are now fearful for their safety and are considering moving.

Council Member Jackson said the proposed ordinance was not a perfect solution but could address many of the issues. She said the details were discussed and refined during a meeting with City Manager Urich, Corporation Counsel Hayes, former Police Chief Echevarria, and City Police Officers. She emphasized the Police Officers were in favor of the proposed ordinance as a solution to the ongoing criminal behavior.

Police Chief Brad Dixon said the Police Department needed cooperation from the rental operators to address criminal trespass issues in the complex's common areas. He reviewed the police calls for service, noting calls were down from last year but up from 2024 figures. He said Police Officers conducted several self-initiated business checks and noted that the Police Department had a good working relationship with the Lexington Hills Apartment management. In discussion with Chief Dixon, Council Member Jackson inquired about how on-site security and camera surveillance systems would help Police. Chief Dixon said those would alleviate police calls and help find criminal offenders. Council Member Jackson said she understood the costs that would be incurred if the proposed ordinance were adopted and implied that corporate rental operators could afford them.

In a discussion with Mayor Ali, City Manager Urich clarified that the proposed ordinance originated with Council Member Jackson. He said several meetings had been held to discuss her concerns over the last few months, stating Corporation Counsel Hayes had drafted this ordinance with direction from Council Member Jackson. Mayor Ali inquired how the City historically dealt with these types of issues.

Corporation Counsel Hayes explained the City's Nuisance Ordinance was modified about 6 years ago to bring it into compliance with the Illinois Human Rights Act. He said the proposed amendments to the Nuisance Ordinance would make it easier to enforce action after certain actions, noting for large apartment complexes it would change the violation structure to trigger when there were three violations in a year's time in a unit as opposed to the current enforcement of three violations in the same unit during a 6-month timeframe. He said that once the proposed violation threshold was triggered, rental operators would need to add security features to remedy the violation rather than just be fined. He explained this would prevent the City from taking punitive actions against the non-offenders.

Council Member Oyler said he was sympathetic to the issues, emphasizing the City needed some type of intervention. He said in his experience as a property manager, the proposed ordinance was impractical. He said costs would likely be passed on to tenants, making it harder to afford rental housing. He said because of those reasons, he could not support the proposed ordinance.

In discussion with Council Member Carmona regarding the cost to rental operators, Corporation Counsel Hayes said the rough yearly estimate would be around $500,000.00. He said there could be variation in cost, noting that hiring competent staff was expensive. In response to Council Member Carmona, Corporation Counsel Hayes said the City would not be liable for rental operators who qualified for waivers. He explained that the proposed ordinance could face a constitutional challenge, which could expose the City to potential legal liability. He said it was a risk any time municipalities decided to regulate businesses.

Council Member Carmona commended Council Member Jackson for her efforts to work on these issues. He expressed concerns that the proposed ordinance would have many unforeseen consequences, such as higher rents and stricter conditions on new developments. He said he supported modifications to the City's Nuisance Ordinance, as it was a better way to hold rental operators accountable.

Council Member Vespa said the residents' testimony was moving, noting his desire to help the situation. He said he was fearful that residents would bear the brunt of the cost of hiring on-site management and security staff, indicating he feared this would worsen the housing affordability crisis. He said Peoria desperately needed more housing options and that he was open to considering the proposed ordinance.

Council Member Allen expressed his gratitude and apologies to the tenants, acknowledging that many more people had similar experiences. He thanked Council Member Jackson for bringing this issue to the Council's attention. He said any decisions the Council made regarding these issues would need to be data-driven and as objective as possible. He said the proposed ordinance was imperfect and did nothing to address the root cause of the problem. He said he was opposed to implementing any changes that would be passed on to the renters, noting he could not support the proposed ordinance at this time.

Council Member Gordon-Young said Peoria had a big problem with landlords, noting it went beyond the large apartment complexes. She expressed concern about the data provided to Council, noting that it needed more detail to show the types of police calls and whether they were office-initiated. She said she was unprepared to support the proposed ordinance at this time.

Council Member Riggenbach expressed his sympathies to the residents, noting the affordable housing crisis was not unique to Peoria. He reviewed the recent closure of New Hope Apartments and the passage of the Anti-Camping Ordinance in 2024, both of which have worsened housing affordability. He explained his support for a revised Nuisance Ordinance to address these issues and asked Staff to prepare a proposal.

Mayor Ali said the lack of housing options made these types of problems worse. She commended Council Member Jackson for her efforts to find a solution but disagreed with the need for expensive security provisions. She indicated her support for a revised Nuisance Ordinance, with more data provided to Council.

Council Member Jackson said she understood the Council's concerns regarding rising rents and worsening housing affordability. She said the proposed ordinance was not a perfect solution and emphasized the lack of public safety for these tenants, urging the Council to take action.

Council Member Allen moved to receive and file the first reading of an ordinance to amend Chapter 20 Regulating Multi-Family Rental Property with the Addition of Article X Titled "Security Provisions" and to place a second reading of the same ordinance at the August 11, 2026, Joint City Council and Town Board Meeting; seconded by Council Member Gordon-Young.

Approved by roll call vote.
Yeas: Allen, Gordon-Young, Jackson, Kelly, Riggenbach, Vespa, Mayor Ali – 7;
Nays: Carmona, Oyler – 2.

Clerk's Note: Item No. 26-197 will appear on the August 11, 2026, Joint City Council and Town Board Agenda.

Council Member Gordon-Young requested that Staff present a detailed breakdown of police calls for service, including the type of call, the time of the call, and whether the call was police-initiated.

Presentations

(26-198) Communication from the City Manager and Finance Director/Comptroller with a Request to Receive and File the 2025 Annual Comprehensive Financial Report, Audited by CliftonLarsonAllen LLP.

Bound copies of the 2025 Annual Comprehensive Financial Report were distributed to all Council Members.

City Manager Urich said representatives from CliftonLarsonAllen LLP (CLA) were in attendance to provide an overview of the 2025 Audit.

Brian Mateas, Director at CLA, provided a brief overview of the audit deliverables, which included the 2025 Annual Comprehensive Financial Report, the Government Audit Standards and Single Audit Report, the Tax Increment Financing Report, and the Governance Communication Letter.

In response to Council Member Oyler, Director Mateas said overall it was a clean audit, with nothing unexpected and some small reporting issues that were corrected.

Council Member John Kelly moved to receive and file the 2025 Annual Comprehensive Financial Report, audited by CliftonLarsonAllen LLP; seconded by Council Member Gordon-Young.

Motion to receive and file the 2025 Annual Comprehensive Financial Report, audited by CliftonLarsonAllen LLP was approved by roll call vote.
Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenbach, Vespa, Mayor Ali – 9;
Nays: None.

Regular Business Items, with Recommendations Outlined

(26-199) Communication from the City Manager and Corporation Counsel with a Request to:

A. Adopt an Ordinance Approving the Redevelopment Agreement with 500-516 Main Street LLC, to Renovate Three Commercial Units and Convert the Second Floor to Boutique Guest Lodging at 500-516 Main Street in the Hospitality Improvement Zone District; and,

B. Approve the Purchase Agreement of the Parking Lot at Hamilton and Madison between the City of Peoria and 500-516 Main Street, LLC. (Council District 2)

A revised redevelopment agreement and a revised purchase agreement were distributed to all Council Members.

City Manager Urich expressed his enthusiasm for the proposed development, noting it would develop the Main Street side of the Madison Theater properties. He reviewed the development, stating it was a mixed-use project that would include three restaurants and a 24-bed hotel, and provided figures for the total development cost and the reimbursement structure. He said the developer had agreed to redo the sidewalks to make them ADA accessible. He said the parking lot at Hamilton and Madison was currently leased to IDOT but would end mid-2027. He said the property closing would occur after the lease ends, noting that the developers would be making parking lot improvements.

Council Member Carmona invited the developers to address the Council regarding the proposed development.

Jeffrey Giebelhausen, said they got involved in this project many years ago, stating the redevelopment of the 500 block of Main Street was the first step in bringing back the Madison Theater. He said the proposed restaurants would include an expansion of Hoops, a fine dining restaurant, and a deli with a bakery. He explained that developing the property's second floor into a boutique hotel would be a first for Peoria. He detailed the commitment to redeveloping the Madison Theater, including efforts to install ADA-accessible sidewalks, perform joint sewer improvements, and improve downtown access to parking.

Gerald Ritterbush, said acquiring the parking lot was necessary for the development. He said the Madison Theater was an important landmark to Peoria and referenced its historic features. He said he was committed to seeing the Madison Theater reopened and making the area an attractive place to visit.

Council Member Carmona moved to adopt an ordinance approving the redevelopment agreement with 500-516 Main Street LLC, to renovate three commercial units and convert the second floor to Boutique Guest Lodging at 500-516 Main Street in the Hospitality Improvement Zone District; seconded by Council Member Oyler.

Ordinance No. 18,389 was adopted by roll call vote.
Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenbach, Vespa, Mayor Ali – 9;
Nays: None.

Council Member Carmona moved to approve the purchase agreement of the parking lot at Hamilton and Madison between the City of Peoria and 500-516 Main Street, LLC; seconded by Council Member Oyler.

Approved by roll call vote.
Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenbach, Vespa, Mayor Ali – 9;
Nays: None.

(26-200) Communication from the City Manager and Finance Director/Comptroller with a Request to Receive and File the 2027 Revised Budget Timeline.

Finance Director Cratty reviewed the proposed 2027 Revised Budget Timeline. He said Staff had begun the budget process in early July, with the first draft due on August 12, 2026. He said the timeline was as in previous years, noting that, due to a recent change in state law, there would be no meeting on Tuesday, November 3, 2026, since it was election day.

Council Member Kelly moved to receive and file the 2027 Revised Budget Timeline; seconded by Council Member Oyler.

Motion to receive and file the 2027 revised budget timeline was approved by roll call vote.
Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenbach, Vespa, Mayor Ali – 9;
Nays: None.

(26-201) Communication from the City Manager and Finance Director/Comptroller with a Request to Receive and File the Month-Ended May 31, 2026, Unaudited Financial Report.

Director Cratty reviewed the May 31, 2026, Unaudited Financial Report, noting revenues were slightly down compared to estimates but higher than last year's figures. He said expenses were up approximately 6% compared to last year, likely due to the timing of large payments and subscription renewals.

Council Member Carmona moved to receive and file the month-ended May 31, 2026, Unaudited Financial Report; seconded by Council Member Kelly.

Approved by roll call vote.
Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenbach, Vespa, Mayor Ali – 9;
Nays: None.

Unfinished Business (Including but Not Limited to Motions to Reconsider Items, if Any, From the Previous Regular Meeting)

It was determined there was no unfinished business to address.

New Business

Nuisance Ordinance Request
Council Member Kelly requested Staff present an updated Nuisance Ordinance as a First Reading at the next meeting on August 11, 2026.

Children's Home Construction Update
Council Member Riggenbach updated the Council on the progress happening at the Children's Home on Knoxville Avenue. He expressed appreciation for the project, noting its purpose was to provide housing for children aging out of foster care. He invited the Council Members to visit the project site.

Richard Mitchell Memorial
Council Member Riggenbach recognized the passing of Richard Mitchell, a longtime member and Chair of the East Village Growth Cell Advisory Committee. He said Mr. Mitchell had made multiple contributions to the East Bluff Community over the years and invited the Council to his Memorial Service at the East Bluff Community Center on August 8, 2026, from 2-4:00 P.M.

Citizens' Opportunity to Address the City Council/Town Board

Mayor Ali granted privilege of the floor to those wishing to address the City Council/Town Board.

Steve West, a concerned citizen, said there were issues with potholes in his neighborhood. He said the East Bluff had extensive road construction projects over the last several years, detouring traffic through small residential side streets. He explained that the increased traffic had damaged the streets, noting that many potholes needed to be filled. He asked Public Works Staff to address these issues.

Heather Stacy, Director of Outreach at LULA NFP, reminded the Council that her organization was still helping unhoused individuals. She said despite the Anti-Camping Ordinance, people were still living in tents. She explained that unhoused people face lots of uncertainty and deal with abandonment issues. She urged the Council to carefully consider any ordinances or policies that would increase those issues.

Darcie Cady, a concerned citizen, said she was moved by the tenant's testimony. She appreciated the Council's concerns but asserted it was hard for them to empathize with the situation. She said the City's demographics were not represented by the Council. She said it was challenging to organize marginalized people to advocate for themselves, noting extensive barriers to involvement. She expressed criticism of the Council's stance on helping the unhoused when the Council adopted the Anti-Camping Ordinance. She urged the Council to learn from the viable solutions other municipalities had utilized to solve these problems.

Camilla Pietreniak, a concerned citizen, said she was present to speak to the Council regarding the City's treatment of the unhoused. She said these people were degraded and dehumanized, often suffering from complex health issues or were the victims of abuse. She explained many were trying to find their way out of poverty and were forced back into being unhoused. She criticized the City's Anti-Camping Ordinance as inhumane, stating that everyone deserved dignity.

D. Doc McClellon, a concerned resident and member of Westside Environmental Plan of Action Committee, expressed his condolences to the family of Isis Horn and the man who was murdered and placed into a freezer. He said he wished he was in a position of power to change things in the City to help marginalized folks. He expressed his criticisms of various City initiatives, mentioning increased disappointment with the current City Council Members.

Kathy McNeil, a concerned citizen, urged the Council to consider every Peoria resident when making decisions, noting that many residents were struggling financially. She commended Council Member Jackson and Peoria Park District Trustee Alex Sierra for hosting an event on July 29, 2026, to hear from citizens and discuss community solutions. She said she was also present to remind the Council to take action to protect the Detweiller Playground and Marina, noting the public access to the Illinois River was important to preserve.

Executive Session

Consideration of a Motion for the City Council to enter into Executive Session pursuant to 5 ILCS 120/2(c)(11) Litigation, when an action is against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that such an action is probable or imminent and pursuant to 2(c)(21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

Council Member Gordon-Young moved to enter into Executive Session pursuant to 5 ILCS 120/2(c)(11) Litigation, when an action is against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that such an action is probable or imminent and pursuant to 2(c)(21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.; seconded by Council Member Allen.

Approved by roll call vote.
Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenbach, Vespa, Mayor Ali – 9;
Nays: None.

Adjournment

Council Member Gordon-Young moved to adjourn the Joint City Council and Town Board Meeting; seconded by Council Member Allen.

Approved by roll call vote.
Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenbach, Vespa, Mayor Ali – 9;
Nays: None.

The July 28, 2026, Joint City Council and Town Board Meeting adjourned at 9:01 P.M.

Stefanie Tarr

City Clerk - Stefanie Tarr, RMC, CMC, MMC

ah

City Council Communication

Meeting Date: August 11, 2026
Department: Town Clerk's Office

File Number: 26-202

Subject: 26-202 Town of the City of Peoria Financial Statements (Annual Audit) and Supplementary Information for Year Ended March 31, 2026, with Request to Receive and File.

Background - Describe the Impact if This Is Approved or Denied:

Financial Impact:

Neighborhood Concerns:

Recommendation supports the following Strategic Plan Priorities:

EEO Certification Number:

Attachments:

1.	Financials Letter to the Board
2.	Final - Financials

Town Trustees and Town Officials
Town of the City of Peoria, Illinois
Peoria, Illinois

We have audited the cash basis financial statements of the governmental activities and the major fund of Town of the City of Peoria, Illinois (the Town) as of and for the year ended March 31, 2026, and have issued our report thereon dated May 15, 2026. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America, as well as certain information related to the planned scope and timing of our audit in our engagement letter dated January 14, 2026. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings or issues

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Town are described in Note 1 to the financial statements.

No new accounting policies were adopted and the application of existing policies was not changed during 2026.

We noted no transactions entered into by the Town during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were no accounting estimates affecting the financial statements which were particularly sensitive or required substantial judgments by management.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. There were no particularly sensitive financial statement disclosures.

The financial statement disclosures are neutral, consistent, and clear.

Significant unusual transactions

We identified no significant unusual transactions.

Difficulties encountered in performing the audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

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Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management did not identify and we did not notify them of any uncorrected financial statement misstatements.

Corrected misstatements

The attached schedule summarizes all misstatements (immaterial) detected as a result of audit procedures that were corrected by management.

Disagreements with management

For purposes of this communication, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

Management representations

We have requested certain representations from management that are included in the attached management representation letter dated May 15, 2026.

Management consultations with other independent accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Town's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Significant issues discussed with management prior to engagement

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to engagement as the Town's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our engagement.

Supplementary information in relation to the financial statements as a whole

With respect to the combining statement of cash receipts, disbursements, and changes in cash and cash equivalents – cash basis – governmental fund – general fund – by accounts, the statements of cash receipts, disbursements, and changes in cash and cash equivalents – cash basis – budget and actual, and the general town account, general assistance account, and retirement account accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated May 15, 2026.

This communication is intended solely for the information and use of the elected officials and trustees of Town of the City of Peoria, Illinois and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Peoria, Illinois
May 15, 2026

TOWN OF THE CITY OF PEORIA, ILLINOIS

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED MARCH 31, 2026



CPAs | CONSULTANTS | WEALTH ADVISORS

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TOWN OF THE CITY OF PEORIA, ILLINOIS
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INDEPENDENT AUDITORS' REPORT

Town Officials
Town of the City of Peoria, Illinois

Report on the Audit of the Financial Statements

Opinions

We have audited the cash basis financial statements of the governmental activities and major fund of Town of the City of Peoria, Illinois (the Town), as of and for the year ended March 31, 2026, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities and major fund of the Town, as of March 31, 2026, and the respective changes in cash basis financial position for the year then ended in accordance with the cash basis of accounting described in Note 1.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter – Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 1; and for determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The accompanying supplementary information, including the combining statement of cash receipts, disbursements, and changes in cash and cash equivalents – cash basis – governmental fund – general fund – by accounts, the statements of cash receipts, disbursements, and changes in cash and cash equivalents – cash basis – budget and actual, and the general Town account, general assistance account, and retirement account, is presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole, on the basis of accounting described in Note 1.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Peoria, Illinois
May 15, 2026

TOWN OF THE CITY OF PEORIA, ILLINOIS
STATEMENT OF ACTIVITIES AND CHANGES IN CASH AND CASH EQUIVALENTS—CASH BASIS
YEAR ENDED MARCH 31, 2026

	Cash Disbursements	Program Receipts: Charges for Services	Program Receipts: Operating Grants	Program Receipts: Capital Grants	Net (Disbursements) Receipts and Changes in Cash and Cash Total
Governmental Activities					
General Government	$ 1,018,332	$ -	$ -	$ -	$ (1,018,332)
Public Welfare	1,047,737	-	60,193	-	(987,544)
Total Governmental Activities	$ 2,066,069	$ -	$ 60,193	$ -	(2,005,876)
General Receipts:					
Taxes:					
Property					1,366,840
Illinois Replacement					359,094
Interest					56,874
Total General Receipts					1,782,808
Change in Cash and Cash Equivalents					(223,068)
Cash and Cash Equivalents - Beginning					3,322,102
Cash and Cash Equivalents - Ending					$ 3,099,034
Cash and Cash Equivalents:					
Restricted for:					
Illinois Municipal Retirement Fund					$ 88,540
Public Welfare					814,842
Unrestricted					2,195,652
Total Cash and Cash Equivalents					$ 3,099,034

See accompanying Notes to Financial Statements.

TOWN OF THE CITY OF PEORIA, ILLINOIS
STATEMENT OF CASH RECEIPTS, DISBURSEMENTS, AND CHANGES IN CASH AND CASH EQUIVALENTS—CASH BASIS – GOVERNMENTAL FUND
YEAR ENDED MARCH 31, 2026

	General Fund
RECEIPTS	
Property Taxes	$ 1,366,840
Illinois Replacement Taxes	359,094
Temporary Assistance Reimbursements	60,193
Interest	56,874
Total Receipts	1,843,001
DISBURSEMENTS - CURRENT	
General Government	1,018,332
Public Welfare	1,047,737
Total Disbursements	2,066,069
CHANGE IN CASH EQUIVALENTS	(223,068)
Cash and Cash Equivalents - Beginning	3,322,102
CASH AND CASH EQUIVALENTS - ENDING	$ 3,099,034
CASH AND CASH EQUIVALENTS	
Restricted for:	
Illinois Municipal Retirement Fund	$ 88,540
Public Welfare	814,842
Unassigned	2,195,652
Total Cash and Cash Equivalents	$ 3,099,034

See accompanying Notes to Financial Statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Operations

The Town of the City of Peoria, Illinois (the Town) provides a broad range of services to citizens, including general government and relief and emergency assistance.

Reporting Entity

The Town is considered a primary government and there are no other organizations or agencies whose financial statements should be combined and presented with these statements.

Basis of Presentation

Government-Wide Financial Statements – The statements of activities and changes in cash and cash equivalents—cash basis display information about the reporting government as a whole within limitations of the cash basis of accounting. Governmental activities normally are supported by taxes and intergovernmental receipts.

The government-wide financial statement demonstrates the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions for temporary assistance from the State of Illinois that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items which are not classified as program receipts are presented as general receipts of the Town.

Restricted cash and cash equivalents results when constraints placed on cash and cash equivalents use are either externally imposed by creditors, grantors, contributors, and the like, or imposed by law through constitutional provisions or enabling legislation. Unrestricted cash and cash equivalents consists of cash and cash equivalents that do not meet the criteria of the preceding category.

Fund Financial Statements – The statement of cash receipts, disbursements and changes in cash and cash equivalents—cash basis – governmental fund is provided for the governmental fund. Fund financial statements are designed to present financial information of the Town at a more detailed level. The focus of governmental fund financial statements is on major funds; one major fund is presented.

The accounts of the Town are organized on the basis of funds, each of which is considered to be a separate accounting entity. The transactions of each fund are accounted for by providing a separate set of self-balancing funds, which comprise its cash and cash equivalent balances, receipts and disbursements. There are three categories of funds: governmental, proprietary and fiduciary; however, the Town only maintains a governmental fund.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Presentation (Continued)

Fund Financial Statements (Continued) –The Town considers its only fund to be a major governmental fund. Accounts within the General Fund are as follows:

General Town Account – The General Town Account is the general operating account of the Town. It is used to account for all financial transactions except those required to be accounted for in other accounts.

General Assistance Account – The General Assistance Account is used to account for the proceeds of specific revenue sources that are legally restricted to disbursements for relief and emergency assistance to individuals.

Retirement Account – The Retirement Account is used to account for the proceeds of specific revenue sources that are legally restricted, primarily for disbursements for the Town's participation in the Illinois Municipal Retirement Fund on behalf of the Town's employees and for payment of certain social security taxes and Medicare benefits.

Measurement Focus and Basis of Accounting

The government-wide financial statements and governmental fund financial statements are prepared on the cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America (GAAP); therefore, receivables, payables, capital assets and depreciation, which may be material in amount, are not recognized. Property taxes are recognized as revenue in the year in which they are received.

If the Town utilized the basis of accounting recognized as generally accepted, the fund financial statements for the governmental fund would use the modified accrual basis of accounting and the government-wide financial statements would be presented on the accrual basis of accounting.

Cash and Cash Equivalents

For purposes of financial reporting, the Town considers all money market accounts and certificates of deposit, regardless of maturity, to be cash equivalents.

Property Taxes

Property taxes are levied in December and attach as an enforceable lien on the property the preceding January 1 and are generally collectible in June and September of the year following the December tax levy. The Property Tax Extension Limitation Law imposes mandatory tax limitations on the ability of taxing districts in Illinois to raise revenues through unlimited property tax increases. The increase in property tax extensions is limited to the lessor of 5% or the percentage increase in the Consumer Price Index for all Urban Consumers. The limitation includes taxes levied for purposes without statutory maximum rate. The amount of the limitation may be adjusted for new property added or annexes to the tax base or due to voter approved increases.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Appropriations and Budgetary Accounting

As of March 31, 2026, appropriations/budgets for all funds of the Town are adopted on the cash basis. For reporting purposes, the Appropriation Ordinance is considered the budget. Budgetary comparisons presented in this report are on the budgetary basis. Appropriations/budgets approved through this process lapse at year-end. The level of legal control is the fund budget in total.

Fund Balances

Within the governmental fund types, the Town's fund balances are reported in one of the following classifications:

Nonspendable – includes amounts that cannot be spent because they are either: a) not in spendable form; or b) legally or contractually required to be maintained intact. At March 31, 2026, the Town did not report any nonspendable fund balance amounts.

Restricted – includes amounts that are restricted to specific purposes, that is, when constraints placed on the use of resources are either: a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or b) imposed by law through constitutional provisions or enabling legislation. At March 31, 2026, the Town has restricted fund balances in the General Fund for Illinois Municipal Retirement Fund, Social Security and Public Welfare.

Committed – includes amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the Town's highest level of decision-making authority. Committed amounts cannot be used for any other purpose unless the Town removes or changes the specified use by taking the same type of action it employed to previously commit those amounts. The Town's highest level of decision-making authority rests with the Board of Town Trustees. The Town passes formal resolutions to commit their fund balances. At March 31, 2026, the Town did not report any committed fund balance amounts.

Assigned – includes amounts that are constrained by the Town's intent to be used for specific purposes, but that are neither restricted nor committed. Intent is expressed by: a) the Board of Town Trustees itself; or b) a body or official to which the Board of Town Trustees has delegated the authority to assign amounts to be used for specific purposes. At March 31, 2026, the Town did not report any assigned fund balance amounts.

Unassigned – includes the residual fund balance that has not been restricted, committed, or assigned within the General Fund.

It is the Town's policy to consider restricted resources to have been spent first when an expenditure is incurred for which both restricted and unassigned (i.e., committed, assigned or unassigned) fund balances are available, followed by committed and then assigned fund balances. Unassigned amounts are used only after the other resources have been used.

NOTE 2 DEPOSITS

State statutes authorize the Town to make deposits in commercial banks and savings and loan institutions, and to make investments in certificates of deposit, obligations of the U.S. Treasury and U.S. Agencies, obligations of states and their political subdivisions, repurchase agreements, commercial paper rated within the three highest classifications by at least two standard rating services, and the Illinois Funds' Money Market Fund.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a bank failure, the Town's deposits may not be returned to the Town. As of March 31, 2026, the Town's deposits, which include certificates of deposit, amounted to $3,099,034 with bank balances of $3,121,054. The insured and collateral status of the bank balances, by category of risk were as follows:

Uninsured and collateralized with securities held by the the pledging financial institution	$ 2,871,054

As of March 31, 2026, the Town had no investments; therefore, they are not subject to interest rate risk, credit risk, and concentration of credit risk.

NOTE 3 ILLINOIS MUNICIPAL RETIREMENT FUND (IMRF)

Plan Description

The Town's defined benefit pension plan for regular employees provides retirement and disability benefits, post-retirement increases, and death benefits to plan members and beneficiaries. The Town's plan is managed by the IMRF, the administrator of a multi-employer public pension fund. A summary of IMRF's pension benefits is provided in the "Benefits Provided" section of this note. Details of all benefits are available from IMRF. Benefit provisions are established by statute and may only be changed by the General Assembly of the state of Illinois. IMRF issues a publicly available Annual Comprehensive Financial Report that includes financial statements, detailed information about the pension plan's fiduciary net position, and supplementary information. The report is available for download at www.imrf.org.

Benefits Provided

The Town participates in the regular plan. Employees hired before January 1, 2011, are eligible for Tier 1 benefits. Tier 1 employees are vested for pension benefits when they have at least eight years of qualifying service credit. Tier 1 employees who retire at age 55 (at reduced benefits) or after age 60 (at full benefits) with eight years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any consecutive 48 months within the last 10 years of service, divided by 48. Under Tier 1, the pension is increased by 3% of the original amount on January 1 every year after retirement.

NOTE 3 ILLINOIS MUNICIPAL RETIREMENT FUND (IMRF) (CONTINUED)

Benefits Provided (Continued)

Employees hired on or after January 1, 2011, are eligible for Tier 2 benefits. For Tier 2 employees, pension benefits vest after ten years of service. Participating employees who retire at age 62 (at reduced benefits) or after age 67 (at full benefits) with 10 years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any 96 consecutive months within the last 10 years of service, divided by 96. Under Tier 2, the pension is increased on January 1 every year after retirement, upon reaching age 67, by the lesser of:

- 3% of the original pension amount, or
- 1/2 of the increase in the Consumer Price Index of the original pension amount.

Contributions

As set by statute, the Town's Regular Plan Members are required to contribute 4.50% of their annual covered salary. The statute requires employers to contribute the amount necessary, in addition to member contributions, to finance the retirement coverage of its own employees. The Town's annual contribution rate for calendar years 2026 and 2025 were 0.80% and 0.80%, respectively. For the fiscal year ended March 31, 2026, the Town contributed $4,720 to the plan. The Town also contributes for disability benefits, death benefits, and supplemental retirement benefits, all of which are pooled at the IMRF level. Contribution rates for disability and death benefits are set by IMRF's Board of Trustees, while the supplemental retirement benefits rate is set by statute.

NOTE 4 OTHER POSTEMPLOYMENT BENEFITS (OPEB)

Plan Description

The Town participates in the City of Peoria, Illinois' health care plan, which offers its active and pre-65 retirees and their dependents medical, prescription drug, and dental coverage.

Benefits Provided

Post-65 retirees are offered a fully insured Medicare Supplement Plan. Employees of the Town are eligible for lifetime retiree health benefits once they meet the IMRF eligibility requirements, as described in Note 3. The Town pays insurance premiums to the City of Peoria, Illinois on a monthly basis. This arrangement does not qualify as OPEB plan assets under Governmental Accounting Standards Board (GASB) for current GASB reporting.

NOTE 4 OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Contributions

The plan is a self-insured health insurance program with post-65 and pre-65 retirees' contributions making up 100% of the funding. The Town's contributions are established by the Joint Labor/Management Healthcare Committee of the City of Peoria, Illinois. The provisions of this plan may only be modified upon the unanimous agreement of all of the voting members of the Committee and approval by the City of Peoria Council. The plan does not issue a stand-alone financial report.

Contributions are required for both retiree and dependent coverage. The retiree contributions are based on an expected average gross premium that is dependent on family coverage.

The actuarially determined contribution is based on projected pay-as-you-go financing. For fiscal year 2026, the Town contributed $-0- in premiums for retirees as retirees are required to pay 100% of the premiums.

NOTE 5 RISK MANAGEMENT

The Town is exposed to various risks of loss related to tort, theft, damage to or destruction of assets, errors and omissions, injuries to employees and natural disasters. These risks are covered by the purchase of commercial insurance. The Town has not experienced any losses in excess of its commercial insurance coverage in any of the past three fiscal years, and management does not believe that such a situation exists as of the date of these financial statements.

TOWN OF THE CITY OF PEORIA, ILLINOIS
COMBINING STATEMENT OF CASH RECEIPTS, DISBURSEMENTS,
AND CHANGES IN CASH AND CASH EQUIVALENTS—CASH BASIS
GOVERNMENTAL FUND – GENERAL FUND
BY ACCOUNTS
YEAR ENDED MARCH 31, 2026

	General Town Account	General Assistance Account	Retirement Account	Total General Fund
RECEIPTS				
Property Taxes	$ 296,810	$ 1,014,356	$ 55,674	$ 1,366,840
Illinois Replacement Taxes	359,094	-	-	359,094
Temporary Assistance Reimbursements	-	60,193	-	60,193
Interest	47,546	5,666	3,662	56,874
Total Receipts	703,450	1,080,215	59,336	1,843,001
DISBURSEMENTS - CURRENT				
General Government	753,936	206,660	57,736	1,018,332
Public Welfare	-	1,047,737	-	1,047,737
Total Disbursements	753,936	1,254,397	57,736	2,066,069
CHANGE IN CASH EQUIVALENTS	(50,486)	(174,182)	1,600	(223,068)
Cash and Cash Equivalents - Beginning	2,246,138	967,841	108,123	3,322,102
CASH AND CASH EQUIVALENTS - ENDING	$ 2,195,652	$ 793,659	$ 109,723	$ 3,099,034
CASH AND CASH EQUIVALENTS				
Restricted for:				
Illinois Municipal Retirement Fund	$ -	$ -	$ 88,540	$ 88,540
Public Welfare	-	793,659	21,183	814,842
Unassigned	2,195,652	-	-	2,195,652
Total Cash and Cash Equivalents	$ 2,195,652	$ 793,659	$ 109,723	$ 3,099,034

TOWN OF THE CITY OF PEORIA, ILLINOIS
GENERAL TOWN ACCOUNT
STATEMENT OF CASH RECEIPTS, DISBURSEMENTS, AND CHANGES IN CASH AND CASH EQUIVALENTS—CASH BASIS
BUDGET AND ACTUAL
YEAR ENDED MARCH 31, 2026

	Original and Final Budget	Actual
RECEIPTS		
Property Taxes	$ 300,000	$ 296,810
Illinois Replacement Taxes	396,000	359,094
Interest	33,000	47,546
Total Receipts	729,000	703,450
DISBURSEMENTS		
Assessor's Office:		
Salary, Assessor	107,600	110,775
Salary, Deputies	269,950	258,869
Health Insurance	60,000	33,882
Office Supplies and Expense	27,250	25,769
Telephone	3,500	3,115
Appraisal Services	20,750	-
Purchase and Rental of Equipment	6,800	9,995
Transportation and Travel	5,000	3,872
Repairs and Maintenance of Equipment	2,000	818
Subscriptions, Dues, Fees, and Education	2,900	4,910
Total Assessor's Office	505,750	452,005
Town Clerk's Office:		
Salary, Town Clerk	8,000	8,000
Salary, Office Help	41,440	32,002
Health Insurance	6,513	-
Office Supplies	400	70
Printing, Publishing, and Photographic Services	650	159
Purchase and Rental of Equipment	300	-
Maintenance	400	135
Total Town Clerk's Office	57,703	40,366
Supervisor's Office:		
Salary, Supervisor	96,629	96,628
Health Insurance	18,231	17,830
Transportation and Travel	2,200	2,200
Total Supervisor's Office	117,060	116,658

TOWN OF THE CITY OF PEORIA, ILLINOIS
GENERAL TOWN ACCOUNT
STATEMENT OF CASH RECEIPTS, DISBURSEMENTS, AND CHANGES IN CASH AND CASH EQUIVALENTS—CASH BASIS
BUDGET AND ACTUAL (CONTINUED)
YEAR ENDED MARCH 31, 2026

	Original and Final Budget	Actual
DISBURSEMENTS (Continued)		
Town Collector's Office:		
Salary, Town Collector	$ -	$ 1,000
Other:		
Attorney Fees	10,000	10,116
Auditing	7,500	7,250
Other Professional Services	2,000	-
Office Supplies	700	265
Elected Trustees	33,000	33,000
General Insurance	12,000	10,965
Provision for Contingencies	5,000	-
Salaries	50,000	52,771
Employee Health Benefits	13,000	7,384
Dues and Membership Fees	1,700	1,397
Equipment Repair and Maintenance	250	-
Computer Services	3,800	3,522
Capital Purchases	41,600	15,491
Training and Education	1,000	1,495
Miscellaneous	400	251
Total Other	181,950	143,907
Total Disbursements	862,463	753,936
DEFICIENCY OF RECEIPTS OVER DISBURSEMENTS		(50,486)
Cash and Cash Equivalents - Beginning		2,246,138
CASH AND CASH EQUIVALENTS - ENDING		$ 2,195,652

TOWN OF THE CITY OF PEORIA, ILLINOIS
GENERAL ASSISTANCE ACCOUNT
STATEMENT OF CASH RECEIPTS, DISBURSEMENTS, AND CHANGES IN CASH AND CASH EQUIVALENTS—CASH BASIS
BUDGET AND ACTUAL
YEAR ENDED MARCH 31, 2026

	Original and Final Budget	Actual
RECEIPTS		
Property Taxes	$ 1,022,190	$ 1,014,356
Temporary Assistance Reimbursements	60,000	60,193
Interest	11,000	5,666
Total Receipts	1,093,190	1,080,215
DISBURSEMENTS		
Administrative:		
Salaries	154,000	148,781
Office Supplies	6,050	4,521
Equipment Maintenance and Rentals	7,650	5,398
Postage	3,000	3,906
Office Rent and Maintenance	15,800	14,790
Equipment Purchases	3,000	-
Telephone	3,500	3,808
Health Insurance	30,000	10,252
Provision for Contingencies	5,000	-
Professional Services	13,350	7,250
Computer Maintenance and Purchases	7,700	7,954
Total Administrative	249,050	206,660
Relief:		
Emergency Assistance:		
Utilities Vouchers	815,000	761,067
Dental Vouchers	3,000	-
Optical Vouchers	8,000	6,642
Miscellaneous	30,000	10,416
Subtotal Emergency Assistance	856,000	778,125
Direct Grant	236,000	209,111
Heartland Clinic	30,000	30,000
Center for Prevention of Abuse	10,000	10,000
Peoria Friendship House	10,000	10,000
Peoria Grown	10,000	10,000
Employment Training	15,000	-
Other	1,500	501
Total Relief	1,168,500	1,047,737
Total Disbursements	1,417,550	1,254,397
DEFICIENCY OF RECEIPTS OVER DISBURSEMENTS	$ (324,360)	(174,182)
Cash and Cash Equivalents - Beginning		967,841
CASH AND CASH EQUIVALENTS - ENDING		$ 793,659

TOWN OF THE CITY OF PEORIA, ILLINOIS
RETIREMENT ACCOUNT
STATEMENT OF CASH RECEIPTS, DISBURSEMENTS, AND CHANGES IN CASH AND CASH EQUIVALENTS—CASH BASIS
BUDGET AND ACTUAL
YEAR ENDED MARCH 31, 2026

	Original and Final Budget	Actual
RECEIPTS		
Property Taxes	$ 56,000	$ 55,674
Interest	3,000	3,662
Total Receipts	59,000	59,336
DISBURSEMENTS		
Pension Contributions	8,000	4,720
Employer Payroll Taxes	57,000	52,767
Miscellaneous	240	249
Total Disbursements	65,240	57,736
EXCESS (DEFICIENCY) OF RECEIPTS OVER DISBURSEMENTS	$ (6,240)	1,600
Cash and Cash Equivalents - Beginning		108,123
CASH AND CASH EQUIVALENTS - ENDING		$ 109,723

Global
INDEPENDENT
NETWORK MEMBER

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Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an
SEC-registered investment advisor.

City Council Communication

Meeting Date: August 11, 2026
Department: Town Clerk's Office

File Number: 26-203

Subject: 26-203 Request from the Town Officials to Approve the July 2026 Actual Expenditures and to Approve the August 2026 Anticipated Expenditures for the Town of the City of Peoria.

Background - Describe the Impact if This Is Approved or Denied:

Financial Impact:

Neighborhood Concerns:

Recommendation supports the following Strategic Plan Priorities:

EEO Certification Number:

Attachments:

1.	Resolution 19-001
2.	Expected Expenditures August 2026

RESOLUTION CONCERNING THE RATIFICATION OF ORDERS AND CLAIMS AGAINST PEORIA TOWNSHIP

THIS RESOLUTION made this 8th date of January, 2019, by the Township of the City of Peoria ("Peoria Township") Board of Township Trustees, WITNESSETH:

WHEREAS, 60 ILCS 1/80-10 sets forth that the Township Board is to examine and audit the Township accounts before any bills (other than general assistance, obligations for Social Security taxes as required by Social Security Enabling Act, and wages that are subject to the Illinois Wage Payment and Collection Act, or other expenses determined by the Township Board by resolution) are paid;

WHEREAS, by the very nature of the program to which they relate, payments for Emergency Assistance which are made in the sole discretion of the Township Supervisor should not require prior approval of the Township Board prior to payment; and

WHEREAS, claims or charges may be incurred by Peoria Township which must be paid prior to the next Township Board meeting ("Operating Emergencies");

WHEREAS, wages for Township Officials are most efficiently paid at the same time an employee wages are paid, and further, such wages are set by ordinance;

WHEREAS, expenses related to wage payment (withholding, benefits, etc.) ("Wage Related Expense") are most efficiently paid at the same time as wages are paid; and

WHEREAS, payments for Emergency Assistance, Operating Emergencies, Township Officials Wages, and Wage Related Expenses may be reviewed and ratified at the next Township Board meeting;

IT IS, THEREFORE, RESOLVED by the Peoria Township Board of Trustees on the date first above written that payments made for: (1) Emergency Assistance by the Peoria Township Supervisor; (2) Operating Emergencies as determined by the Township Supervisor in the Supervisor's sole discretion; (3) Wages for Township Officials; or (4) Wage Related Expense, shall not require prior approval before payment and that such payments shall be reviewed and ratified at the next Township Board meeting following the payment of such monies.

Passed by a vote of 11 ayes and 0 nays on the date first above written.

Presiding Officer

Board of Township Trustees

ADOPTED JANUARY 8, 2019

General Fund
Expected Expenses
8/2026

Vendor #	Vendor Name	Payment Date	Payment Amount	Expense Account	Description
40218	ADP, INC	8/15/2026	103.64	101-5050-555.48-10	Payroll Service
40218	ADP, INC	8/30/2026	103.64	101-5050-555.48-10	Payroll Service
30001	AMEREN	8/15/2026	297.24	101-5010-551.35-90	Utilities
47108	AVAYA CLOUD OFFICE	8/15/2026	213.94	101-5010-551.37-20	Phone
40011	CITY OF PEORIA	8/15/2026	3334.65	101-5010-551.20-50	Health Insurance
40011	CITY OF PEORIA	8/15/2026	1970.98	101-5030-553.20-30	Health Insurance
40011	CITY OF PEORIA	8/15/2026	678.12	101-5050-555.20-30	Health Insurance
40212	COMCAST	8/15/2026	69.97	101-5010-551.35-20	Internet Service
31035	FISH WINDOW CLEANING	8/15/2026	11.00	101-5010-551.35-90	Window Cleaning
40188	GFL ENVIROMENTAL	8/15/2026	85.87	101-5010-551.35-90	Dumpster Fee
30005	GREATER PEORIA SANITARY	8/15/2026	23.86	101-5010-551.35-90	Sewer Bill
30033	ILLINOIS AMERICAN WATER	8/15/2026	26.02	101-5010-551.35-90	Water
40291	PHD SERVICES	8/15/2026	247.97	101-5010-551.35-90	Lawn Care/Snow Removal
40291	PHD SERVICES	8/15/2026	419.94	101-5010-551.35-90	Cleaning/Supplies
40155	PURCHASE POWER	8/15/2026	150.00	101-5010-551.34-30	Postage Machine Refill
30158	RAMSEY	8/15/2026	40.88	101-5010-551.30-10	Mileage Reimbursement
50060	US BANK	8/15/2026	183.92	101-5010-551.36-20	Lease Agreement
	TOTAL		$ 7,961.64		

General Assistance Fund
Expected Expenses
8/2026

Vendor #	Vendor Name	Payment Date	Payment Amount	Expense Account	Description
40218	ADP, INC	8/15/2026	103.39	201-1030-501.50-20	Payroll Service
40218	ADP, INC	8/30/2026	103.39	201-1030-501.50.30	Payroll Service
30001	AMEREN	8/15/2026	297.24	201-1030-501.30-30	Utilities
47108	AVAYA CLOUD OFFICE	8/15/2026	213.94	201-1030-501.35-00	Telephone
40089	CITY OF PEORIA	8/15/2026	603.40	201-1030-501.20-30	Health Insurance
40089	CITY OF PEORIA	8/15/2026	678.12	201-1030-501.20-30	Health Insurance
40212	COMCAST	8/15/2026	139.34	201-1030-501.35-00	Internet Service
31035	FISH WINDOW CLEANING	8/15/2026	11.00	201-1030-501.30-80	Window Cleaning
40188	GFL ENVIRONMENTAL	8/15/2026	171.74	201-1030-501.30-60	Trash
40223	GIBBS TECHNOLOGY LEASING, LLC	8/30/2026	293.47	201-1030-501.40-20	Copier lease
30005	GREATER PEORIA SANITARY	8/15/2026	47.72	201-1030-501.30-70	Sewer
30033	ILLINOIS AMERICAN WATER	8/15/2026	52.04	201-1030-501.30-60	Water
40291	PHD SERVICES	8/15/2026	495.94	201-1030-501.30-80	Lawn Care/ Snow Removal
40291	PHD SERVICES	8/15/2026	419.94	201-1030-501.30-80	Cleaning/Supplies
	TOTAL		$ 3,630.67		

TOWN OF THE CITY OF PEORIA

Checking Account Summary

Checking Account: 1 Description: GENERAL FUND CHECKING Bank Name: BUSEY BANK

Type	Trans Number	Vendor	Vendor Name	Amount
Check	17987	40030	MISSION SQUARE-302938*	(1,680.00)
Check	17988	40038	NCPERS GROUP LIFE INS.*	(24.00)
Check	17989	30024	TOWN OF THE CITY OF PEORIA*THE	(19,294.45)
Check	17990	40218	ADP, INC.*	(98.22)
Check	17991	30001	AMEREN ILLINOIS*	(200.75)
Check	17992	40002	AMERICAN PEST CONTROL*	(313.50)
Check	17993	47108	AVAYA CLOUD OFFICE*	(213.33)
Check	17994	40089	CITY OF PEORIA*	(5,983.75)
Check	17995	31035	FISH WINDOW CLEANING*	(11.00)
Check	17996	40188	GFL ENVIRONMENTAL*	(87.87)
Check	17997	30033	ILLINOIS AMERICAN WATER CO.*	(26.45)
Check	17998	50161	MRR LAW*	(1,980.00)
Check	17999	40291	PHD SERVICES*	(456.98)
Check	18000	30158	RAMSEY*NICHOLE	(75.19)
Check	18001	30056	UNES-REID*RAYNAH	(107.31)
Check	18002	50060	US BANK EQUIPMENT FINANCE*	(183.92)
Check	18003	40212	COMCAST*	(69.97)
Check	18004	40030	MISSION SQUARE-302938*	(1,680.00)
Check	18005	40038	NCPERS GROUP LIFE INS.*	(24.00)
Check	18006	30024	TOWN OF THE CITY OF PEORIA*THE	(23,618.70)
Check	18007	40218	ADP, INC.*	(82.32)
Check	18008	40011	CITY OF PEORIA*	(8,513.28)
			TOTAL	(64,724.99)

Cash Accounts Included On The Report

101-0000-101.00-00	CASH/CHECKING

TOWN OF THE CITY OF PEORIA

Checking Account Summary

Checking Account: 2 Description: GENERAL ASSISTANCE CHECKING Bank Name: BUSEY BANK

Type	Trans Number	Vendor	Vendor Name	Amount
Check	77257	40038	NCPERS GROUP LIFE INS.*	(16.00)
Check	77258	30024	TOWN OF THE CITY OF PEORIA*THE	(4,715.86)
Check	77259	40218	ADP, INC.*	(98.00)
Check	77260	30001	AMEREN ILLINOIS*	(200.75)
Check	77261	40002	AMERICAN PEST CONTROL*	(313.50)
Check	77262	47108	AVAYA CLOUD OFFICE*	(213.33)
Check	77263	40089	CITY OF PEORIA*	(1,281.52)
Check	77264	40212	COMCAST*	(139.94)
Check	77265	31035	FISH WINDOW CLEANING*	(11.00)
Check	77266	40188	GFL ENVIRONMENTAL*	(175.89)
Check	77267	30033	ILLINOIS AMERICAN WATER CO.*	(52.90)
Check	77268	40291	PHD SERVICES*	(555.38)
Check	77269	40038	NCPERS GROUP LIFE INS.*	(16.00)
Check	77270	30024	TOWN OF THE CITY OF PEORIA*THE	(4,715.86)
Check	77271	40218	ADP, INC.*	(103.39)
Check	77272	40352	GFI DIGITAL*	(21.41)
Check	77273	40223	GIBBS TECHNOLOGY LEASING, LLC*	(293.47)
Check	77274	40118	XEROX FINANCIAL SERVICES*	(4.66)
Check	77275	45001	AMEREN ILLINOIS*	(8,750.00)
Check	77276	45001	AMEREN ILLINOIS*	(8,600.00)
Check	77277	45001	AMEREN ILLINOIS*	(8,750.00)
Check	77278	45001	AMEREN ILLINOIS*	(9,350.00)
Check	77279	45001	AMEREN ILLINOIS*	(9,050.00)
Check	77280	45001	AMEREN ILLINOIS*	(550.00)
Check	77281	50189	ILLINOIS AMERICAN WATER*	(1,169.00)
Check	77282	50133	210 MADISON NORTH LLC*	(54.00)
Check	77283	40728	615 ROCK ISLAND LLC*	(440.00)
Check	77284	50011	ALLSTATE*	(174.00)
Check	77285	50017	AMEREN ILLINOIS*	(1,709.00)
Check	77286	50141	CHAPAI, JR.,*MARNA L	(200.00)
Check	77287	50356	CJD PROPERTIES INC*	(460.00)
Check	77288	50024	CONSOLIDATED PROPERTIES LLC*	(460.00)
Check	77289	50345	DAVIDSON*JOHN	(460.00)
Check	77290	50380	DRAIN*MICHELLE	(390.00)
Check	77291	50249	DUNLAP FALLS, LLC*	(65.00)
Check	77292	50071	FRONTIER WEST*	(128.00)
Check	77293	50065	GLEN OAK TOWER*	(50.00)
Check	77294	50065	GLEN OAK TOWER*	(50.00)
Check	77295	50065	GLEN OAK TOWER*	(50.00)
Check	77296	50065	GLEN OAK TOWER*	(37.00)
Check	77297	50076	GREATER PEORIA SANITARY DIST*	(36.00)
Check	77298	50086	HARRIS*ROSIE	(350.00)

Checking Account Summary

Checking Account: 2 Description: GENERAL ASSISTANCE CHECKING Bank Name: BUSEY BANK

Type	Trans Number	Vendor	Vendor Name	Amount
Check	77299	50198	ILLINOIS AMERICAN WATER*	(189.00)
Check	77300	50406	KEPPLE TEAM LLC.*	(460.00)
Check	77301	50109	KROGER*	(30.00)
Check	77302	50109	KROGER*	(317.47)
Check	77303	50109	KROGER*	(1,698.98)
Check	77304	50109	KROGER*	(2,026.98)
Check	77305	41114	LAHOOD PROPERTY MANAGEMENT LLC*	(460.00)
Check	77306	50262	MADISON III APARTMENTS*	(55.00)
Check	77307	50335	MCKILLIP*PEGGY	(460.00)
Check	77308	50205	PHA-STERLING TOWERS*	(270.00)
Check	77309	50323	PICKETT-DIGGINS*DENZEL	(400.00)
Check	77310	53266	ROBERTSON*EARL	(200.00)
Check	77311	50227	S & S PROPERTY MANAGEMENT OF PEORIA*	(460.00)
Check	77312	50326	SCOTT*BARBARA	(200.00)
Check	77313	50275	SWEARINGEN*RICHARD F	(100.00)
Check	77314	50282	UFS*	(217.82)
			TOTAL	(71,806.11)

Cash Accounts Included On The Report

201-0000-101.00-00 CASH/CHECKING

Certificate of Approved Claims – Township Board of the City of Peoria Township ("Peoria Township")
County of Peoria
State of Illinois
AUGUST 11, 2026
ALL FUNDS

We, the undersigned, comprising the Board of Township Trustees of Peoria Township, having duly met on the date above pursuant to the statutes of the State of Illinois for the purpose of auditing town accounts, do hereby certify that:

The attached claims against Peoria Township which are indicated by an asterisk were presented for preapproval, audited, and allowed at said meeting.

Further, in accordance with 60 ILCS 1/80-10 and the Resolution approved on January 8, 2019, concerning the ratification of orders and claims, all other claim amounts indicated were presented, examined and ratified.

Certificate of Approved Claims – Township Board of the City of Peoria Township ("Peoria Township")
County of Peoria
State of Illinois
AUGUST 11, 2026
ALL FUNDS

IN WITNESS WHEREOF, we, the members of said Board of Township Trustees, have hereunto set our hands on the date above.

_____ _____
Presiding Officer

_____ _____

_____ _____ Board of Township Trustees

_____ _____

_____ _____

_____

Countersigned

_____
Supervisor, Peoria Township

_____
Township Clerk, Peoria Township

Attestation of Town Clerk Pursuant to 60 ILCS 1/7-27

I, the TOWN CLERK of the Town of the City of Peoria, Peoria county, Illinois, do hereby attest the payouts and/or estimated payouts certified and submitted by the City of Peoria Township Supervisor were made (or will be made) from the Township treasury AND do hereby certify that the above actions taken by the BOARD OF TRUSTEES of the Town of the City of Peoria, have approved (or ratified) the Statement of Funds at a regularly constituted meeting to the TOWNSHIP BOARD. I shall retain a copy of this documentation and shall forward the same to the Town Supervisor.

_____

Township Clerk
Peoria Township

RESOLUTION CONCERNING THE RATIFICATION OF ORDERS AND CLAIMS AGAINST PEORIA TOWNSHIP

THIS RESOLUTION made this 8th date of January, 2019, by the Township of the City of Peoria ("Peoria Township") Board of Township Trustees, WITNESSETH:

WHEREAS, 60 ILCS 1/80-10 sets forth that the Township Board is to examine and audit the Township accounts before any bills (other than general assistance, obligations for Social Security taxes as required by Social Security Enabling Act, and wages that are subject to the Illinois Wage Payment and Collection Act, or other expenses determined by the Township Board by resolution) are paid;

WHEREAS, by the very nature of the program to which they relate, payments for Emergency Assistance which are made in the sole discretion of the Township Supervisor should not require prior approval of the Township Board prior to payment; and

WHEREAS, claims or charges may be incurred by Peoria Township which must be paid prior to the next Township Board meeting ("Operating Emergencies");

WHEREAS, wages for Township Officials are most efficiently paid at the same time an employee wages are paid, and further, such wages are set by ordinance;

WHEREAS, expenses related to wage payment (withholding, benefits, etc.) ("Wage Related Expense") are most efficiently paid at the same time as wages are paid; and

WHEREAS, payments for Emergency Assistance, Operating Emergencies, Township Officials Wages, and Wage Related Expenses may be reviewed and ratified at the next Township Board meeting;

IT IS, THEREFORE, RESOLVED by the Peoria Township Board of Trustees on the date first above written that payments made for: (1) Emergency Assistance by the Peoria Township Supervisor; (2) Operating Emergencies as determined by the Township Supervisor in the Supervisor's sole discretion; (3) Wages for Township Officials; or (4) Wage Related Expense, shall not require prior approval before payment and that such payments shall be reviewed and ratified at the next Township Board meeting following the payment of such monies.

Passed by a vote of _____ ayes and _____ nays on the date first above written.

Presiding Officer

Board of Township Trustees

City Council Communication

Meeting Date: August 11, 2026
Department: Legal

File Number: 26-204

Subject: 26-204 Public Hearing for the Proposed Peoria West Main Tax Increment Financing (TIF) District.

Background - Describe the Impact if This Is Approved or Denied:

The city of Peoria is undertaking an effort to design a tax increment financing (TIF) redevelopment plan for the proposed West Main Tax Increment Area. The area is generally bound by Liberty Street to the east, Jefferson Street to the north, Harrison Street to the west, and Adams Street to the south. The area consists of multiple commercial and residential properties located along and adjacent to a portion of W. Main St. between N.E. Monroe St. and N. University St. In accordance with state law, City Council is required to hold a public hearing as part of this TIF adoption process.

Financial Impact:

Neighborhood Concerns:

A vibrant West Main Street is important to the surrounding neighborhoods of the West Bluff.

Recommendation supports the following Strategic Plan Priorities:

Business Growth and Prosperity

EEO Certification Number:

Attachments:

1.	Peoria Main Street TIF Redevelopment Plan
2.	Peoria Main St TIF Study Boundary Map

WEST MAIN STREET
TAX INCREMENT FINANCING (TIF) DISTRICT
REDEVELOPMENT PROJECT PLAN, AREA & PROJECTS



Prepared for
City of Peoria, Illinois
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AUGUST - 2026

DRAFT COPY FOR REVIEW ONLY – MAY 29, 2026

"This TIF District Redevelopment Plan describes an essential tool that the City of Peoria intends to deploy for attracting economic development and facilitating a new vision for vibrancy and social connectivity extending from upper West Main Street and Bradley University's campus to Downtown Peoria."

WEST MAIN STREET TIF DISTRICT
REDEVELOPMENT PROJECT PLAN, AREA & PROJECTS

One of the most effective, locally controlled economic development tools available to municipalities in Illinois is Tax Increment Financing ("TIF").

The Mayor and City Council of the City of Peoria, Peoria County, Illinois, have concluded that it is in the best interest of the City and that the citizens of Peoria will benefit by the establishment of the **West Main Street Tax Increment Financing (TIF) District**.

Pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*), this document sets forth a comprehensive and detailed description of the uses, structure, and potential impacts of implementing this TIF District Redevelopment Plan, Area & Projects in Peoria, Illinois.

The City of Peoria has undertaken an effort to design this Tax Increment Financing (TIF) Redevelopment Plan and Projects (the "Plan") for the proposed West Main Street Tax Increment Financing (TIF) District Redevelopment Project Area (the "Area" as illustrated in ***Exhibit "1"*** and further described in ***Exhibit "2"***). The Area includes numerous sites for which TIF may be used to further encourage the redevelopment of underutilized and/or distressed commercial and residential properties, as well as to retain and expand commercial employers within the Peoria community.

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Jacob & Klein, Ltd. and The Economic Development Group, Ltd., gratefully acknowledge assistance from Peoria County and the City of Peoria government officials, business leaders and residents who contributed time and assistance to the preparation of the West Main Street TIF District Redevelopment Project Area, Plan and Projects.

Additional information about Tax Increment Financing may be obtained by contacting Jacob & Klein, Ltd. and The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704 (Ph: 309/664-7777). Specific inquiries about the West Main Street TIF District should be directed to Mr. Patrick Urich, City Manager, 419 Fulton St. Ste. 207, Peoria, IL 61602 (Ph: 309-494-8524).

This document is formatted for duplex printing.

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CITY OF PEORIA, ILLINOIS

WEST MAIN STREET
TAX INCREMENT FINANCING (TIF) DISTRICT
REDEVELOPMENT PLAN, AREA & PROJECTS

SECTION I. INTRODUCTION

The City of Peoria, Illinois (pop. 113,150, the "City") is an Illinois Home-Rule Municipality and the 3rd largest metropolitan area within the State of Illinois (***Figure "1"***).



Figure 1. The Central Illinois City of Peoria has a population of 113,150 and is located along the banks of the Illinois River.

The City is undertaking an effort to design this tax increment financing (TIF) redevelopment plan and projects (the "Plan") for the proposed *West Main Street Tax Increment Financing (TIF) District Redevelopment Project Area* (the "Area" or "TIF Area"). The Area consists of multiple commercial and residential properties located along and adjacent to a portion of W. Main St. between N.E. Monroe St. to N. University St. as illustrated in ***Exhibit "1"*** and further described in ***Exhibit "2."***

As described by the Greater Peoria Economic Development Council, Peoria is host to a wide range of diverse companies and enterprises with the healthcare industry being the largest employer followed by the manufacturing industry.[1] Peoria's West Main Street is home to a variety of small shops, art studios, used/recycled goods, and local restaurants[2] and the street serves as a vital arterial corridor between Downtown Peoria, the heart of Peoria's healthcare facilities, and Bradley University.

Located in an area immediately southwest of the W. Main St. and N. University St. intersection, Bradley University is a private university that was founded in 1897 and annually enrolls more than 4,000 students who are pursuing degrees in over 100 undergraduate programs and more than 30 graduate programs in five colleges. The proposed West Main Street TIF District Area provides students, employees, visitors, and residents alike with access to commercial goods and services, entertainment, and neighborhood amenities. The proposed TIF Area is also adjacent to and includes portions of the West Bluff Historic District, which is one of three Registered Historic Districts in the City of Peoria.

[1] For more information online, visit https://greaterpeoriaedc.org/major-employers/.
[2] For more information online, visit https://www.visitdowntownpeoria.com/west-main-street-district

This TIF District Redevelopment Plan describes an essential tool that the City of Peoria intends to deploy for attracting economic development and facilitating a new vision for vibrancy and social connectivity extending from upper West Main Street and Bradley University's campus to Downtown Peoria. Without tax increment financing, economic stagnation is anticipated to continue and the Areay will be at a competitive disadvantage for attracting new private investment for commercial, retail and residential uses. Avoiding further economic decline and reinvigorating the socioeconomic characteristics of the Area are among the several goals and objectives for this Redevelopment Plan.

The City has concluded that absent an influx of new private investment within the Area, and additional, substantial improvements to public facilities, continued deterioration of real property and related amenities is likely to occur and will impair the future value of private investments throughout the Area, as well as hinder the sound growth and tax base of all affected taxing districts.

Pursuant to the Tax Increment Allocation Act (65 ILCS 11/74.4 *et. seq.,* and the "Act"), this Redevelopment Plan is intended to promote and protect the health, safety, morals, and welfare of the public, address blighting conditions as defined in the Act, and institute conservation measures that will aid the City's ongoing efforts to achieve the following outcomes:

- removal and alleviation of adverse or deteriorated conditions impeding economic vitality, job growth and the advancement of quality-of-life amenities within the Area;
- restoration and further enhancement of the real estate tax base for overlapping taxing districts providing public services and amenities within the Area;
- increased commercial-retail development that will generate new sales tax revenues for the State of Illinois, Peoria County, the City of Peoria, and area school districts;
- effective retention and expansion of small businesses to better serve residents and visitors within the Area, the Bradley University Campus, and nearby Historic Downtown Peoria;
- greater capacity for inviting more private investment to occur that will introduce new commercial, retail, residential and mixed-use redevelopment to the Area; and
- a sustainable commercial corridor characterized by a mixed-use environment where daily needs are within a short distance that is safely accessible to vehicular traffic as well as to pedestrians, cyclists, and public transit users.

SECTION II. CURRENT TRENDS AND CONDITIONS

Population Trends

Recent reports suggest that most Illinois counties can expect population declines in the next 10 to 15 years. In a recently published report relating to current trends occurring throughout rural areas,[3] several conditions exist that Illinois communities should be aware of, such as: *"Population projections show that rural Illinois will face serious issues in the next decade and beyond, with population declines, shrinking young population cohorts, and increasing proportions of elderly that may retire and/or move out of Illinois, closing many small businesses that have provided essential services for many years. This may result in loss of tax revenues needed to support infrastructure, education, and other services important to maintaining local quality of life in some areas."*

[3] Source: *A Briefing: Promise & Programs in Rural Illinois*, Rural Partners-Illinois, 2020 as found online at: https://ruralpartners.org/current-activities/

As reported by the U.S. Census Bureau, the City of Peoria's population in 2020 was 113,150 residents. The City's 2020 population represents a -10.9% decline from Peoria's highest population of 126,963 in 1970 and a decline of residents (-1.6%) since 2010 when the total population was 115,007 (see ***Figure "2"*** below). Likewise, Peoria County has experienced substantial population decline since 1970. As of the 2020 Census, Peoria County posted a total population of 181,830. This represents a loss of 18,636 residents or a decline of -9.3% of the County's population over the last 50 years. Most recently, the County appears to have lost 4,664 residents, a decline of -2.5% of its population, since the previous Census in 2010(see ***Figure "3"*** below).

It should be noted too that Peoria and Peoria County are suffering population loss much like the rest of the State of Illinois. While Illinois may not be losing the most total population, it consistently ranks among the top three states for population declines behind California and New York. According to at least one recent report citing the Census Bureau's 2024 American Community Survey, Illinois posted a net loss of about 82,000 residents moving to another state as *"State officials and local leaders have pointed to housing affordability, job growth, taxes and quality-of-life factors as issues shaping those decisions."*[4]

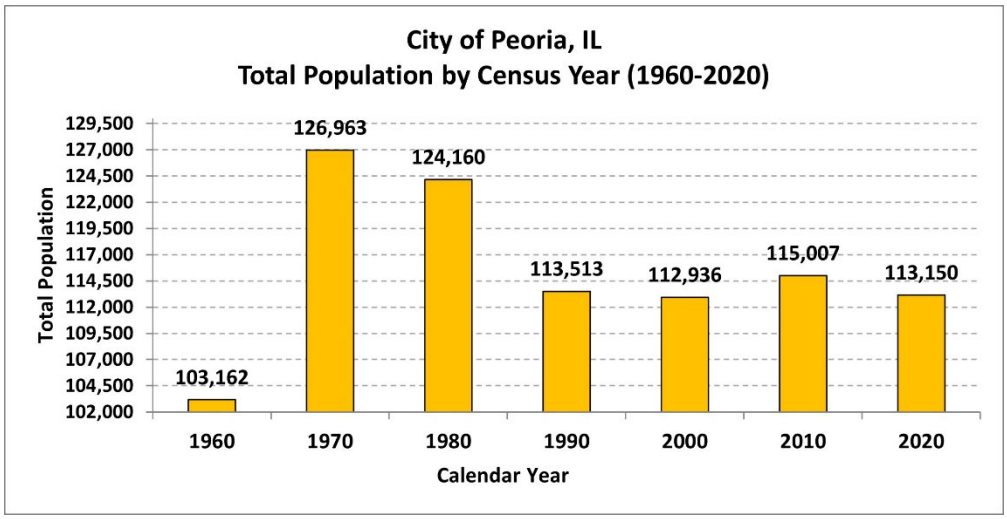


Figure 2. City of Peoria, Illinois – Total Population by Census Year 1960-2020 (Source: U.S. Census Bureau).

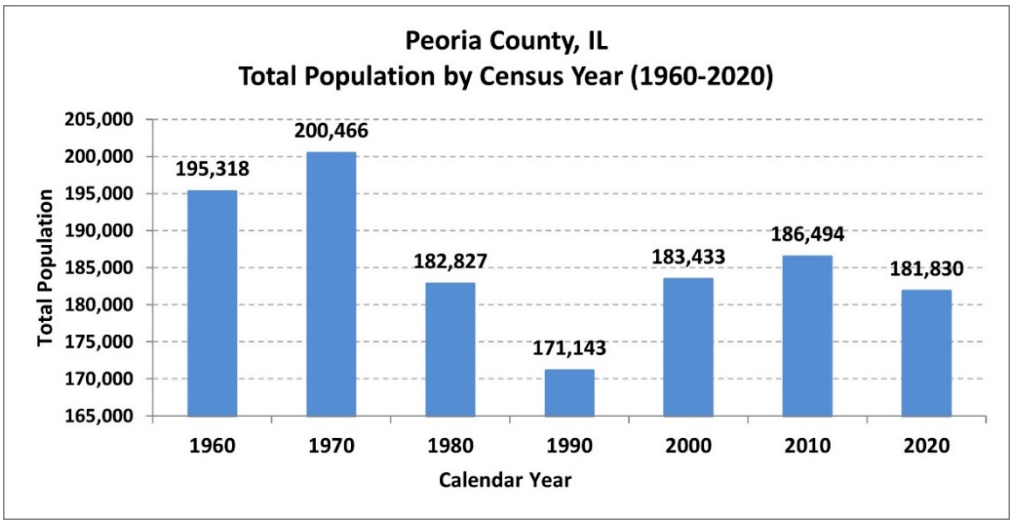


Figure 3. Peoria County, Illinois – Total Population by Census Year 1960-2020 (Source: U.S. Census Bureau).

[4] Clark, John. "Illinois Loses 82,000 Residents in Latest Census Bureau Report," WCIA.com, WTVO, January 26, 2026, https://www.wcia.com/news/illinois-news/illinois-loses-82000-residents-in-latest-census-bureau-report/.

While the overall population loss is a concern, the City of Peoria has continued to represent more than half of the County's total population. As a percentage share of the Peoria County population, the City of Peoria accounted for 63% of the County's population in 1970; and still accounted for 62% of the County's population in 2020.

The median age of Peoria and Peoria County residents as of the 2021 American Community Survey 1-Year Census Estimate (***Figure "4"***) was 33.3 years and 38.6 years, respectively. The median age for Illinois (39.0 years) and the U.S. (38.8 years) were higher than both the City of Peoria and Peoria County. An increasing median age – the point at which half the population is older and half younger – signifies an aging population that is often attributable to outmigration of younger residents, declining fertility rates and/or rising life expectancies. Although the total population within the City of Peoria has been in decline, a decline in the median age may offer some useful insight for planning future economic development. Median age is useful in summarizing whether a population is aging. However, it is important to note that there is more to understand with regard to the "age structure" than what the median age statistic alone can provide, and the City of Peoria's age profile warrants closer examination.

	Median Age		
	2010	2021	Change
U.S.	37.2	38.8	1.6
Illinois	36.6	39.0	2.4
Peoria County	36.7	38.6	1.9
City of Peoria	37.5	33.3	-4.2

Figure 4. Median Age Statistics (Source: U.S. Census Bureau, American Community Survey, 2010 and 2021).

The City's population structures as shown below for 2010 and 2021 illustrate the size of the age groups and how they have changed over the last decade (see ***Figure "5"***).

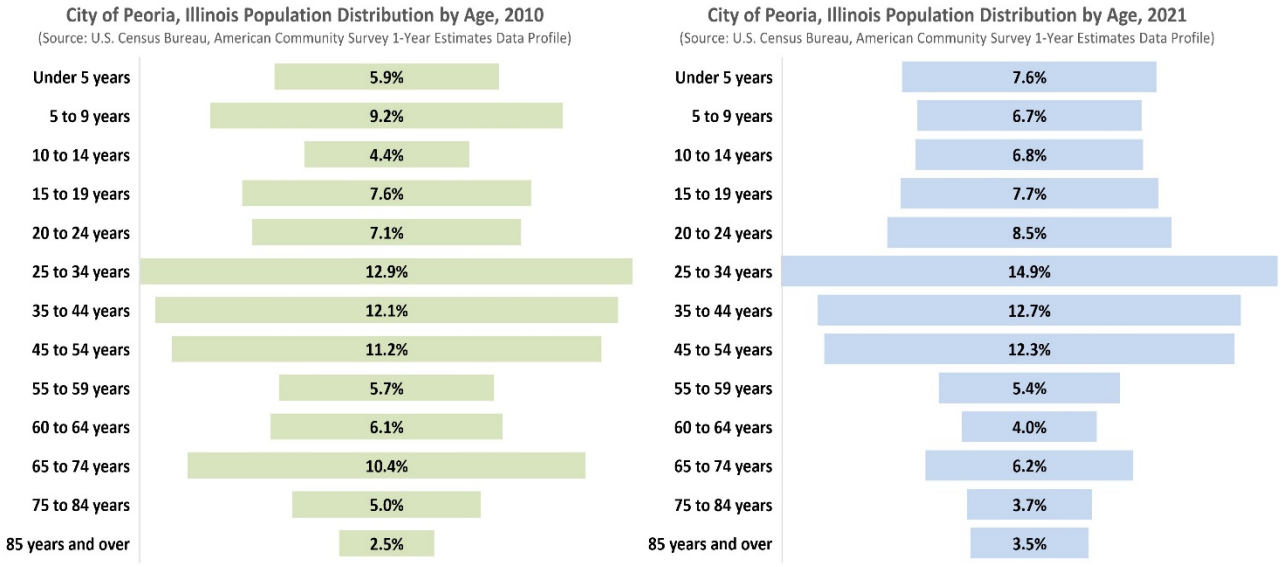


Figure 5. City of Peoria, Illinois Population Distribution by Age, 2010 and 2021 (Source: U. S. Census Bureau, American Community Survey 1-Year Estimates Data Profiles).

For this analysis, the working age population is defined as those aged 15 to 64. This indicator measures the share of the working age population within the total population. The change in the working age population between 2010 and 2021 as illustrated above, suggests the City of Peoria has experienced a fragile improvement in the number of working age population it may be able to rely on for attracting and staffing an expanding commercial and industrial base.

Peoria's working age population increased from approximately 62.6% of the total population in 2010 to 65.5% in 2021. This may be due to losses of population in smaller, nearby communities, some of which may have shifted from those areas in search of jobs within Peoria's larger employment base. While this shift may present a brief opportunity for the City of Peoria to intensify and expand its commercial and industrial development, the wider outmigration trend of residents leaving Illinois is a long-term challenge for the City to overcome.

Since the younger populations often represent the highest projected rate of decline, a gradual rise in the median age of local, year-around residents is a concern because it offers insight as to the future viability of local school enrollments as well as the community's ability to maintain an effective workforce.

Over the past 10 years, the total number of PreK-12 students enrolled in Peoria C.U.S.D. #150 has declined (see ***Figure "6"***). Although many factors can be attributed to fluctuations in a public school district's annual enrollment, such as increasing numbers of post-pandemic homeschooled students and children attending private schools, this trend appears to be consistent with the general pattern of population change that has occurred in the Peoria community.

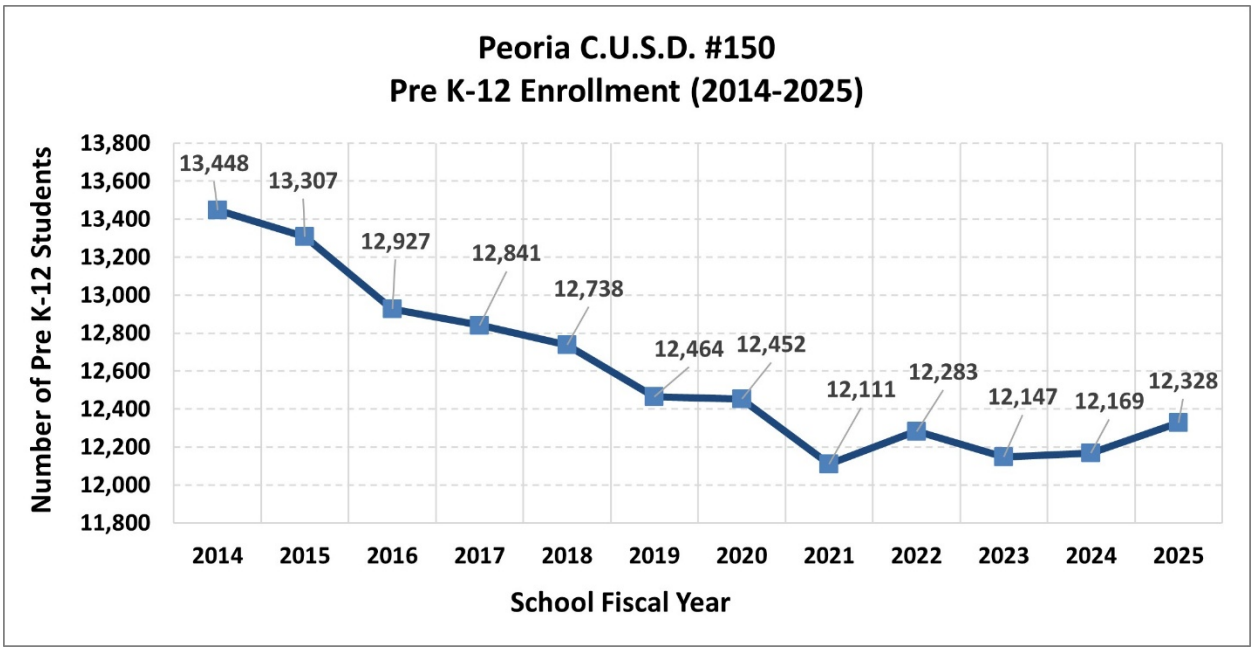


Figure 6. Peoria C.U.S.D. #150 K-12 Enrollment, 2014-2025 (Source: Illinois State Board of Education).

The City of Peoria intends to use tax increment financing to encourage the rehabilitation and redevelopment of existing residential properties as well as encourage further development of new residential opportunities. By attracting more population, Peoria will be better able to:

- fund public services;
- expand the local workforce;
- stimulate entrepreneurship and small business development;
- support new retail trade thresholds for maintaining a broader selection of goods and services;
- broaden the real estate tax base over a greater number of taxpayers; and
- help manage population growth and reverse declining public school district enrollments.

Unemployment

The unemployment rate is the number of people unemployed which is expressed as a percentage of the total civilian labor force.

With the Great Recession of 2008-2009, the average annual unemployment rate in Peoria County dramatically increased from 4.2% in 2006 to 10.8% in 2009. Although the economic recovery proceeded to occur each year thereafter, the County's unemployment numbers continued to fluctuate and generally recede back down to 4.9% in 2019. For the last ten years, the unemployment rates in Peoria and Peoria County have remained notably higher than the U.S. average and higher than the annual average unemployment rate of the State of Illinois.
During 2020, the unemployment rate for the City of Peoria substantially increased to 10.6%, largely due to the widespread economic impact of the COVID-19 pandemic. As of 2025, the average annual unemployment rate in the City of Peoria and in Peoria County was reported as 5.5% and 5.3% respectively and continue to exceed the unemployment rates of Illinois and the U.S. (see ***Figure "7"***).

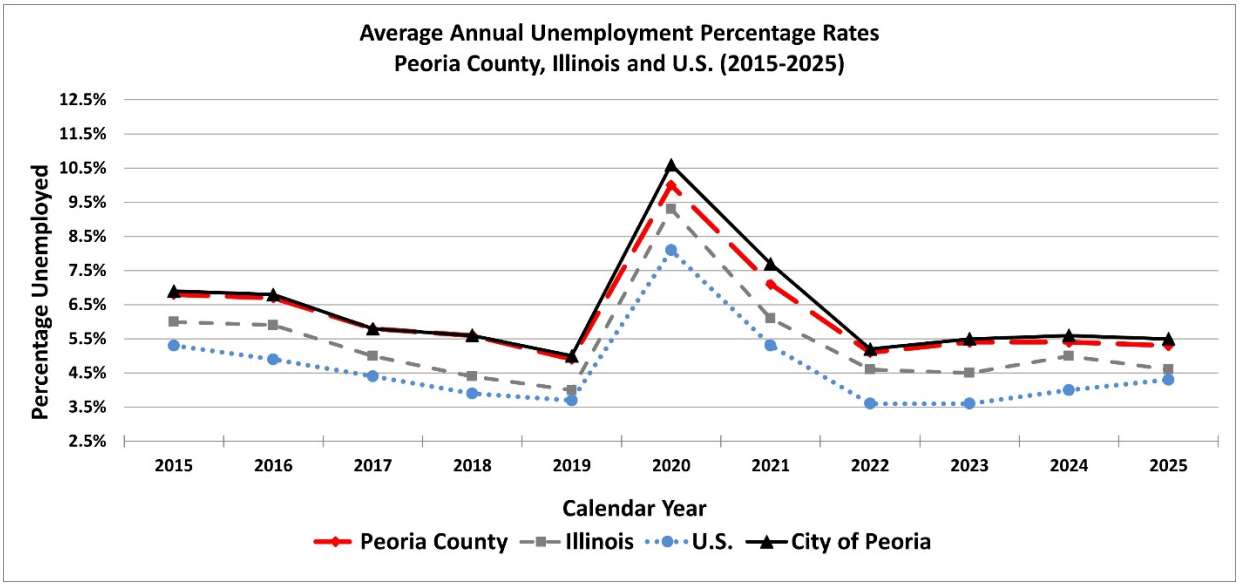


Figure 7. Average Annual Unemployment Rates for Peoria County, State of Illinois, and U.S., 2015-2025 (Source: Illinois Department of Employment Security).

Many analysts agree that the official definition of the "unemployed" omits many workers who were deprived of pay amid the pandemic. While unemployment rates jumped in April 2020 throughout the U.S. to levels not seen since the 1930's, more recent official unemployment rates are believed to be substantially understated, because they too omit workers who exited the labor force in the previous 12-24 months and who are either absent or no longer looking for work.

Everyone who is not working or actively looking for work is considered out of the labor force entirely, which therefore helps to explain the increase in the unemployment rate in 2020 when more workers stopped looking for jobs as a result of the COVID-19 crisis. The majority of jobs lost during the pandemic crisis were in industries that typically paid low average wages. The lowest-paying industries accounted for 30 percent of all job losses and 56 percent of jobs lost from February 2020 to September 2021.

In addition to reduced population counts in the Peoria area, chronic outmigration from Illinois, the pandemic-accelerated retirement statistics, and the City's status as a Labor Surplus Municipality, it is also important to note that the Peoria County labor force had already been declining for several years.

As evidenced by revised data obtained from the Illinois Department of Employment Security, the total labor force count in Peoria County peaked in 2007 at 97,425 workers. By 2024 the total Peoria County labor force was reported as 83,883 a decline of -6,248 workers or a loss of -6.9% over the previous decade (see ***Figure "8"*** below). It should also be noted that while total labor force numbers have declined, the City of Peoria consistently accounts for about 60% or more of the total Peoria County workforce and remains the dominant employment center for the region.

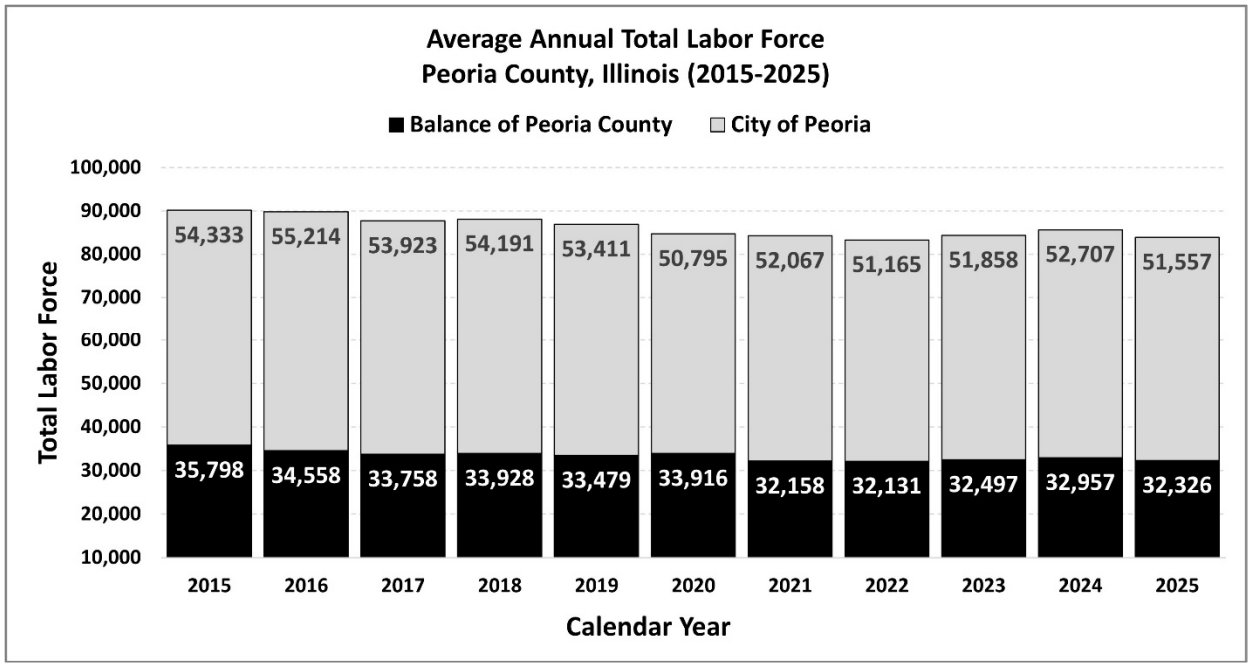


Figure 8. Average Annual Total Labor Force in Peoria and Peoria County, 2015-2025 (Source: Illinois Department of Employment Security).

Driven by population loss, an aging demographic and recent employment trends, Illinois will likely continue to face shrinking workforce numbers over the next 10 years, thereby making efforts to improve Peoria's job base an increasingly difficult challenge.

As some employers in Illinois struggle to find enough qualified workers to fill job openings to meet the needs of their businesses, creating new job opportunities, assisting potential workers with attaining the education and the skills necessary to fill those positions, and providing high-quality residential options for employees and their families are ongoing concerns for the Peoria community.

New private investment in commercial, retail, residential and mixed-use facilities, and related amenities within the proposed **West Main Street TIF District Redevelopment Project Area** will help stimulate economic growth, broaden the tax base, and create a more inviting community for expanding the Peoria workforce. New tax revenues resulting from such economic growth will also further enable the City of Peoria and other taxing bodies to fund high-quality public services for their residents.

"The City of Peoria intends to use Tax Increment Financing to attract new private investment for the redevelopment of blighted and underutilized spaces within the proposed West Main Street TIF District, thereby encouraging more people to live, work and shop in the City of Peoria."

Major Commercial-Retail Trade Center

Commercial growth and retail trade is among Peoria's many significant contributions to the Central Illinois economy and retail sales tax is a vital source of revenue for the City of Peoria that helps provide high quality public services to residents of the area. The City of Peoria currently receives $2.75 in municipal sales tax for every $100 of retail sales. Municipal sales tax funds help the City provide high quality public services to its residents and therefore represent a vital source of revenue for the community. The total retail sales generated in the City of Peoria during calendar year 2025 amounted to $3,301,817,120 as reported by the Illinois Department of Revenue. Total annual retail sales expressed in nominal dollars between 2005 and 2025 increased by $1,253,680,133 or 57.5% (see ***Figure "9"*** below). However, in terms of real inflation-adjusted dollars, the City's total retail sales increased $81,590,028 or only 4.1% over the same twenty (20) year period.

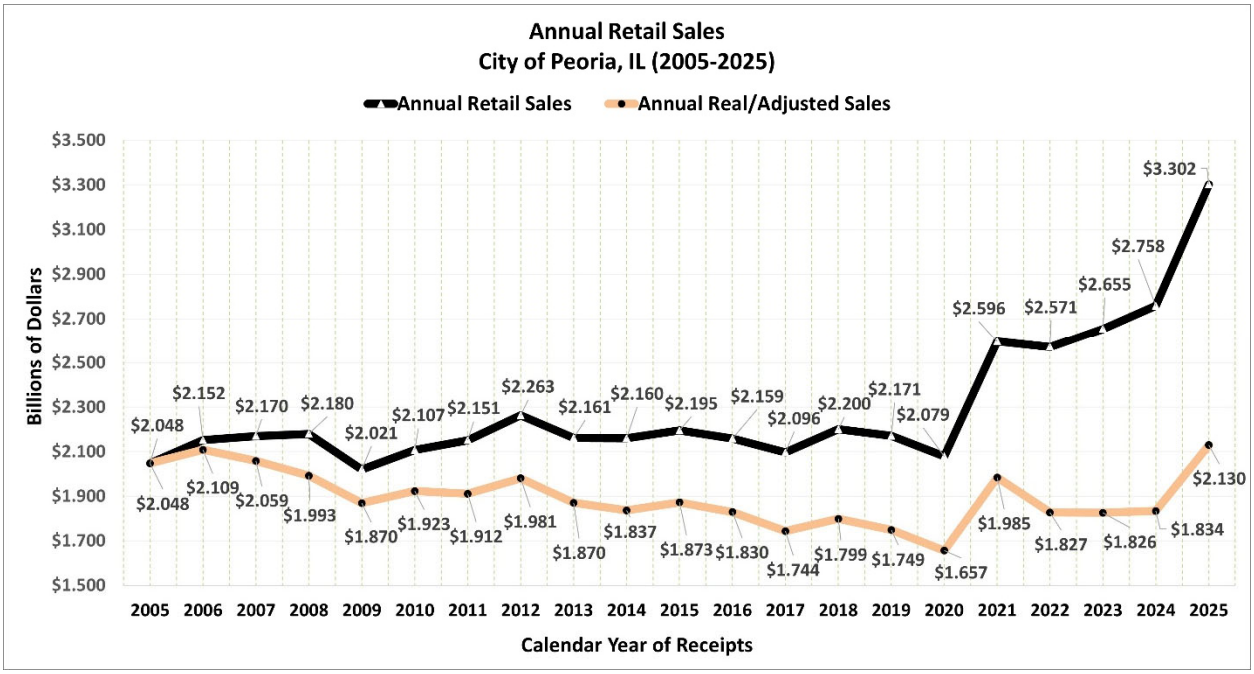


Figure 9. City of Peoria, Illinois – Annual Retail Sales, 2005-2025 (Source: Illinois Department of Revenue).

Peoria's inflation-adjusted retail sales tax trends in recent years reflect many of the same economic trends and conditions affecting much of the State of Illinois and the Midwest region. The construction of new or expanded (physical) retail space that has occurred in Peoria over the last 15-20 years is being challenged by a dramatic shift in consumer behavior. This is especially true during times of restricted access because of public health concerns, such as what was experienced in 2020 with the COVID-19 pandemic.

Shoppers are increasingly expecting more from retailers in terms of both their online and physical, in-store experiences. The Internet, home shopping and related new technologies are causing changes to occur in how people acquire their everyday goods and services. The growing popularity of online retail shopping is causing retailers to redesign store formats and payment methods, as well as adjust to how technology-driven shopping preferences are affecting the inherent value of physical locations in populated areas, or along busy transportation corridors.

Such shifts in consumer behavior are also evidenced by the number of commercial retail taxpayers. Recent Illinois Department of Revenue data indicates the number of retail taxpayers declined in the City of Peoria by -35% between 2005 and 2020 (see ***Figure "10"*** below).

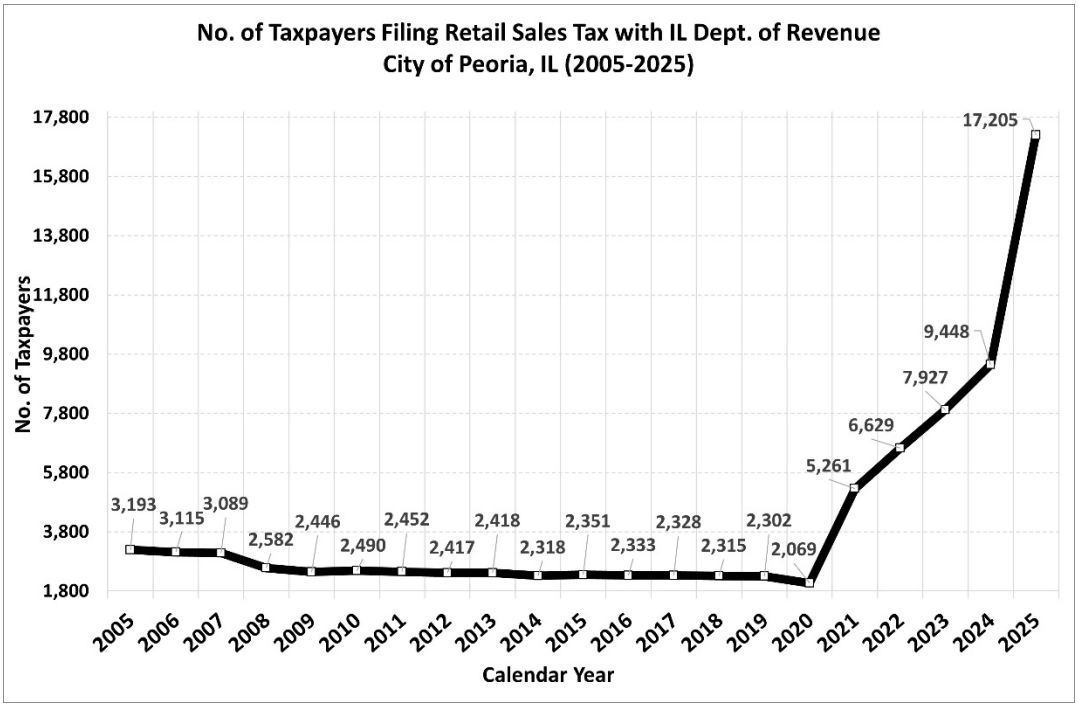


Figure 10. City of Peoria, Illinois – Annual Number of Retail Taxpayers, 2005-2025 (Source: Illinois Department of Revenue).

The dramatic spike in retail sales and the number of retail taxpayers since 2021 is attributable to the State of Illinois enacting the *"Leveling the Playing Field for Illinois Retail Act."* [5] This rapid increase in online consumer shopping has generally exerted downward pressure on the valuation of traditional brick-and-mortar retail real estate within the proposed TIF Redevelopment Project Area. Consequently, the increased price competition from online retailers often prompts stores to reduce their physical footprint, which can lead to oversupply of retail space and lower rental rates in some markets.

Absent new, innovative approaches at the local level, ever-evolving online shopping practices may result in a cascade of negative effects on communities like Peoria for future business development, job creation, population growth and the sustainability of high-quality public services for its residents. By using TIF to attract new private investment and improve public infrastructure within the proposed TIF Redevelopment Project Area, the City intends to incentivize new private investment to encourage mixed-use developments, expand and improve residential opportunities, beautify and improve public amenities and inspire other innovative adaptive, revenue-generating reuses that will breathe new life into distressed, underutilized spaces.

[5] Illinois Public Acts 101-31 and 101-604 amended the Retailers' Occupation Tax and enacted the "Leveling the Playing Field for Illinois Retail Act" to implement a series of structural changes to the Illinois sales tax laws to require "remote retailers" to remit State and local retailers' occupation taxes beginning January 1, 2021. The changes are intended to "level the playing field" between Illinois-based retailers and remote retailers by imposing State and local retailers' occupation taxes on Illinois retailers and remote retailers alike. Remote retailers who meet certain thresholds are required to register to collect and remit Illinois Retailers' Occupation Tax (ROT) for sales of tangible personal property made on or after January 1, 2021. A substantial portion of the City's increased retail sales tax revenues during calendar year 2021 may be attributable to online sales which were subject to the "Leveling the Playing Field" legislation.

SECTION III.
REDEVELOPMENT GOALS AND OBJECTIVES

Redevelopment Goals and Objectives

The City intends to use the **West Main Street TIF District Redevelopment Plan, Area, and Projects** to redevelop property that is currently underutilized for commercial space, retail businesses, and residential development. Such redevelopment is necessary for improving employment opportunities, expanding, and diversifying the local real estate tax base, managing growth, and increasing the overall quality of life for Peoria residents. This Redevelopment Plan will allow the City to: alleviate and/or remove blighting conditions such as the lack of adequate public infrastructure; increase Peoria's overall competitiveness in the region; and institute public policies that are more conducive to the type of redevelopment that the City hopes to attract to the Area.

Pursuant to the TIF Act, this Redevelopment Plan is intended to promote and protect the health, safety, morals, and welfare of the public, address blighted conditions as defined in the Act, and institute conservation measures that will:

- remove and alleviate adverse or deteriorated conditions impeding economic growth;
- encourage private investment, population growth and new employment opportunities; and
- restore and enhance the tax base of the overlapping taxing districts by undertaking a series of public and private redevelopment projects within the specified Redevelopment Project Area.

The property within the Redevelopment Project Area will substantially benefit from a series of public and private redevelopment projects made possible with tax increment financing. The Redevelopment Project Area as a whole is not otherwise reasonably expected to be substantially improved or to be further developed without the use of tax increment financing.

The **West Main Street TIF District Redevelopment Plan** includes, but is not limited to, the following general long-term goals and objectives:

1. Eliminate or reduce those conditions which qualify the Redevelopment Project Area as a Combination of *Blighted* and *Conservation* Areas, including but not limited to the redevelopment of vacant and underutilized spaces within the "West Main Street Corridor" and adjacent areas;

2. Facilitate the construction, improvement and maintenance of public facilities and infrastructure, environmental remediation, and other capital projects which the City finds is in furtherance of this Plan and necessary to encourage commercial, residential and mixed-use redevelopment in the Area;



Figure 11. *The West Main Street TIF Area includes sites where underutilized spaces could be redeveloped for a variety of economically productive commercial and residential uses.*

3. Offer financial incentives to encourage new private investment for the redevelopment of sites within the Redevelopment Project Area, including but not limited to, the adaptive repurposing

of vacant spaces and older commercial buildings for new commercial-retail activity that will generate new sales tax revenues for the City, County and the School District;[6]

4. Foster redevelopment of vacant and underutilized properties in compliance with local zoning and land use ordinances, thereby further enhancing the real estate tax base for the City and other taxing districts through coordinated, comprehensive planning efforts by the public and private sectors;

5. Attract new commercial/retail businesses while also vigorously promoting reinvestment within the Redevelopment Project Area to encourage the expansion and retention of existing businesses;

6. Facilitate ongoing cooperation and coordination between the City of Peoria and Bradley University as may relate to future public and private redevelopment projects affecting students and permanent residents alike;

7. Adhere to the vision and outcomes described in the City of Peoria Strategic Plan (2019 Update), including but not limited to improving safe, multi-modal access and transportation throughout the Area, as well as focusing on the Economic Opportunity and Neighborhood Livability factors described therein:

   "Economic opportunity and neighborhood livability focus on reducing economic disparities by understanding and addressing causes, leveraging public-private partnerships, and supporting residents. It supports the development of a business climate that encourages private investment and private employment. These strategies will support development and maintenance of affordable suitable housing, aligning worker skills with employee needs, developing an inclusive workforce, and supporting the business community with programs and supports that lead to success;"



8. Implement the goals and objectives of the City's Comprehensive Plan as amended, the first of which was adopted in 1937;

9. Revitalize the West Main Street TIF Corridor as a vibrant thoroughfare characterized by safe vehicular and pedestrian access and other amenities essential to the common interests of downtown Peoria, Bradley University, and the West Bluff community; and

10. Undertake redevelopment projects which will generally improve the overall quality of life, health, and well-being of Peoria residents.

[6] Applicable municipal sales taxes within the TIF Area currently include a 0.5% Illinois County School Facility Occupation Tax which helps reduce a school district's reliance on property taxes for facility improvements, safety/infrastructure and support school resource officers. The tax applies to most items subject to existing state sales tax, such as general merchandise.

Planning Process and Calendar

A variety of policies, programs, and strategies are often used to promote economic development in a community. This Redevelopment Plan provides a preliminary review of the uses and application of tax increment financing (TIF) as well as the extent to which certain properties within the City of Peoria qualify for designation as a TIF Redevelopment Project Area (the "Area").

The Tax Increment Allocation Redevelopment Act of 65 ILCS 5/11-74.4 *et. seq.* (the "Act") requires a municipality to follow certain procedures in establishing a TIF District. The proposed TIF District must contain several specific statutory characteristics which qualify the Area for tax increment financing. These characteristics and definitions as set forth below determine whether the Area is *Blighted*, *Conservation*, or a combination of both *Blighted and Conservation* areas (see ***Appendix "A"***).

The process to establish a TIF District pursuant to the Act is initiated by a municipality (see ***Appendix "B"***). This process includes:

- ☐ creating an Interested Parties Registry;
- ☐ providing notice and holding an initial Public Meeting for an area containing more than 75 inhabited residential units;
- ☐ determining the qualifications of the redevelopment project area;
- ☐ preparing a Redevelopment Plan;
- ☐ establishing a date, place and time for a Public Hearing;
- ☐ sending notification of the Public Hearing to all taxing districts, registrants of the interested parties registry and the Illinois Department of Commerce and Economic Opportunity (DCEO) with an invitation to attend and provide comments;
- ☐ convening a Joint Review Board consisting of a representative selected by each community college district, local elementary school district, high school district or each local community unit school district, park district, library district, township, fire protection district, the county, a representative of the municipality and a public member;
- ☐ publishing a notice twice before the Public Hearing in a newspaper of general circulation in the community;
- ☐ mailing of the notice of the Public Hearing to all taxpayers and residents in the proposed Area;
- ☐ mailing of the notice of the Public Hearing to residential addresses within 750 feet of the proposed Area; and
- ☐ approving final ordinances: (1) approving the Redevelopment Plan and Projects; (2) designating the Redevelopment Project Area; and (3) adopting Tax Increment Allocation Financing for the Area.

The City of Peoria engaged Jacob & Klein, Ltd. and The Economic Development Group, Ltd. on September 24, 2025, to begin assisting the City with undertaking this process for establishing the **West Main Street TIF District**.

A study of the qualifications of the proposed Area was subsequently completed which evaluated the potential TIF District based upon statutory definitions and determined that there is sufficient evidence for the **West Main Street TIF District** to be classified as a combination of *Blighted* (improved/vacant) and *Conservation* (improved) areas.

Upon reviewing the proposed Redevelopment Plan and accepting the findings herein, the City Council may move forward with a statutory procedure for establishing the **West Main Street TIF District**. The City's schedule for completing the statutorily required activities relating to the establishment of the **West Main Street TIF District** is as follows:

- ☐ Conduct study to determine TIF Area Qualifications ..... October-2025 thru May-2026
- ☐ Establish Interested Parties Registry by Ordinance 5/12/2026
- ☐ Mailing of Notices for Public Meeting 5/13/2026
- ☐ Public Meeting 5/28/2026
- ☐ Submit Draft Redevelopment Plan to City 5/29/2026
- ☐ Set date for Public Hearing by Ordinance 6/9/2026
- ☐ Certified Mailings of Public Hearing Notice to Taxing Districts 6/11/2026
- ☐ Certified Mailings of Public Hearing Notice to Taxpayers & Residents 6/24/2026
- ☐ Mailing of Public Hearing Notice to residential addresses within 750 ft. & IPR 7/1/2026
- ☐ Convene Joint Review Board (JRB) Meeting 7/1/2026
- ☐ First Publication of Notice of Public Hearing 7/16/2026
- ☐ Second Publication of Notice of Public Hearing 7/23/2026
- ☐ Public Hearing 8/11/2026
- ☐ Approve Final Ordinances to Establish TIF District 8/25/2026

SECTION IV.
QUALIFYING CHARACTERISTICS
OF THE REDEVELOPMENT PROJECT AREA

Description of Proposed Redevelopment Project Area

The proposed TIF Area includes commercial properties, which are generally located along and adjacent to West Main St. from N.E. Monroe St. to N. University St. The Redevelopment Project Area is configured to encourage commercial, residential, and mixed-use[7] redevelopment and is more specifically illustrated on the attached Proposed Boundary Map (***Exhibit "1"***) and legally described in the attached Proposed Legal Description (***Exhibit "2"***).

Pursuant to the Act, the proposed **West Main Street TIF District Redevelopment Project Area (**the "Area") includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project. Also, pursuant to the Act, the Area is not less in the aggregate than 1½ acres and further constitutes a contiguous Area pursuant to Section 11-74.4-4 of the TIF Act as amended by Public Act 102-0818.

The Area includes properties within the City which have been neglected and have not benefitted from coordinated planning efforts by either the public or private sectors. As evidenced by the qualifying characteristics presented in this Section, both vacant and improved properties within the proposed Redevelopment Project Area would substantially benefit by a series of proposed public and/or private redevelopment projects. Therefore, the City finds that the Redevelopment Project Area *as-a-whole* has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

Qualifying Characteristics of Proposed Redevelopment Project Area

The West Main Street TIF District Area as-a-whole includes characteristics which qualify the Area as a combination of *Blighted* and *Conservation* areas, as defined in the Tax Increment Allocation Redevelopment Act [TIF Act] (65 ILCS 5/11-74.4 *et. seq.*). **The terms *Blighted* and *Conservation*, areas when applied to improved or vacant properties are statutory definitions, not common ideas of those terms.** The statutory definitions which have been applied and used in this section are presented in ***Appendix "A."*** A summary of the City's findings is presented as follows:

Total Number of Parcels (improved and vacant) 405

Total Number of Qualifying Parcels (improved and vacant) 286

Total Percentage of Parcels (improved and vacant)

which Qualify under the Act 70.6%

CONCLUSION: Within the proposed West Main Street TIF District there are four hundred five (405) vacant and improved parcels that were surveyed, 70.6% of which qualify under the TIF Act as a combination of Blighted and Conservation Areas.

[7] Mixed-use redevelopment as referred to herein is regarded as a planning and construction approach that transforms existing buildings, sites, or neighborhoods by blending at least two or more functional uses—such as residential, commercial, retail, entertainment, or cultural—into a single, physically integrated, and pedestrian-friendly environment.

Qualifying Characteristics of Improved Parcels

Total Number of Improved Parcels 325

Total Number of Improved Parcels which Qualify under the Act 206

Total Percentage of Improved Parcels which Qualify under the Act 63.4%

Of All Improved Parcels:

- Total "Blighted" (5 qualifying characteristics) 15
- Total Number of Structures and Site Improvements 397
- Number of Structures over 35 Years of Age 354
- **Total Percentage of Structures over 35 Years of Age 89.2%**
- Total "Conservation" 206
- Total Number Conservation, but Not Blighted 191

The following qualifying characteristics are present in the **structures** and **site improvements** within the improved portion of the proposed TIF District (Note: If a parcel of property exhibits an individual characteristic more than once, it is counted only once in the summary below):

- Number showing signs of Dilapidation 34
- Number showing signs of Obsolescence 4
- Number showing signs of Deterioration 316
- Number showing signs of Code Violations 0
- Number showing signs of Illegal Uses 0
- Number showing signs Excessive Vacancy 68
- Number which Lack HVAC/Sanitary Facilities 0
- Number with Inadequate Utilities 4
- Number subject to Overcrowding 65
- Number used for Deleterious Uses 0
- Number with EPA Issues 0
- Number showing Lack of Planning[8] 125
- Number subject to Declining/Static EAV 325

CONCLUSION: The applicable characteristics of Blight and Conservation were found reasonably distributed throughout the three hundred twenty-five (325) improved parcels, 63.4% of which qualify as a Combination Blighted and Conservation Area within the proposed West Main Street TIF District Redevelopment Project Area. Fifteen (15) of the improved parcels also qualify as a Blighted Area.

[8] The improved parcels evidencing a lack of adequate planning were either constructed prior to or did not adhere to the City's comprehensive plan or reflected inadequate storm water facilities.

Qualifying Characteristics of Vacant Parcels

Total Number of Vacant Parcels 80

Total Number of Vacant Parcels which Qualify under the Act 80

Total Percentage of Vacant Parcels which Qualify under the Act 100.0%

Of All Vacant Parcels:

*The first set of characteristics which apply to vacant land require any **two** of the following for qualification as a blighted area:*

Number subject to Obsolete Platting 4

Number subject to Diversity of Ownership 0

Number subject to Tax Delinquencies 0

Number subject to Deterioration of Adjacent Properties 79

Number subject to EPA Issues 0

Number subject to Declining/Static EAV 80

*An additional list of characteristics applied to vacant land requires only **one** of the following for qualification as a blighted area:*

Number containing an Unused Quarry, Mine or Strip Mine Pond 0

Number containing an Unused Railroad or Railroad Right-of-way 0

Number subject to Chronic/Contribute to Flooding within same watershed .....

Number with Disposal Site 0

Number found to have been Blighted before becoming Vacant 69

Within this Area there are no vacant tracts that have been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area.

CONCLUSION: All eighty (80) vacant parcels surveyed within the proposed West Main Street TIF District qualify as a Blighted Area. The vacant parcels will contribute to the effectiveness of the TIF District as a whole and are necessary either as potential development locations or to ensure contiguity within the Redevelopment Project Area.

Equalized Assessed Valuation (EAV) of the Redevelopment Project Area

One of the qualifying characteristics for both "Blighted" and "Conservation" parcels relates to the history of the assessed value of properties included in the Redevelopment Project Area.

The total equalized assessed valuation ("EAV" before exemptions) of the City of Peoria for tax year 2025 payable 2026 was $2,943,265,840**.**

The total EAV (before exemptions) of parcels studied for the entire proposed TIF District Redevelopment Project Area for tax year 2024 payable 2025 was **$18,205,430** and accounted for **0.62%** of the City's total EAV (***Figure "12"***).

Therefore, the total estimated EAV of the balance of the City (outside of the proposed TIF Redevelopment Project Area) was **$2,925,060,410.**

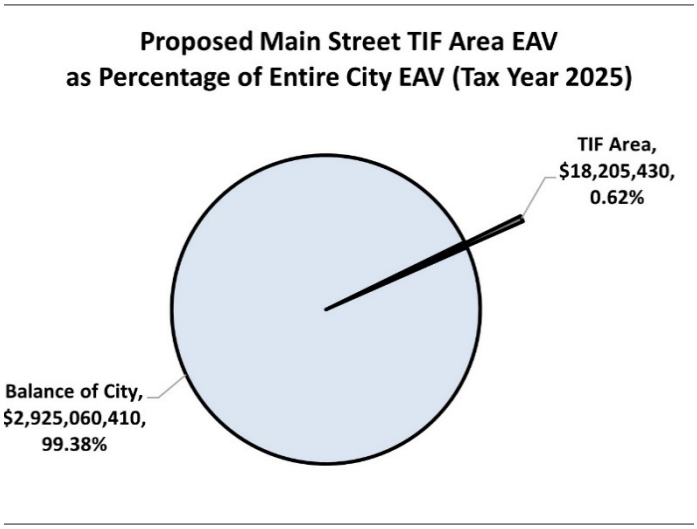


Figure 12. Proposed TIF Redevelopment Area EAV as a Percentage of the total EAV of the City of Peoria (tax yr. 2025 payable 2026).

The EAV characteristics in this instance contribute to the qualification of the Redevelopment Project Area because the total equalized assessed valuation of the proposed redevelopment project area was less than the annual percentage change in the balance of the City of Peoria for at least five (5) of the last five (5) years (***Figure "13"***).

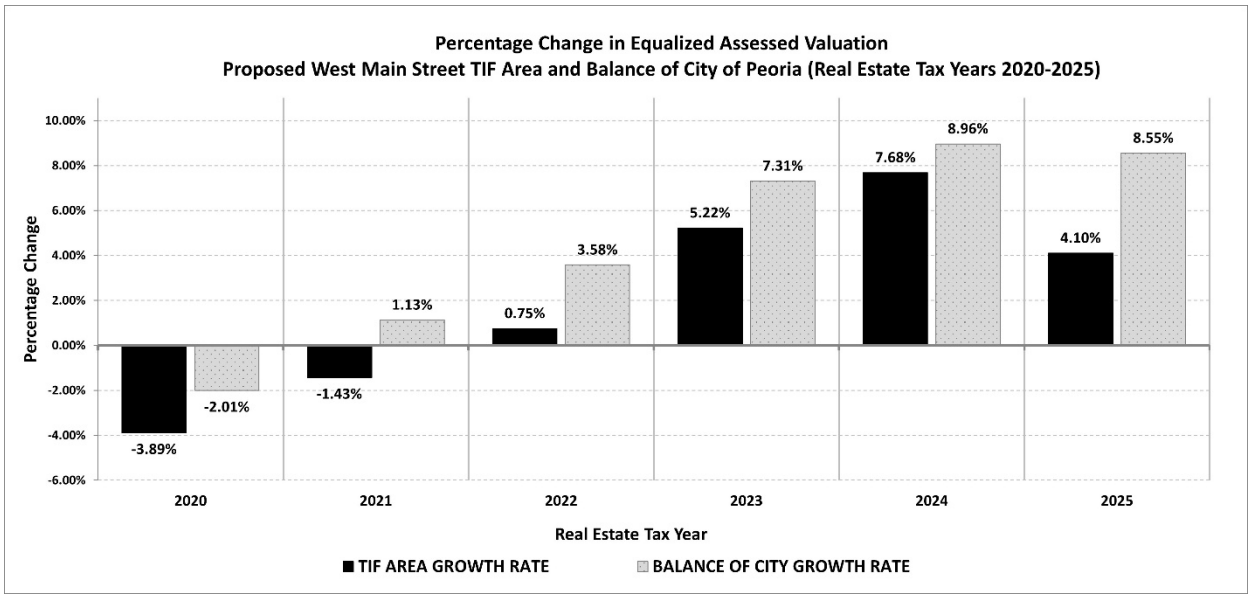


Figure 13. Proposed West Main Street TIF District, Percentage Change in Equalized Assessed Valuation, tax years 2020-2025 (Source: Office of the Peoria County Supervisor of Assessments data available online at https://gis.peoriacounty.gov/PeoriaCountyGIS/#).

CONCLUSION: Pursuant to the Act, the equalized assessed valuation of the proposed Area assists in qualifying the proposed West Main Street TIF District as a combination of "Blighted" and "Conservation" Areas.

Summary of TIF Qualification Characteristics

The following is a summary of relevant qualification findings as it relates to the potential designation of the proposed Redevelopment Project Area (Area) by the City as a Tax Increment Financing (TIF) District. The findings herein pertain to the proposed Redevelopment Project Area:

1. Pursuant to the Act, the proposed Redevelopment Project Area (Area) includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project; and the Area is greater than 1½ acres in size.

2. The Redevelopment Project Area qualifies as a combination of *Blighted* and *Conservation* areas. The qualifying characteristics as documented herein are present throughout the Redevelopment Project Area, are present to a meaningful extent and are evenly distributed throughout the Redevelopment Project Area as follows:

    a. Within the **West Main Street TIF District** there are **four hundred five (405)** individual parcels that were surveyed as vacant or improved, **70.6%** of which qualify under the TIF Act as a combination of *Blighted* [improved/vacant] and *Conservation* [improved] areas.

    b. The applicable characteristics of *Blight* and *Conservation* were found reasonably distributed throughout the proposed TIF District as-a-whole. Of the **three hundred twenty-five (325** improved parcels, **63.4%** qualify as a Combination of Blighted and Conservation Areas. **Fifteen (15)** of the improved parcels also qualify as a Blighted Area.

    c. **Eighty (80)** vacant parcels qualify as a *Blighted* area due in part to obsolete plating and the presence of deteriorated structures adjacent to the vacant parcels. **Sixty-nine (69)** of the vacant parcels were blighted before becoming vacant.

    d. The lack of growth in equalized assessed valuation of the proposed Area as compared with the rest of the City of Peoria assists in qualifying the TIF District as a combination of Blighted and Conservation Areas.

3. The proposed Redevelopment Project Area as a whole has not benefitted from coordinated planning efforts by either the public or private sectors. There is a need to focus on redevelopment efforts relating to infrastructure, property reuse, and the improvement of existing buildings.

4. The proposed Redevelopment Project Area would not be subject to redevelopment without the investment of public funds, including tax increments and all property in the proposed Redevelopment Project Area would substantially benefit by a series of proposed redevelopment projects (public and private).

5. Portions of the proposed Redevelopment Project Area may be suitable for redevelopment (public and private) for modern and more intensive mixed-use if funding can be established to acquire and redevelop necessary properties, and to put in place appropriate incentives to overcome market impediments.

6. Indications of deterioration and blighting conditions were found to be present and distributed throughout the Redevelopment Project Area to a meaningful extent on both vacant and

improved parcels, thereby qualifying the Area as a combination of *Blighted*, and *Conservation* areas as defined in the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*). Therefore, based on the information provided herein: **the City concludes that the West Main Street TIF District Redevelopment Project Area qualifies pursuant to the requirements of the TIF Act**.

As documented herein, the presence of deterioration, underutilized spaces, and blighting conditions exist to a meaningful extent and were found to be reasonably distributed throughout the Redevelopment Project Area. The following photos, cumulatively referred to as ***Figure "14,"*** are hereby incorporated as further evidence of such findings*:*






N Bourland
W Windom
AVAILABLE
St. James Apartments
Campus Town
Steak & Fries
FIELDHOUSE
CEFCU
Panda House
metro
DEMOCRATS
OKINAWA
Unique Tees
University
BRADLEY
POLICE
BRADLEY
CVS/pharmacy
DOLLAR TREE
Joseph & Camper
COMMERCIAL
309-691-5919
SPACE FOR LEASE


University St
COFFEE
DAYE
Campus Town
BRADLEY
CVS/pharmacy
DOLLAR TREE
SUBWAY
POLICE
J+B STUDIO By: Bob the Barber
Pizza Hut
FISH & CHICKEN
COFFEE
FIELDHOUSE


Main St
University St
LAUNDROMAT
LAVANDERIA
Main St
One World
HAUS 1349
Loaded
Sunny House
CARIBBEAN TAN & SPA


BEAUTY SUPPLY
HAIR CARE
900 KIM TAE KWON DO
JIMMY JOHN'S
JIMMY JOHN'S
Main
MALOOF
For Sale
Dan Maloof


Main St
N Frink
ONLY
ONLY
ONLY
MUIR
WEST
MAIN
STREET


FIFTH AVENUE
Chatlos
SIMPLYFIT 4U
OPEN


Main
W Russell
peoria
next innovation
center


CPO Building
Sheridan
RIBBON RECORDS
PITCH


LIQUOR STORE
Uncle Sam's
309-966-4137
W Main ST
Ellis 1000
MALOOF


W Main St
Peoria Township




1201


dcp
dream center peoria


CENTRAL ILLINOIS AGENCY ON AGING INC
DAL
Dental Arts Laboratories, Inc.


RIVERSIDE
COMMUNITY CHURCH
NO PARKING ANY TIME
RIVERSIDE
COMMUNITY CHURCH
RIVERSIDE
COMMUNITY CHURCH




WELCOME TO
The Historic
WEST BLUFF


516
BIKE PEORIA COOP
Bridges Tv
TV Repair
(309)676-0433
2.99


WEST
MAIN
STREET
broken tree
My Writing Shed
The Main One
Barber & Beauty Salon
Miaz African Hair Braiding


PEORIA
PUBLIC PARKING
Habitat
for Humanity
Peoria Auto
CONNECT
309-839-2828


TAXPRO'S
CHECK-IT-OUT
KEMPER EXPRESS


MUIR
Stechers
AUTOMOTIVE SERVICE
PEORIA
1923
ENTRANCE
Bourland


HADDAD'S RESTAURANT
FOR RENT
369-4721
Jn's Kitchen
PAPA JOHNS


DOMESTIC
& IMPORTS

SECTION V.
DESIGNATED AND ANTICIPATED PUBLIC AND PRIVATE PROJECTS FOR PROPOSED REDEVELOPMENT PROJECT AREA

Public Redevelopment Projects

The City intends to address the conditions which, pursuant to the TIF Act, qualify the Redevelopment Project Area as a combination of *Blighted* and *Conservation* areas. The Redevelopment Project Area has infrastructure inadequacies and will require additional improvements throughout the life of the TIF District as projected below. The implementation of the public projects provided herein will help address current impediments to growth and attract new private investment within the Redevelopment Project Area.



To the extent possible, the City will also encourage the private sector to incur the costs of constructing public infrastructure that is necessary for completing private redevelopment projects. Such costs may then be reimbursed to private developers from real estate tax increment generated by the private redevelopment projects. The City intends to pay for public improvements using a portion of any Real Estate Tax Increment generated within the TIF District, as well as Municipal Sales Taxes and any other sources of funds it may lawfully pledge.

The Anticipated Public TIF Eligible Redevelopment Project Cost Obligations are estimated as follows:

	Type of Anticipated Public Redevelopment Project	Designated/Obligated TIF Eligible Project
1	Public works construction, improvements, upgrades, and maintenance or resurfacing of streets, roads, alleys, parking facilities, and sidewalks, including labor, equipment, parts, and materials	$25,000,000
2	Public works construction, improvements, upgrades, and maintenance of sanitary sewer infrastructure in support of the Area, including labor, equipment, parts, and materials	$500,000
3	Public works construction, improvements, upgrades, and maintenance of water mains and related infrastructure including labor, equipment, parts, and materials	$250,000
4	Storm sewer drainage improvements, including labor, equipment, parts, and materials	$2,500,000
5	Public works or improvements related to utilities, including, but not limited to, gas, electric, cable and telecommunication infrastructure, including labor, equipment, parts, and materials	$1,500,000

	Type of Anticipated Public Redevelopment Project	Designated/Obligated TIF Eligible Project
6	Public property acquisition and assembly costs	$7,500,000
7	Rehabilitation, renovation, construction/reconstruction City parking lots, structures and other facilities, including labor, equipment, parts and materials	$2,500,000
8	Removal and remediation of environmental contaminants, if any, and other physical impediments to redevelopment	$1,250,000
9	TIF District-related marketing of sites, as well as signage, lighting, advertising, and economic development website and web-related marketing	$500,000
10	Construction, improvements, upgrades and maintenance of public parks, beautification, and green space improvements	$2,650,000
11	Costs relating to rehabilitation and revitalization of commercial properties including, but not limited, to redevelopment loans, grants, reimbursements and combinations thereof	$1,500,000
12	Staff and professional services including, but not limited to engineering, architectural, community planning, legal, financial, accounting, marketing, training, continued education, economic development services and TIF-related public administration as may be necessary for the implementation of the TIF Redevelopment Plan and Projects	$600,000
13	Public safety, fire and rescue and other emergency services training, facilities, equipment and personnel necessary to promote and protect the health, safety, and welfare of the public within the Redevelopment Project Area	$4,500,000
14	Day care services for children of employees from low-income families working for businesses located within the redevelopment project area per Section 11-74.4-3(q)(11.5) of the Act	$500,000
15	Public infrastructure within contiguous TIF Redevelopment Project Areas, if any	$250,000
16	Potential capital cost reimbursements	$2,000,000
	TOTAL:	**$53,500,000**

Private Redevelopment Projects

As previously stated, the City plans to address the conditions which qualify the Redevelopment Project Area as a combination of *Blighted* and *Conservation* areas. The City believes the Redevelopment Project Area will not be redeveloped without the use of tax increment financing and the implementation of this Redevelopment Plan to attract substantial new private investment within the Area. Therefore, the City intends to offer incentives to potential Developers to encourage new private investment.

The designated and anticipated Private TIF Eligible Redevelopment Project Cost Obligations are estimated as follows:

	Type of Anticipated Private Redevelopment Project	Designated/Obligated TIF Eligible Project Cost
1	**Large Mixed-Use Commercial-Retail Project:** City TIF funded assistance to incentivize the construction of a mixed-use development designed to attract a high-volume of visitors and generate significant real estate tax and sales tax revenue. The project is anticipated to range from a large-scale single-purpose facility to a collection of smaller entertainment attractions and commercial venues.	$2,250,000
2	**Commercial Redevelopment/Expansion I:** City TIF funded assistance to incentivize a project to construct new mixed-use or extensively update, restore, or fundamentally change a residential/business property, involving significant interior and exterior modifications like structural changes, new layouts, system upgrades (plumbing, electrical), and aesthetic enhancements to improve functionality, efficiency, and value for a new or existing purpose.	$1,400,000
3	**Commercial Redevelopment/Expansion II:** City TIF funded assistance to incentivize a project to construct new mixed-use or extensively update, restore, or fundamentally change a residential/business property, involving significant interior and exterior modifications like structural changes, new layouts, system upgrades (plumbing, electrical), and aesthetic enhancements to improve functionality, efficiency, and value for a new or existing purpose.	$3,500,000
4	**Commercial Redevelopment/Expansion III:** City TIF funded assistance to incentivize a project to construct new mixed-use or extensively update, restore, or fundamentally change a residential/business property, involving significant interior and exterior modifications like structural changes, new layouts, system upgrades (plumbing, electrical), and aesthetic enhancements to improve functionality, efficiency, and value for a new or existing purpose.	$1,000,000

	Type of Anticipated Private Redevelopment Project	Designated/Obligated TIF Eligible Project Cost
5	**Commercial Redevelopment/Expansion IV:** City TIF funded assistance to incentivize a project to construct new mixed-use or extensively update, restore, or fundamentally change a residential/business property, involving significant interior and exterior modifications like structural changes, new layouts, system upgrades (plumbing, electrical), and aesthetic enhancements to improve functionality, efficiency, and value for a new or existing purpose.	$1,000,000
6	**Commercial-Retail Restaurant I:** City TIF funded assistance to incentivize new construction of a high-capacity facility featuring a spacious, professionally equipped commercial kitchen and a large dining area designed for efficiency and high-volume food production and service for many guests.	$1,155,000
7	**Commercial-Retail Restaurant II:** City TIF funded assistance to incentivize new construction of a high-capacity establishment featuring a spacious, professionally equipped commercial kitchen and a large dining area designed for efficiency and high-volume food production and service for many guests.	$1,155,000
8	**Commercial-Retail Restaurant III:** City TIF funded assistance to incentivize new construction of an establishment featuring a spacious, professionally equipped commercial kitchen and a dining area designed for efficiency and high-volume food production and service for many guests.	$1,155,000
9	**Convenience Store:** City TIF funded assistance to incentivize the new construction of a retail space that offers a mix of everyday essentials, including snacks, beverages, and groceries, as well as fuel and service offerings like prepared foods.	$1,250,000
10	**Multi-Family Condo/Townhome Project I:** City TIF funded assistance to incentivize new construction of a 12-unit residential condo/townhome development offering a walkable urban environment and designed for young professionals, retirees, or small families seeking a low-maintenance lifestyle and access to nearby shops, dining, and public transit.	$1,200,000

	Type of Anticipated Private Redevelopment Project	Designated/Obligated TIF Eligible Project Cost
11	**Multi-Family Condo/Townhome Project II:** City TIF funded assistance to incentivize new construction of a 12-unit residential condo/townhome development offering a walkable urban environment and designed for young professionals, retirees, or small families seeking a low-maintenance lifestyle and access to nearby shops, dining, and public transit.	$1,200,000
12	**Apartment Building I:** City TIF funded assistance to incentivize new construction of a mid-rise apartment building containing individual residential units, such as a 16-unit building with 4 to 6 units per floor across 3 to 5 levels that emphasizes modern design, amenities, and efficiency.	$377,500
13	**Apartment Building II:** City TIF funded assistance to incentivize new construction of a mid-rise apartment building containing individual residential units, such as a 12-unit building with 4 to 6 units per floor across 3 to 5 levels that emphasizes modern design, amenities, and efficiency.	$257,500
14	**New Single-Family Housing:** City TIF funded assistance including but not limited to demolition of existing structures and site preparation to encourage the construction of ten (10) new freestanding residential homes designed for single household occupancy on vacant, in-fill lots.	$1,000,000
15	**New Commercial Office Facility:** City TIF funded assistance to encourage the construction of a new building(s) designed to house business offices, professional organizations, and administrative operations.	$1,000,000
16	**Repair, Renovation and Rehabilitation of Student Housing:** City TIF funded assistance to privately owned apartment complexes specifically built for students, or university-owned apartments managed directly by an educational institution.	$1,800,000
17	**Repair, Renovation and Rehabilitation of Temporary Housing:** City TIF funded assistance to shelter-facilities which are interim/crisis housing designed to offer short-term, stable environments before the resident secures permanent housing.	$1,000,000

	Type of Anticipated Private Redevelopment Project	Designated/Obligated TIF Eligible Project Cost
18	**Commercial Rental Housing Rehab Projects:** City TIF funded assistance designed to correct safety hazards, eliminate code violations and otherwise encourage the repair, renovation and restoration of aging buildings that contain multi-family residential units.	$300,000
19	**Neighborhood Residential Rehab Projects:** City TIF funded assistance designed to assist homeowners repair and upgrade single-family houses to correct safety hazards, eliminate code violations, preserve affordable housing, and revitalize residential neighborhoods within the TIF Area.	$300,000
20	**Commercial Office Building Rehab:** City TIF funded assistance for office building rehabilitation and renovation projects to revitalize aging or outdated structures to meet modern workplace standards, improve energy efficiency, and enhance structural integrity.	$500,000
21	**Commercial Parking Lot Repair, Renovation, Rehab:** City TIF funded assistance for restorative resurfacing, and rehabilitation to extend pavement life, eliminate trip hazards, and maximize property value.	$500,000
22	**Exterior Commercial Façade Rehabilitation Program:** City TIF funded assistance for the preservation, restoration, and improvement of a building's outward appearance, including its structural elements, such as windows, doors, brickwork, siding, roofing, signage and other architectural details to improve curb appeal and property value.	$850,000
23	**Interior Commercial Building Rehabilitation Program:** City TIF funded assistance designed to help improve a building's functionality, aesthetics, energy efficiency, and overall condition.	$850,000
	TOTAL:	**$25,000,000**

Anticipated Categorical Types of Public and Private TIF Redevelopment Project Costs

Adjustments are expected and may be made to the following line-items for *Designated and Anticipated Public and Private TIF Eligible Private Redevelopment Project Costs* by increasing or decreasing line-item costs for redevelopment. The costs for each individual redevelopment project and the resulting tax revenues will be evaluated by the City as each project is considered for financing under the provisions of the Act. The totals of line items below are not intended to place a total limit on the described expenditures or intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment projects, provided the total payment for all eligible redevelopment project costs shall not exceed the amount set forth herein or as adjusted in the future.

Designated & Anticipated Public & Private Redevelopment Project Costs	**Total Estimated Line-Item Costs**
Acquisition of land & other property	$10,800,000
Site preparation, clearing & grading	$4,550,000
Demolition of buildings & structures	$2,050,000
Planning, engineering, architectural fees	$1,850,000
Legal fees	$1,200,000
Accounting/financial fees	$2,600,000
Marketing of sites	$1,600,000
Other professional fees	$211,500
Eliminating or removing contaminants & other impediments	$2,250,000
Rehabilitation, reconstruction, repair or remodeling of existing buildings	$8,000,000
Job training & retraining services	$440,000
Public water lines & mains	$250,000
Sanitary sewer	$500,000
Storm sewer & drainage improvements	$3,698,500
Streets, sidewalks, curbs, gutters	$25,000,000
Utilities extensions	$3,200,000
Financing costs	$3,300,000
Relocation costs	$750,000
Up to 50% of construction of low-income new housing	$1,000,000
Public safety, fire/emergency, and other capital costs	$4,500,000
Day care services per Sect. 11-74.4-3.(q) (11.5)	$750,000
Total Designated & Anticipated Public & Private Project Costs	**$78,500,000**

SECTION VI.

SOURCES OF FUNDS TO PAY TIF ELIGIBLE PROJECT COSTS

The City may execute written Redevelopment Agreements with Private Developers to use portions of the TIF Real Estate Tax Increments generated from such projects to reimburse Developers for TIF eligible *private* project costs as provided in the Act per Section 65 ILCS 5/11-74.4-3(q). The City further intends to use some TIF Increment generated by such private projects and other sources of funds it may lawfully pledge for the payment of TIF eligible *public* project costs.

Anticipated and Projected Private Redevelopment Projects[9]	Estimated Completion	Total Projected Investment	Projected Cumulative TIF Increment[10]	Anticipated TIF Eligible Project Costs
Large Mixed-Use Commercial-Retail Project	2028	$7,000,000	$5,602,176	$2,250,000
Commercial Redevelopment/Expansion I	2028	$4,000,000	$3,201,244	$1,400,000
Commercial Redevelopment/Expansion II	2030	$12,000,000	$8,460,019	$3,500,000
Commercial Redevelopment/Expansion III	2032	$4,000,000	$2,457,139	$1,000,000
Commercial Redevelopment/Expansion IV	2034	$4,000,000	$2,111,757	$1,000,000
Commercial-Retail Restaurant I	2028	$3,500,000	$2,801,088	$1,155,000
Commercial-Retail Restaurant II	2030	$3,500,000	$2,467,506	$1,155,000
Commercial-Retail Restaurant III	2032	$3,500,000	$2,149,997	$1,155,000
Convenience Store	2029	$5,000,000	$3,760,340	$1,250,000
Multi-Family Condo/Townhome Project I	2029-2032	$6,000,000	$4,095,656	$1,200,000
Multi-Family Condo/Townhome Project II	2033-2036	$6,000,000	$3,045,918	$1,200,000
Apartment Building I	2031	$1,600,000	$1,054,533	$377,500
Apartment Building II	2033	$1,000,000	$570,579	$257,500
New Single-Family Housing	2027-2036	$4,500,000	$2,962,170	$1,000,000
New Commercial Office Facility	2035	$4,000,000	$1,945,358	$1,000,000
Student Housing Repair/Renovation/Rehab	2030-2034	$3,200,000	$2,039,159	$1,800,000
Temp. Housing Repair/Renovation/Rehab	2031	$2,000,000	$1,318,166	$1,000,000
Commercial Rental Housing Rehab Projects	2027-2032	$1,200,000	$876,102	$300,000
Neighborhood Residential Rehab Projects	2027-2032	$1,200,000	$876,102	$300,000
Commercial Office Building Rehab Projects	2027-2032	$1,500,000	$1,095,127	$500,000
Comm. Parking Lot Renovation/Rehab	2030-2039	$1,000,000	$511,251	$500,000
Exterior Façade Rehabilitation Program	2028-2042	$1,875,000	$929,672	$850,000
Interior Building Rehab Program	2028-2042	$1,125,000	$557,803	$850,000
	TOTALS:	**$82,700,000**	**$54,888,861**	**$25,000,000**

[9] See ***Exhibit 3*** for examples of TIF District Projections relating to these proposed private projects.

[10] Note: the projected, future real estate tax increment attributable to residential mixed-use redevelopment that includes some types of affordable housing may result in less TIF increment due to less than market rate assessed valuation of the subject property.

TIF Financing Summary

Total Designated and Anticipated TIF Eligible Public Project Costs
within the Redevelopment Project Area $53,500,000

Total Designated and Anticipated TIF Eligible Private Project Costs
within the Redevelopment Project Area $25,000,000

Total Designated and Anticipated TIF Eligible Project Costs (Public & Private) $78,500,000

Present and Projected Tax Increment

The **West Main Street TIF District Redevelopment Plan** presents the City's comprehensive program for development or redevelopment that is intended by the payment of redevelopment project costs to reduce or eliminate conditions, the existence of which, qualified the Redevelopment Project Area. The West Main Street TIF District Redevelopment Plan also sets forth the program to be undertaken to accomplish the plan's objectives and includes the anticipated sources and uses of TIF funds that may be generated within the Redevelopment Project Area. The projected increases in equalized assessed valuation (EAV) and the resulting real estate tax increment for the West Main Street TIF District are estimated as follows:

Total Projected Private Investment $81,950,000

Projected Cumulative Real Estate Tax Increment
Generated over 23 Year Life of the TIF District $54,888,861

Projected Effect on Equalized Assessed Value
of TIF Redevelopment Project Area:

1. Base Year (2025) EAV of Redevelopment Project Area *(before exemptions)* $18,093,910

2. Estimated Potential Increase in EAV $27,506,667

3. Total Estimated EAV of the Redevelopment Project Area
after Redevelopment Projects are Completed (*line 1 plus line 2*) $45,600,577

The City of Peoria intends to use Tax Increment Financing to stimulate new private investment and enhance the tax base of the local taxing districts within the redevelopment project area, which is essential to the public interest.



Policy Guidelines Relating to the Use of Tax Increment Financing Funds

1. All project cost estimates are in year-**2026** dollars. In addition to the public and private project costs listed above, any notes or bonds issued to finance a Project may include an amount sufficient to pay interest, as well as customary and reasonable charges associated with the

issuance of such obligations and provide for capitalized interest and reserves as may be reasonably required.

2. Adjustments to the designated and anticipated line items (public and private) costs provided in this Redevelopment Plan are expected. Each individual project cost and the resulting tax revenues will be re-evaluated as each project is considered for public financing under provisions of the Act.

3. The totals of line items set forth in this Redevelopment Plan are not intended to place a total limit on the described expenditures or intended to preclude payment of other eligible redevelopment project costs related to the redevelopment of the Area, provided the total amount of payment for all eligible redevelopment project costs, public and private, shall not exceed the amount set forth herein or as adjusted in the future. Adjustments may be made to the designated and anticipated line items within the total, either increasing or decreasing line-item costs for redevelopment.

4. Upon adoption of this Redevelopment Plan, the City may, without further formal statutory approval, increase the total limit or any line item by the increase in the Consumer Price Index (currently All Urban Consumers, IL-IN-WI), plus five percent (5%), as permitted by the TIF Act.

5. The proposed Public and Private Redevelopment Projects included herein are not assured to occur but include the types and scopes of projects that represent reasonable expectations. The City's actual reimbursements of TIF funds shall be disbursed in compliance with the Act but may be for other projects and costs not specifically anticipated herein. The types and scopes of projects, investments and eligible project costs may be re-allocated from time to time by the City Council upon adoption of written Redevelopment Agreements with private developers.

6. The City hereby acknowledges it does not intend for the tax increment financing district to generate sufficient funding to pay for all of the estimated public and private TIF eligible costs discussed in this Redevelopment Plan. Other sources of funds that may be used to pay the costs of implementing this TIF Redevelopment Plan may include, but are not limited to, the following:

    a. Private equity capital which is available to private Developers through their own cash reserves or financing sources;

    b. Assistance through Business Development District Financing and/or Enterprise Zone incentives, if any;

    c. Revenue available because of development assessments, purchase and sale agreements, and leases entered between the City and other individuals or entities;

    d. Improvements by third-party tenants;

    e. Special Assessments;

    f. Special Service Areas, if any, that the City may create within the TIF Area and impose additional property taxes upon properties located within such special service areas to pay the costs of providing special services that may be performed from time to time within such special service areas within the TIF Redevelopment Project Area and which are in support of the goals and objectives of this TIF Redevelopment Plan;

g. Grants and loans from the United States or the State of Illinois, or any instrumentality of the federal or state government and units of government thereof;

h. General revenues of the City, to the extent such revenue is not necessary to fund other operations of the City;

i. The City may issue obligations in one or more series in the future, maturing and bearing interest at rates and having such other terms and provisions determined by the City by Ordinance and in whole or in par secured and/or paid from funds or deposits credited to the "West Main Street TIF District Special Tax Allocation Fund"; and

j. Other legally permissible sources of public financing that may be identified at such time in the future that the City may deem appropriate to fund TIF eligible project costs.

The exact portion of project costs the City may lawfully reimburse from each of the above referenced sources of funds will depend upon the availability of funds from these sources and the approval of written redevelopment agreements by and between a private developer(s) and the City of Peoria.

7. Subject to written redevelopment agreements, the City intends to use TIF or other cooperative assistance it may legally offer to provide incentives to Private Developers for undertaking Private Redevelopment Projects. Such cooperation may include without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, subsidy, or additional funding which may be available from other governmental sources as the result of the Developer's or City's activities. This may also include assisting with or jointly applying for any grant, award, or subsidy which may be available as the result of the City's or the Developer's activities.

8. No TIF funds shall be reimbursed to private Developers for TIF eligible project costs absent an Ordinance approving a written Redevelopment Agreement adopted by a majority of the Corporate Authorities of the municipality then holding office.

Assessment of Financial Impact

Substantial new economic development is not expected to occur within the Redevelopment Project Area without the creation of the West Main Street TIF District. Without tax increment financing, the overlapping taxing districts are not expected to experience any significant increase in real estate tax revenue from the proposed Redevelopment Project Area.

Using real estate tax rates from tax year 2025 payable 2026 and assuming an increase in real estate development of $300,000, or a $100,000 *increase* in equalized assessed valuation, the projected annual financial impact on the taxing bodies which levy taxes in the TIF District are as follows:

Taxing Districts Listed on Tax Bill[11]	**2025 Payable 2026 Real Estate Tax Rate**	**Projected Annual (Perceived) Impact for each $100,000 Increase in TIF EAV**
Peoria USD #150[12]	4.79001%	$4,790
City of Peoria	1.08042%	$1,080
Peoria County	0.82410%	$824
Pleasure Driveway Park District	0.73672%	$737
Illinois Central Community College #514	0.45627%	$456
Peoria Library District	0.43051%	$431
Greater Peoria MTD	0.23896%	$239
Greater Metro Airport Authority	0.20080%	$201
Peoria Township	0.07422%	$74
Peoria County Soil & Water	0.00038%	$0
Greater Peoria Sanitary District	0.00000%	$0

[11] The entire TIF Area is within Property Tax Code 001.

[12] As the TIF District relates to Peoria C.U.S.D. #150, the actual impact to the School District is less than the perceived loss, as the TIF Act and the Illinois School Code both contain provisions which require the Illinois State Board of Education to ignore increases in assessed valuation within a TIF District when calculating School funding. An excerpt from the Act (65 ILCS 5/11-74.4-8) indicates the following:

> *"No part of the current equalized assessed valuation of each property in the redevelopment project area attributable to any increase above the total initial equalized assessed value, or the total initial equalized assessed value as adjusted, of such properties shall be used in calculating the general State school aid formula, provided for in Section 18-8 of the School Code, until such time as all redevelopment project costs have been paid as provided for in this Section."*

Anticipated Measures to Address Financial Impact

All taxing districts that may be affected by the TIF District continue to receive a proportionate share of real estate tax revenue derived from the initial equalized assessed value of the parcels within the redevelopment project area as provided in Section 65 ILCS 5/11-74.4-8(a) of the Act, which states:

> *"That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the redevelopment project area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing."*

The City may approve Intergovernmental Agreements with taxing districts during the life of the TIF District if there are any additional impacts resulting from development within the Redevelopment Project Area. If any portion of the City's TIF funds is paid as a reimbursement for additional capital costs that a taxing district(s) incurs because of the West Main Street TIF District, the taxing district(s) shall be required to provide the City with an accounting of said capital costs as part of an ongoing impact analysis.

Ongoing Reporting and Accountability

The City will notify each of the overlapping taxing districts of any proposed enlargement or future amendments of the West Main Street TIF District Redevelopment Project Area, Plan and Projects as required by the Act.

The City shall file TIF District Annual Reports with the Office of the Illinois Comptroller in accordance with the requirement of the Act.

Pursuant to Section 5/11-74.4-5 (e) of the Act, the Joint Review Board will review the effectiveness and the status of the redevelopment project area following the end of each of the City's fiscal years during the life of the West Main Street TIF District. The Joint Review Board includes representatives of the taxing districts that have the authority to directly levy taxes on the property within the redevelopment project area at the time that the TIF District is approved.



SECTION VII.

OTHER STATUTORY REQUIREMENTS

General Land Uses. The general uses of the land within the West Main Street TIF District Redevelopment Project Area shall conform to the existing and future land uses as well as current and future zoning and subdivision codes of the City of Peoria.

Certification of No Displacement of Residential Units. The proposed Redevelopment Project Area contains more than seventy-five (75) inhabited residential units, however the City of Peoria hereby certifies that the Redevelopment Plan will not result in the displacement of residents from ten or more inhabited residential units.

Commitment to Fair Employment. The City of Peoria will comply with fair employment practices and an Affirmative Action Plan for the implementation of this Redevelopment Plan and Projects.

Amending the West Main Street TIF District Redevelopment Plan. The Redevelopment Plan may be amended in accordance with the Tax Increment Allocation Redevelopment Act (65 ILCS 11/74.4 *et. seq.*) and other applicable City Ordinances.

Additional Changes Relating to Establishment of the West Main Street TIF District. Pursuant to Section 5/11-74.4-5 of the Act, the City may make changes in the Redevelopment Plan, Projects, and Area any time prior to the adoption by the City of an ordinance approving the Redevelopment Plan. Prior to the adoption of such ordinance, and at any time during the life of the West Main Street TIF District, the City will:

1. complete the annexation of any parcels within the proposed redevelopment project area that are not already within the City of Peoria; and

2. exclude from the redevelopment project area any parcel(s) for which any member of the corporate authority, or an employee or consultant of the City involved in the planning and preparation of the Redevelopment Plan, Area or Project directly or indirectly owns or controls an interest - unless said individual chooses to disclose such an interest and refrain from any further official involvement in regard to the redevelopment plan, projects, and Area pursuant to Section 5/11-74.4-4(n) of the Act.

Term of the West Main Street TIF District Redevelopment Plan and Projects. Unless extended by the Illinois Legislature, the West Main Street TIF District Redevelopment Plan and District shall be completed no later than December 31 of the year in which payment is made to the City Treasurer with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinances approving the TIF District Redevelopment Plan and Projects are adopted by the City Council. The City intends to utilize the incremental revenues generated in the 23rd year of the TIF District and received by the City in the following 24th year for those projects included in the Redevelopment Plan.

Nature and Term of Bonds or Notes. The City may utilize a *"pay-as-you-go"* approach to financing private eligible project costs. The City may also issue bonds or other obligations to fund public infrastructure or other eligible project costs. Such obligations would not exceed 20 years in length or the term of the District, whichever is less. The City may also issue revenue bonds, notes, or other obligations to fund private eligible project costs as well, which would also be limited to 20 years in

length. The repayment of debt service of these obligations would be limited to the increments generated as permitted by the Act or any other sources of funds the City may lawfully pledge.

Contiguous Redevelopment Project Areas. The City may establish other TIF Districts which are contiguous to the West Main Street TIF District. It is hereby anticipated that eligible redevelopment project costs in such contiguous TIF Districts may be paid or reimbursed from increment generated in any adjacent, contiguous redevelopment project areas as provided by the Act.

SECTION VIII. CONCLUSION

The City of Peoria, Peoria County, Illinois has determined that, to promote the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated, conservation measures instituted, and that redevelopment within the proposed **West Main Street TIF District** should be undertaken. Furthermore, to remove and alleviate adverse conditions, it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts by the development or redevelopment of the Area (see ***Appendix "B"***).

The City finds that the redevelopment project area *as-a-whole* has not been subject to growth and development through investment by private enterprises and that the area would not reasonably be anticipated to be developed without the adoption of the redevelopment plan. Based on the documents and information provided herein, the City hereby concludes that the **West Main Street TIF District Redevelopment Project Area** qualifies pursuant to the requirements of the TIF Act.

The Mayor and City Council hereby conclude that it is in the best interest of the City and that the citizens of Peoria will benefit by the adoption of this West Main Street Tax Increment Financing (TIF) District Redevelopment Project Area, Plan and Projects.

CITY OF PEORIA, ILLINOIS

By: _____
Mayor

Date _____ / _____ / 2026

Attest: _____
City Clerk

Date _____ / _____ / 2026

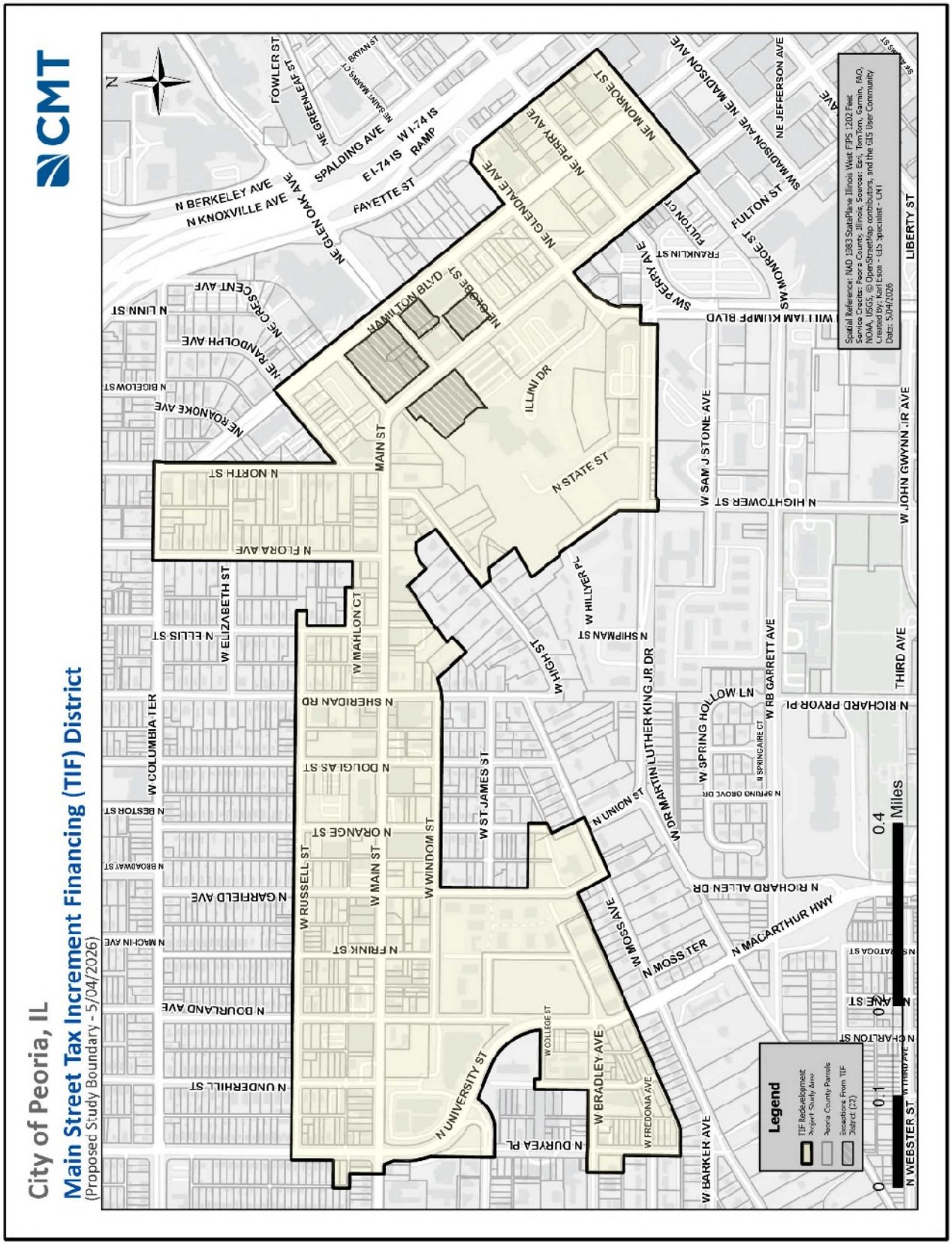
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SECTION IX. EXHIBITS

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EXHIBIT 1

WEST MAIN STREET TIF DISTRICT
REDEVELOPMENT PROJECT AREA BOUNDARY MAP



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EXHIBIT 2

WEST MAIN STREET TIF DISTRICT
BOUNDARY DESCRIPTION

CMT

LEGAL DESCRIPTION

MAIN STREET TIF DISTRICT

A PART OF SECTIONS 4, 5, 8, AND 9 ALL IN TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FAYETTE STREET AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MONROE STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MONROE STREET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WILLIAM KUMPF BOULEVARD; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 81-09620, SAID CORNER ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF WILLIAM KUMPF BOULEVARD; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT OF SAID DOCUMENT AND SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF SAID TRACT OF SAID DOCUMENT, SAID CORNER ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID TRACT OF SAID DOCUMENT AND THE EXTENSION THEREOF TO THE WESTERLY RIGHT-OF-WAY LINE OF WILLIAM KUMPF BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE; THENCE SOUTH PERPINDICULAR FROM SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A SOUTHWEST BEND IN SAID RIGHT-OF-WAY LINE; THENCE SOUTHWEST ON SAID RIGHT-OF-WAY LINE A RECORD DISTANCE OF 21.21 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHTOWER STREET; THENCE WEST PERPINDICULAR FROM SAID EAST RIGHT-OF-WAY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHTOWER STREET; THENCE NORTH AND NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHTOWER STREET; THENCE SOUTHWESTERLY ALONG AN EXTENSION OF SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERNMOST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 2003031352; THENCE NORTHWESTERLY ALONG A NORTHEASTERLY LINE OF SAID TRACT TO A SOUTHEASTERLY CORNER OF SAID TRACT; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID TRACT AND THE

Crawford, Murphy & Tilly Centered in Value

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EXTENSION THEREOF TO THE EASTERMOST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 2024008056; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT TO THE NORTHWESTERLY CORNER OF SAID TRACT, SAID CORNER ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET; THENCE NORTHWESTERLY TO THE SOUTHEASTERLY CORNER OF PARCEL 5 OF A TRACT DESCRIBED IN DOCUMENT NO. 1994035724, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HIGH STREET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE EASTERNMOST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 1997003765; THENCE NORTHWESTERLY TO A NORTHEASTERLY CORNER OF SAID TRACT, THENCE WESTERLY AND SOUTHWESTERLY ALONG THE NORTHERLY SIDE OF SAID TRACT TO THE WESTERNMOST CORNER OF SAID TRACT, SAID CORNER BEING A POINT ON THE NORTHEASTERLY LINE OF A TRACT DESCRIBED IN DOCUMENT NO. 2013024297; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF SAID TRACT TO A NORTHERMOST CORNER OF SAID TRACT; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT AND THE EXTENSION THEREOF TO THE SOUTHERNMOST CORNER OF PARCEL 2 OF A TRACT DESCRIBED IN DOCUMENT NO. 2001006527; THENCE SOUTHEASTERLY ALONG AN EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL 2 OF SAID TRACT TO THE NORTHERNMOST CORNER OF PARCEL 5 OF A TRACT DESCRIBED IN DOCUMENT NO. 1994035724; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 5 OF SAID TRACT TO THE WESTERNMOST CORNER OF SAID TRACT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 5 OF SAID TRACT TO THE NORTHERNMOST CORNER OF PARCEL 7 OF A TRACT DESCRIBED IN DOCUMENT NO. 1994035724; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 7 OF SAID TRACT TO THE WESTERNMOST CORNER OF SAID PARCEL 7 OF SAID TRACT; THENCE NORTHWESTERLY ALONG AN EXTENSION OF SAID SOUTHWESTERLY LINE OF SAID PARCEL 7 OF SAID TRACT TO THE NORTHERNMOST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 2017023409; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT TO THE NORTHWEST CORNER OF SAID TRACT, SAID CORNER ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SHERIDAN ROAD; THENCE WESTERLY TO THE WEST RIGHT-OF-WAY LINE OF SHERIDAN ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF WINDOM STREET; THENCE WEST ON SAID SOUTH RIGHT-OF-WAY LINE OF WINDOM STREET TO THE EAST RIGHT-OF-WAY LINE OF GARFIELD AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 2023011785; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT AND THE EXTENSION THEREOF TO THE EAST RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY

LINE AND THE EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY LINE OF A TRACT DESCRIBED IN DOCUMENT NO. 1985018588, SAID POINT ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 20FT WIDE ALLEY AS PLATTED IN MOSS ADDITION TO THE CITY OF PEORIA (BOOK NA; PAGE 20); THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF SAID ALLEY TO THE WESTERNMOST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 2013010603; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT AND THE EXTENSION THEREOF TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MOSS AVE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GARFIELD AVE; THENCE NORTHWESTERLY ALONG SAID EXTENDED SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE NORTHERNMOST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 2024017088, SAID CORNER ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AN ALLEY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF SAID ALLEY TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 2021016899, SAID CORNER ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 2025015800, SAID CORNER BEING THE EAST RIGHT-OF-WAY LINE OF DURYEA PLACE; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 8 AS PLATTED IN HOWARD BROTHERS ADDITION (VOL. B; PAGE 245), SAID SOUTHEAST CORNER BEING THE WEST RIGHT-OF-WAY LINE OF DURYEA PLACE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 2012003308, SAID CORNER BEING THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEY; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY TO A SOUTHERLY EXTENSION OF THE WEST LINE OF A TRACT DESCRIBED IN DOCUMENT NO. 2021011881; THENCE NORTHERLY ALONG SAID EXTENDED WEST LINE OF SAID TRACT AND THE EXTENSION THEREOF TO THE NORTH RIGHT-OF-WAY LINE OF BRADLEY AVENUE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF UNDERHILL STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 7 OF UNDERHILL & BOURLAND'S ADDITION; THENCE EAST TO THE EAST RIGHT-OF-WAY LINE OF UNDERHILL STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE CENTERLINE OF VACATED COLLEGE STREET; THENCE EAST ALONG SAID VACATED CENTERLINE TO THE WESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY STREET; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY STREET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAINT JAMES STREET; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAINT JAMES STREET AND THE EXTENSION THEREOF TO THE WEST RIGHT-OF-WAY LINE OF DURYEA PLACE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE AND THE

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EXTENSION THEREOF TO THE WESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY STREET; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF A TRACT DESCRIBED IN DOCUMENT NO. 2019002673; THENCE NORTHERLY ALONG SAID EXTENDED EAST LINE TO THE NORTHEAST CORNER OF SAID TRACT, SAID CORNER ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEY; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF AN ALLEY; THENCE NORTH ALONG SAID EXTENDED WEST RIGHT-OF-WAY LINE OF SAID ALLEY TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 2015013684; THENCE EAST TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 2022001497, SAID CORNER BEING THE WEST RIGHT-OF-WAY LINE OF UNIVERSITY STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF RUSSELL STREET; THENCE EAST ALONG THE EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF RUSSELL STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF RUSSELL STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF ELLIS STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF MAHLON COURT; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF MAHLON COURT; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN DOCUMENT NO. 2015018634; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHEAST CORNER THEREOF, SAID CORNER BEING THE WEST RIGHT-OF-WAY LINE OF FLORA AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF COLUMBIA TERRACE; THENCE EAST ALONG SAID RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF NORTH STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH STREET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE LINE OF RANDOLPH AVENUE; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HAMILTON BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GLENDALE AVENUE; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE EASTERNMOST CORNER OF A TRACT IDENTIFIED AS PARCEL # 18-04-452-021; THENCE SOUTHEASTERLY TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID GLENDALE AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FAYETTE STREET; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF FAYETTE STREET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MONROE STREET AND THE POINT OF BEGINNING.

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EXCEPTING P.I.N. 18-04-378-006:

PULSIFER'S 2ND DIVISION SW 1/4 SEC 4-8N-8E; LOT 2 & SE 9' LOT 3 BLOCK 9 & W 1/2 OF VACATED ALLEY LYING E OF & ADJACENT THERETO

EXCEPTING P.I.N. 18-04-378-007:

PULSIFER'S 2ND DIVISION SW 1/4 SEC 4-8N-8E; SW 90' LOT 1 BLOCK 9 (DOC# 88-24966)

EXCEPTING P.I.N. 18-04-378-008:

PULSIFER'S 2ND DIVISION SW 1/4 SEC 4-8N-8E; NE 60' LOT 1 BLOCK 9 & W 1/2 OF VACATED ALLEY LYING E OF & ADJACENT THERETO

EXCEPTING P.I.N. 18-04-378-009:

PULSIFER'S 2ND DIVISION SW 1/4 SEC 4-8N-8E; LOT 13 BLOCK 9; ALSO ALL OF VACATED LOT 13 BLOCK 9; ALSO 1/2 OF VACATED ALLEY LYING ADJACENT THERETO

EXCEPTING P.I.N. 18-04-378-018:

PULSIFER'S 2ND DIVISION SW 1/4 SEC 4-8N-8E; LOT 10 & SE 12' LOT 8 & NW 4' LOT 11 BLOCK 9 & E 1/2 OF VACATED ALLEY LYING W OF & ADJACENT THERETO

EXCEPTING P.I.N. 18-04-378-019:

PULSIFER'S 2ND DIVISION SW 1/4 SEC 4-8N-8E; LOT 12 & SE 50' LOT 11 BLOCK 9 & E 1/2 OF VACATED ALLEY LYING W OF & ADJACENT THERETO

EXCEPTING P.I.N. 18-04-378-020:

PULSIFER'S 2ND DIVISION SW 1/4 SEC 4-8N-8E; LOTS 4 THRU 8 BLOCK 9 INCLUDING ALL OF VACATED ALLEY ADJACENT THERETO; ALSO N 45' LOT 3 BLOCK 9 INCLUDING W 1/2 OF VACATED ALLEY ADJACENT THERETO; ALSO N 42' LOT 9 INCLUDING E 1/2 OF VACATED ALLEY ADJACENT THERETO

EXCEPTING P.I.N. 18-04-379-007:

PULSIFER'S 2ND DIVISION SW 1/4 SEC 4-8N-8E; LOT 17 BLOCK 3 & W 1/2 OF VACATED ALLEY LYING E OF & ADJACENT THERETO (DOC# 85-07121)

EXCEPTING P.I.N. 18-04-379-016:

PULSIFER'S 2ND DIVISION SW 1/4 SEC 4-8N-8E; LOTS 9-10-11 BLOCK 3 & E 1/2 OF VACATED ALLEY LYING W OF & ADJACENT THERETO (DOC# 81-20012)

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EXCEPTING P.I.N. 18-04-379-018:

PULSIFER'S 2ND DIVISION SW 1/4 SEC 4-8N-8E; LOTS 1 THRU 4 & SE 36' LOT 5 BLK 3 INCL W 1/2 OF VACATED ALLEY LYING E & ADJACENT THERETO (EXCEPTING ALLEY AS DESCRIBED PER DOC# 92-31680)

EXCEPTING P.I.N. 18-04-384-001:

ILLINOIS MEDICAL CENTER CONDO 2ND AMENDED PLAT SW 1/4 SEC 4-8N-8E UNIT 1A

EXCEPTING P.I.N. 18-04-384-002:

ILLINOIS MEDICAL CENTER CONDO 2ND AMENDED PLAT SW 1/4 SEC 4-8N-8E UNIT 1B

EXCEPTING P.I.N. 18-04-384-003:

ILLINOIS MEDICAL CENTER CONDO AMENDED PLAT SW 1/4 SEC 4-8N-8E UNIT 1C

EXCEPTING P.I.N. 18-04-384-004:

ILLINOIS MEDICAL CENTER CONDO 2ND AMENDED PLAT SW 1/4 SEC 4-8N-8E UNIT 1D

EXCEPTING P.I.N. 18-04-384-005:

ILLINOIS MEDICAL CENTER CONDO AMENDED PLAT SW 1/4 SEC 4-8N-8E UNIT 1E

EXCEPTING P.I.N. 18-04-384-006:

ILLINOIS MEDICAL CENTER CONDO AMENDED PLAT SW 1/4 SEC 4-8N-8E UNIT 2A

EXCEPTING P.I.N. 18-04-384-007:

ILLINOIS MEDICAL CENTER CONDO AMENDED PLAT SW 1/4 SEC 4-8N-8E UNIT 2B

EXCEPTING P.I.N. 18-04-384-008:

ILLINOIS MEDICAL CENTER CONDO AMENDED PLAT SW 1/4 SEC 4-8N-8E UNIT 3

EXCEPTING P.I.N. 18-04-384-009:

ILLINOIS MEDICAL CENTER CONDO AMENDED PLAT SW 1/4 SEC 4-8N-8E UNIT 4

EXCEPTING P.I.N. 18-04-384-010:

ILLINOIS MEDICAL CENTER CONDO AMENDED PLAT SW 1/4 SEC 4-8N-8E UNIT 5A

EXCEPTING P.I.N. 18-04-384-011:

ILLINOIS MEDICAL CENTER CONDO AMENDED PLAT SW 1/4 SEC 4-8N-8E UNIT 5B

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EXCEPTING P.I.N. 18-04-384-012:

ILLINOIS MEDICAL CENTER CONDO 2ND AMENDED PLAT SW 1/4 SEC 4-8N-8E UNIT 2C

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EXHIBIT 3

EXAMPLE TIF DISTRICT PROJECTIONS

NOTE: The following TIF Projections are examples based on estimates and do not represent offers, financial advice or acceptance of any terms relating to redevelopment projects or agreements.

The information and assumptions contained in the foregoing material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigations to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith. J&K and EDG are not providing financial advice.

All TIF Projections estimated herein assume an annual real estate tax rate of **8.832239%**, therefore actual results will vary depending on the property location within the TIF Redevelopment Project Area and the applicable estate tax code as may be determined.

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(DRAFT COPY FOR REVIEW) Main Street TIF District Redevelopment Plan / Page 75

EXHIBIT 3 (A)

CITY OF PEORIA WEST MAIN STREET TIF DISTRICT

PROPOSED COMMERCIAL/RETAIL PROJECTS

5/26/2026 **TIF FORMED**

Calendar Year of Receipts	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*	*2038*
Large Commerial-Retail Project			Built	Assessed	$206,089	$211,241	$216,522	$221,935	$227,484	$233,171	$239,000	$244,975	$251,100
Commercial Renovation/Expansion I			Built	Assessed	$117,765	$120,709	$123,727	$126,820	$129,991	$133,241	$136,572	$139,986	$143,485
Commercial Renovation/Expansion II					Built	Assessed	$353,296	$362,128	$371,181	$380,461	$389,972	$399,722	$409,715
Commercial Renovation/Expansion III							Built	Assessed	$117,765	$120,709	$123,727	$126,820	$129,991
Commercial Renovation/Expansion IV									Built	Assessed	$117,765	$120,709	$123,727
New Commercial-Retail Restaurant I			Built	Assessed	$103,045	$105,621	$108,261	$110,968	$113,742	$116,585	$119,500	$122,488	$125,550
New Commercial-Retail Restaurant II					Built	Assessed	$103,045	$105,621	$108,261	$110,968	$113,742	$116,585	$119,500
New Commercial-Retail Restaurant III							Built	Assessed	$103,045	$105,621	$108,261	$110,968	$113,742
Convenience Store				Built	Assessed	$147,207	$150,887	$154,659	$158,525	$162,488	$166,551	$170,714	$174,982
New Commercial Office Project										Built	Assessed	$117,765	$120,709
Total Real Estate Tax Increment					**$426,899**	**$584,778**	**$1,055,737**	**$1,082,131**	**$1,329,994**	**$1,363,244**	**$1,515,090**	**$1,670,732**	**$1,712,501**
Cumulative R. E. Tax Increment					**$426,899**	**$1,011,677**	**$2,067,414**	**$3,149,545**	**$4,479,539**	**$5,842,783**	**$7,357,873**	**$9,028,605**	**$10,741,106**

Calendar Year of Receipts	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*	TOTALS
Large Commerial-Retail Project	$257,377	$263,811	$270,407	$277,167	$284,096	$291,199	$298,478	$305,940	$313,589	$321,429	$329,464	$337,701	**$5,602,176**
Commercial Renovation/Expansion I	$147,073	$150,749	$154,518	$158,381	$162,341	$166,399	$170,559	$174,823	$179,194	$183,674	$188,265	$192,972	**$3,201,244**
Commercial Renovation/Expansion II	$419,957	$430,456	$441,218	$452,248	$463,554	$475,143	$487,022	$499,197	$511,677	$524,469	$537,581	$551,021	**$8,460,019**
Commercial Renovation/Expansion III	$133,241	$136,572	$139,986	$143,485	$147,073	$150,749	$154,518	$158,381	$162,341	$166,399	$170,559	$174,823	**$2,457,139**
Commercial Renovation/Expansion IV	$126,820	$129,991	$133,241	$136,572	$139,986	$143,485	$147,073	$150,749	$154,518	$158,381	$162,341	$166,399	**$2,111,757**
New Commercial-Retail Restaurant I	$128,689	$131,906	$135,203	$138,583	$142,048	$145,599	$149,239	$152,970	$156,794	$160,714	$164,732	$168,850	**$2,801,088**
New Commercial-Retail Restaurant II	$122,488	$125,550	$128,689	$131,906	$135,203	$138,583	$142,048	$145,599	$149,239	$152,970	$156,794	$160,714	**$2,467,506**
New Commercial-Retail Restaurant III	$116,585	$119,500	$122,488	$125,550	$128,689	$131,906	$135,203	$138,583	$142,048	$145,599	$149,239	$152,970	**$2,149,997**
Convenience Store	$179,357	$183,841	$188,437	$193,148	$197,976	$202,926	$207,999	$213,199	$218,529	$223,992	$229,592	$235,332	**$3,760,340**
New Commercial Office Project	$123,727	$126,820	$129,991	$133,241	$136,572	$139,986	$143,485	$147,073	$150,749	$154,518	$158,381	$162,341	**$1,945,358**
Total Real Estate Tax Increment	**$1,755,313**	**$1,799,196**	**$1,844,176**	**$1,890,280**	**$1,937,537**	**$1,985,976**	**$2,035,625**	**$2,086,516**	**$2,138,679**	**$2,192,146**	**$2,246,949**	**$2,303,123**	**$34,956,623**
Cumulative R. E. Tax Increment	**$12,496,419**	**$14,295,615**	**$16,139,791**	**$18,030,072**	**$19,967,609**	**$21,953,585**	**$23,989,210**	**$26,075,726**	**$28,214,405**	**$30,406,551**	**$32,653,500**	**$34,956,623**	

Real Estate Assumptions	Lg Comm-Retail	Comm Reno/ Expansion I	Comm Reno/ Expansion II	Comm Reno/ Expansion III	Comm Reno/ Expansion IV	Comm. Restaurant I	Comm. Restaurant II	Comm. Restaurant III	Convenience Store	Commercial Office	TOTALS
Total Projected Market Value	$7,000,000	$4,000,000	$12,000,000	$4,000,000	$4,000,000	$3,500,000	$3,500,000	$3,500,000	$5,000,000	$4,000,000	**$50,500,000**
Increase in EAV	$2,333,333	$1,333,333	$4,000,000	$1,333,333	$1,333,333	$1,166,667	$1,166,667	$1,166,667	$1,666,667	$1,333,333	**$16,833,333**
Real Estate Tax Increment	$206,089	$117,765	$353,296	$117,765	$117,765	$103,045	$103,045	$103,045	$147,207	$117,765	**$1,486,786**
Estimated Eligible Project Costs	$2,250,000	$1,400,000	$3,500,000	$1,000,000	$1,000,000	$1,155,000	$1,155,000	$1,155,000	$1,250,000	$1,000,000	**$14,865,000**

Variables	
Inflation Rate	2.5%
Tax Rate	8.83239%

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EXHIBIT 3 (B)

CITY OF PEORIA WEST MAIN STREET TIF DISTRICT

PROPOSED MULTI-FAMILY HOUSING PROJECTS

5/26/2026 **TIF FORMED**

Calendar Year of Receipts	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*	*2038*
Multi-Family Condo/Townhome I				1/4 Built	1/4 Assessed	$44,162	$89,428	$135,826	$183,383	$187,968	$192,667	$197,484	$202,421
Multi-Family Condo/Townhome II								1/4 Built	1/4 Assessed	$44,162	$89,428	$135,826	$183,383
Apartment Building I						Built	Assessed	$47,106	$48,284	$49,491	$50,728	$51,996	$53,296
Apartment Building II								Built	Assessed	$29,441	$30,177	$30,932	$31,705
Total Real Estate Tax Increment						**$44,162**	**$89,428**	**$182,932**	**$231,667**	**$311,062**	**$363,000**	**$416,237**	**$470,805**
Cumulative R. E. Tax Increment						**$44,162**	**$133,590**	**$316,522**	**$548,188**	**$859,250**	**$1,222,251**	**$1,638,488**	**$2,109,293**

Calendar Year of Receipts	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*	TOTALS
Multi-Family Condo/Townhome I	$207,481	$212,668	$217,985	$223,435	$229,020	$234,746	$240,615	$246,630	$252,796	$259,116	$265,594	$272,233	**$4,095,656**
Multi-Family Condo/Townhome II	$187,968	$192,667	$197,484	$202,421	$207,481	$212,668	$217,985	$223,435	$229,020	$234,746	$240,615	$246,630	**$3,045,918**
Apartment Building I	$54,629	$55,994	$57,394	$58,829	$60,300	$61,807	$63,352	$64,936	$66,560	$68,224	$69,929	$71,677	**$1,054,533**
Apartment Building II	$32,498	$33,310	$34,143	$34,996	$35,871	$36,768	$37,687	$38,630	$39,595	$40,585	$41,600	$42,640	**$570,579**
Total Real Estate Tax Increment	**$482,575**	**$494,640**	**$507,006**	**$519,681**	**$532,673**	**$545,990**	**$559,639**	**$573,630**	**$587,971**	**$602,670**	**$617,737**	**$633,181**	**$8,766,686**
Cumulative R. E. Tax Increment	**$2,591,368**	**$3,086,508**	**$3,593,514**	**$4,113,195**	**$4,645,868**	**$5,191,857**	**$5,751,497**	**$6,325,127**	**$6,913,098**	**$7,515,769**	**$8,133,506**	**$8,766,686**	

Real Estate Assumptions	Multi-Fam Condo I	Multi-Fam Condo II	Apartment Bldg I	Apartment Bldg II	TOTALS
Total Projected Market Value	$6,000,000	$6,000,000	$1,600,000	$1,000,000	**$14,600,000**
Increase in EAV	$2,000,000	$2,000,000	$533,333	$333,333	**$4,866,667**
Real Estate Tax Increment	$176,648	$176,648	$47,106	$29,441	**$429,843**
Estimated Eligible Project Costs	$1,200,000	$1,200,000	$377,500	$257,500	**$3,035,000**

Variables	
Inflation Rate	2.5%
Total Tax Rate	8.83239%

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EXHIBIT 3 (C)

CITY OF PEORIA WEST MAIN STREET TIF DISTRICT

PROPOSED NEW SINGLE-FAMILY HOUSING PROJECT

5/26/2026 **TIF FORMED**

Calendar Year of Receipts	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*	*2038*
Built in 2027		Built	Assessed	$12,719	$13,037	$13,363	$13,697	$14,039	$14,390	$14,750	$15,118	$15,496	$28,602
Built in 2028			Built	Assessed	$12,719	$13,037	$13,363	$13,697	$14,039	$14,390	$14,750	$15,118	$15,496
Built in 2029				Built	Assessed	$12,719	$13,037	$13,363	$13,697	$14,039	$14,390	$14,750	$15,118
Built in 2030					Built	Assessed	$12,719	$13,037	$13,363	$13,697	$14,039	$14,390	$14,750
Built in 2031						Built	Assessed	$12,719	$13,037	$13,363	$13,697	$14,039	$14,390
Built in 2032							Built	Assessed	$12,719	$13,037	$13,363	$13,697	$14,039
Built in 2033								Built	Assessed	$12,719	$13,037	$13,363	$13,697
Built in 2034									Built	Assessed	$12,719	$13,037	$13,363
Built in 2035										Built	Assessed	$12,719	$13,037
Built in 2036											Built	Assessed	$12,719
Total Real Estate Tax Increment				**$12,719**	**$25,755**	**$39,118**	**$52,814**	**$66,853**	**$81,243**	**$95,993**	**$111,112**	**$126,608**	**$155,210**
Cumulative R. E. Tax Increment				**$12,719**	**$38,474**	**$77,592**	**$130,406**	**$197,259**	**$278,503**	**$374,496**	**$485,607**	**$612,215**	**$767,426**

Calendar Year of Receipts	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*	TOTALS
Built in 2027-2036	$159,091	$163,068	$167,145	$171,323	$175,606	$179,997	$184,496	$189,109	$193,837	$198,682	$203,650	$208,741	**$2,962,170**
Total Real Estate Tax Increment	**$159,091**	**$163,068**	**$167,145**	**$171,323**	**$175,606**	**$179,997**	**$184,496**	**$189,109**	**$193,837**	**$198,682**	**$203,650**	**$208,741**	**$2,962,170**
Cumulative R. E. Tax Increment	**$926,516**	**$1,089,584**	**$1,256,729**	**$1,428,052**	**$1,603,659**	**$1,783,655**	**$1,968,152**	**$2,157,260**	**$2,351,097**	**$2,549,780**	**$2,753,429**	**$2,962,170**	

Real Estate Assumptions		TOTALS
Total Projected Market Value	$450,000	**$4,500,000**
Increase in EAV	$150,000	**$1,500,000**
Homestead Exemption	$6,000	**$60,000**
Real Estate Tax Increment	$12,719	**$127,186**

Built in 2027	1	1	Built in 2032	1
Built in 2028	1	1	Built in 2033	1
Built in 2029	1	1	Built in 2034	1
Built in 2030	1	1	Built in 2035	1
Built in 2031	1	1	Built in 2036	1
				10

Variables	
Inflation Rate	2.5%
Total Tax Rate	8.83239%

Total Estimated Eligible Project Costs: $1,000,000

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EXHIBIT 3 (D)

CITY OF PEORIA WEST MAIN STREET TIF DISTRICT

PROPOSED RESIDENTIAL RENOVATION PROJECTS

5/26/2026 TIF FORMED

Calendar Year of Receipts	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Student Housing Repair/Renovations					Built	Assessed	$23,553	$47,695	$72,440	$97,804	$100,249	$102,756	$105,325
Temp. Housing Repair/Renovations						Built	Assessed	$58,883	$60,355	$61,864	$63,410	$64,995	$66,620
Comm. Rental Housing Rehabs		Built	Assessed	$5,888	$11,924	$18,110	$24,451	$30,951	$37,613	$38,553	$39,517	$40,505	$41,517
Neighborhood Resid. Rehab Projects		Built	Assessed	$5,888	$11,924	$18,110	$24,451	$30,951	$37,613	$38,553	$39,517	$40,505	$41,517
Total Real Estate Tax Increment				**$11,777**	**$23,847**	**$36,220**	**$72,455**	**$168,479**	**$208,020**	**$236,774**	**$242,693**	**$248,761**	**$254,980**
Cumulative R. E. Tax Increment				**$11,777**	**$35,624**	**$71,844**	**$144,299**	**$312,778**	**$520,798**	**$757,572**	**$1,000,265**	**$1,249,026**	**$1,504,005**

Calendar Year of Receipts	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	TOTALS
Student Housing Repair/Renovations	$107,958	$110,657	$113,423	$116,259	$119,165	$122,144	$125,198	$128,328	$131,536	$134,824	$138,195	$141,650	**$2,039,159**
Temp. Housing Repair/Renovations	$68,286	$69,993	$71,743	$73,536	$75,375	$77,259	$79,191	$81,170	$83,200	$85,280	$87,412	$89,597	**$1,318,166**
Comm. Rental Housing Rehabs	$42,555	$43,619	$44,710	$45,827	$46,973	$48,147	$49,351	$50,585	$51,849	$53,146	$54,474	$55,836	**$876,102**
Neighborhood Resid. Rehab Projects	$42,555	$43,619	$44,710	$45,827	$46,973	$48,147	$49,351	$50,585	$51,849	$53,146	$54,474	$55,836	**$876,102**
Total Real Estate Tax Increment	**$261,354**	**$267,888**	**$274,585**	**$281,450**	**$288,486**	**$295,698**	**$303,091**	**$310,668**	**$318,434**	**$326,395**	**$334,555**	**$342,919**	**$5,109,529**
Cumulative R. E. Tax Increment	**$1,765,360**	**$2,033,247**	**$2,307,832**	**$2,589,282**	**$2,877,768**	**$3,173,466**	**$3,476,557**	**$3,787,224**	**$4,105,659**	**$4,432,054**	**$4,766,610**	**$5,109,529**	

Real Estate Assumptions	Student Housing	Temp. Housing	Rental Housing	Neighb. Rehab	TOTALS
Total Projected Market Value	$200,000	$2,000,000	$100,000	$100,000	**$7,600,000**
Increase in EAV	$66,667	$666,667	$33,333	$33,333	**$2,533,333**
Real Estate Tax Increment	$5,888	$58,883	$2,944	$2,944	**$223,754**
Built in 2027			2	2	4
Built in 2028			2	2	4
Built in 2029			2	2	4
Built in 2030	4		2	2	8
Built in 2031	4	1	2	2	9
Built in 2032	4		2	2	8
Built in 2033	4				4
Totals	**16**	**1**	**12**	**12**	**41**

Variables	
Inflation Rate	2.5%
Total Tax Rate	8.83239%

Estimated Eligible Project Costs	
Student Housing Renovations:	$1,800,000
Temp. Housing Renovations:	$1,000,000
Rental Housing Rehab Projects:	$300,000
Neighborhood Resid. Rehabs:	$300,000
Total Est. Eligible Project Costs:	**$3,400,000**

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EXHIBIT 3 (E)

CITY OF PEORIA WEST MAIN STREET TIF DISTRICT

PROPOSED COMMERCIAL RENOVATION PROJECTS

5/26/2026 **TIF FORMED**

Calendar Year of Receipts	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*	*2038*
Commercial Office Bldg Rehabs		Built	Assessed	$7,360	$14,905	$22,638	$30,564	$38,688	$47,016	$48,191	$49,396	$50,631	$51,897
Comm. Parking Lot Renovations					Built	Assessed	$2,944	$5,962	$9,055	$12,226	$15,475	$18,806	$22,221
Exterior Renovation Program			Built	Assessed	$3,680	$7,452	$11,319	$15,282	$19,344	$23,508	$27,776	$32,150	$36,634
Interior Renovation Program			Built	Assessed	$2,208	$4,471	$6,791	$9,169	$11,606	$14,105	$16,665	$19,290	$21,981
Total Real Estate Tax Increment				$7,360	$20,793	$34,561	$51,618	$69,101	$87,021	$98,029	$109,313	$120,878	$132,732
Cumulative R. E. Tax Increment				$7,360	$28,153	$62,715	$114,333	$183,434	$270,455	$368,485	$477,797	$598,675	$731,407

Calendar Year of Receipts	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*	TOTALS
Commercial Office Bldg Rehabs	$53,194	$54,524	$55,887	$57,284	$58,716	$60,184	$61,689	$63,231	$64,812	$66,432	$68,093	$69,795	**$1,095,127**
Comm. Parking Lot Renovations	$25,720	$29,307	$32,984	$33,809	$34,654	$35,520	$36,408	$37,319	$38,252	$39,208	$40,188	$41,193	**$511,251**
Exterior Renovation Program	$41,230	$45,941	$50,770	$55,719	$60,792	$65,992	$67,642	$69,333	$71,067	$72,843	$74,664	$76,531	**$929,672**
Interior Renovation Program	$24,738	$27,565	$30,462	$33,432	$36,475	$39,595	$40,585	$41,600	$42,640	$43,706	$44,799	$45,919	**$557,803**
Total Real Estate Tax Increment	$144,883	$157,337	$170,103	$180,244	$190,638	$201,292	$206,325	$211,483	$216,770	$222,189	$227,744	$233,438	**$3,093,853**
Cumulative R. E. Tax Increment	$876,290	$1,033,627	$1,203,730	$1,383,974	$1,574,612	$1,775,905	$1,982,230	$2,193,712	$2,410,482	$2,632,672	$2,860,416	$3,093,853	

Real Estate Assumptions	Comm Off Bldgs	Comm Pking Lots	Exterior Program	Interior Program	TOTALS
Total Projected Market Value	$250,000	$50,000	$25,000	$15,000	**$5,500,000**
Increase in EAV	$83,333	$16,667	$8,333	$5,000	**$1,833,333**
Real Estate Tax Increment	$7,360	$1,472	$736	$442	**$161,927**
Built in 2027	1				1
Built in 2028	1		5	5	11
Built in 2029	1		5	5	11
Built in 2030	1	2	5	5	13
Built in 2031	1	2	5	5	13
Built in 2032	1	2	5	5	13
Built in 2033		2	5	5	12
Built in 2034		2	5	5	12
Built in 2035		2	5	5	12
Built in 2036		2	5	5	12
Built in 2037		2	5	5	12
Built in 2038		2	5	5	12
Built in 2039		2	5	5	12
Built in 2040			5	5	10
Built in 2041			5	5	10
Built in 2042			5	5	10
Totals	**6**	**20**	**75**	**75**	**176**

Variables	
Inflation Rate	2.5%
Total Tax Rate	8.83239%

Estimated Eligible Project Costs	
Commercial Office Buildings:	$500,000
Commercial Parking Lots:	$500,000
Exterior Renovation Program:	$850,000
Interior Renvoation Program:	$850,000
Total Est. Eligible Project Costs:	**$2,700,000**

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SECTION X. APPENDICIES

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APPENDIX A.

TAX INCREMENT FINANCING TERMS AND DEFINITIONS

The City of Peoria is establishing its West Main Street TIF District pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*). Certain terms are used in this Redevelopment Plan which are defined in the Tax Increment Allocation Redevelopment Act. The following terms shall mean:

Municipality: An incorporated City, Village or Town in the State of Illinois.

Redevelopment Project Area: An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.

Redevelopment Plan: The comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

Redevelopment Project: Any public and private development project in furtherance of the objectives of a redevelopment plan.

Redevelopment Project Costs: Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, without limitation, the following:

A. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after the effective date of this amendatory Act of the 91st General Assembly, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
B. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

C. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
D. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
E. Costs of the construction of public works or improvements;
F. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
G. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
H. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan/project;
I. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law or in order to satisfy subparagraph (7) of subsection (n);
J. Payment in lieu of taxes are those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use which taxing districts would have received had a municipality not acquired the real property and adopted tax increment allocation financing and which would result from levies made after the time of the adoption of the tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in said area;
K. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
L. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that: 1) such costs are to be paid directly from the special

tax allocation fund established pursuant to this Act; 2) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; 3) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; 4) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

Taxing Districts: Counties, townships, cities and incorporated towns and Cities, school, road, park, sanitary, mosquito abatement, forest preserve, public health, fire protection, river conservancy, tuberculosis sanitarium and any other municipal corporations or districts with the power to levy taxes.

Taxing Districts' Capital Costs: Those costs of taxing districts for capital improvements that are found by the municipal corporate authorities to be necessary and directly result from the redevelopment project.

Obligations: Bonds, loans, debentures, notes, special certificates, or other evidence of indebtedness issued by the municipality to carry out a redevelopment project or to refund outstanding obligations.

Labor Surplus Municipality: A municipality in which, at any time during the 6 months before the municipality by ordinance designates an industrial park conservation area, the unemployment rate was over 6% and was also 100% or more of the national average unemployment rate for that same time as published in the United States Department of Labor Bureau of Labor Statistics publication entitled "The Employment Situation" or its successor publication. If unemployment rate statistics for the municipality are not available, the unemployment rate in the municipality shall be deemed to be the same as the unemployment rate in the principal County in which the municipality is located.

Industrial Park Conservation Area: An area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

Vacant Land: Any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950 to 1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designated redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act.

For purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the Redevelopment Project Area or relevant

portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

Blighted Area: Any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where: If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

A. Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repairs are required, or the defects are so serious and so extensive that the buildings must be removed.

B. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

C. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

D. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

E. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

F. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

G. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and

kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

H. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

I. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

J. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

K. Environmental clean-up. The redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

L. Lack of community planning. The redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

M. The total equalized assessed value of the redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less

than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

If vacant, the sound growth of the redevelopment project area is impaired by a combination of two or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

a. Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
b. Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
c. Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
d. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
e. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
f. The total equalized assessed value of the redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

a. The area consists of one or more unused quarries, mines, or strip-mine ponds.

b. The area consists of unused railyards, rail tracks, or railroad rights-of-way.

c. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

d. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

e. Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

f. The area qualified as a blighted improved area immediately prior to becoming vacant unless there has been substantial private investment in the immediately surrounding area.

Conservation Area: Any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the factors listed above for "Blighted Improved Areas" is detrimental to the public safety, health, morals or welfare and such an area may become a Blighted Area.

Notes:

APPENDIX B.

INTRODUCTION TO TAX INCREMENT FINANCING

The search for innovative local financing for economic development is a constant challenge for most cities, towns, and Cities throughout the country. For many communities, particularly those in rural areas, Tax Increment Financing (TIF) is often the only locally controlled mechanism available for stimulating new investment, economic growth, and a better quality of life.

TIF in Illinois establishes a geographic boundary (i.e., a district or redevelopment project area) for which new private investment is encouraged. To facilitate new investment, a City, Town, or City may issue debt instruments to finance specific public-sector improvements that will enable the redevelopment of deteriorated, blighted, or other conservation areas within its corporate limits. By making public improvements, the municipality may invite new private investment so that the expected increase in property tax revenues (i.e., the increment) can be captured to amortize the public facility debt. Sometimes a municipality chooses to use TIF on a pay-as-you-go basis whereby revenue is spent as it is collected. In either case, it is expected that new investment in a designated redevelopment area will stimulate a resurgence of population, employment, and assessed valuation throughout the entire community.

It should be noted that **TIF does not raise property taxes and it does not create a new tax or a new taxing district**. Only an increased assessment or an overall increase in tax rates can raise taxes. TIF is merely used to reallocate increased property tax revenues created by increased assessed valuation that is realized after a TIF District is established. A TIF District may last for up to 23 years unless the municipality chooses a shorter period. The advantage of TIF for the municipality is that it is able to preserve a property tax base during the life of the TIF District that will pay for the basic public services the TIF redevelopment area already receives. New incremental property tax revenue helps pay for the infrastructure necessary for stimulating additional private-sector investment.

In 1977, the Illinois Legislature passed the "Tax Increment Allocation Redevelopment Act," now recorded as 65 ILCS 5/11-74.4 *et. seq.* The TIF Act recognizes that in many municipalities of the State blighted and conservation areas exist which need to be developed or redeveloped to eliminate those conditions or prevent them from occurring. The Act further declares that prevention or eradication of these conditions by private and public redevelopment projects is essential to the public interest.

In City of Canton v. Crouch, 79 Ill. 2d 356 (1980) the Illinois Supreme Court, approving the use of TIF, stated*: "Stimulation of economic growth and removal of economic stagnation are also objectives which enhance the public [good]."*

How Does TIF Work?

Tax Increment Financing is a powerful tool that enables municipalities to self-finance its redevelopment programs. TIF funds can pay for public improvements and other economic development incentives using the increased property tax revenue the improvements help generate. Everyone pays their taxes within a TIF District. However, a TIF District does not generate tax revenues by increasing tax rates. Rather, TIF generates revenues by allowing the municipality to capture, temporarily, the new tax revenues generated by the enhanced valuation of properties resulting from the various redevelopment projects. The overall process for creating a TIF District includes:

1. The City identifies an economically stagnant or physically declining area and determines that private investment in the area is not likely to occur at a reasonable rate if no public investment is forthcoming.

2. Having completed studies and plans and conducted public hearings as called for by state law, the City creates a new TIF District.

3. The County Clerk certifies the total equalized assessed valuation of property in the redevelopment project area as of the date the TIF District is created. All property taxes arising from this certified initial valuation, or "base value," continue to be paid to existing taxing bodies within the TIF District. Any incremental taxes arising from increases in property values after this point are re-allocated and set aside for "public and private redevelopment project costs" within the designated redevelopment project area.

   Within a TIF District, all overlapping taxing districts continue to receive property taxes levied on the base equalized assessed valuation (EAV) of properties within the project area. The City also has the authority to enter into Intergovernmental Agreements to address any additional financial impact the TIF District may pose.

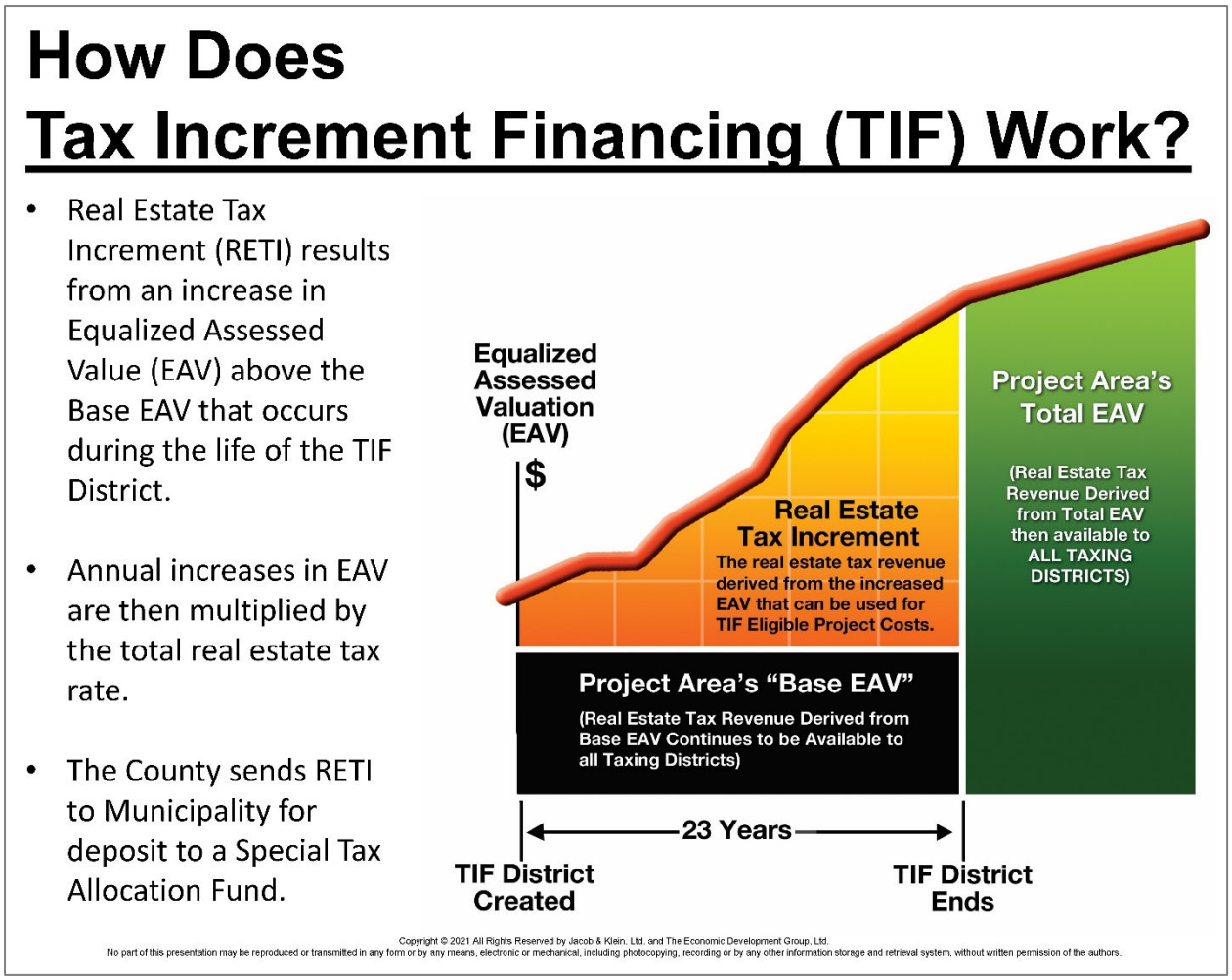
4. The City makes public improvements and provides other assistance intended to spur private development within the TIF District. To defray the cost, the City can sell bonds secured by the incremental taxes the improvements will generate or reimburse certain public and private development costs using a *pay-as-you-go* approach.

5. After 23 years, all obligations must be paid off and the TIF District is dissolved. All taxes then generated on the new assessed valuation are distributed to the taxing bodies. The TIF District may be ended earlier than 23 years if there are no remaining obligations for which real estate tax increment has been previously committed.

A TIF District's revenues ("tax increment") come from the increased assessed value of property and improvements within the District. Once a TIF District is established, the "base" assessed value is determined. As vacant land and dilapidated properties develop with TIF assistance, the equalized assessed valuation (EAV) of those properties increases. New property taxes resulting from the increased assessed valuation above the base value create an incremental increase in tax revenues generated within the TIF District.

The "tax increment" created between the "baseline" and the new EAV is captured, deposited into a special City TIF account, and used solely for economic development. The real estate tax increment can be used as a source of revenue to reimburse certain costs for public and private projects either by issuing TIF bonds or by reimbursing developers on a "pay-as-you-go" basis. All of the other taxing bodies continue to receive real estate tax revenue from the base assessed valuation, so there is no loss of revenue to those local taxing bodies. For additional information, visit www.tifillinois.com.

The maximum life of a TIF District is 23 years. When the TIF expires and the town's investments in both public and private redevelopment projects within the TIF redevelopment area are fully repaid, property tax revenues are again shared by all the taxing bodies. All taxing bodies then share the expanded tax base – the growth which would not have been possible without the utilization of Tax Increment Financing.



How Long Does It Take to Create a TIF District?

Typically, the process for establishing a TIF District requires 6-8 months to complete. The length of time required to create a TIF District depends on several factors such as the municipality's ability to complete necessary annexations and the availability of local property tax data, historical records, maps, and other planning documents. Once the calendar is set for the Public Hearing, statutory guidelines determine the earliest date when the TIF District may be created.

There are many opportunities for public participation during the process of creating and operating a TIF District. A written Redevelopment Plan must be available for public review at least 45 days prior to a Public Hearing. The Public Hearing offers the community a chance to raise questions, voice concerns, and learn about the goals and objectives driving the redevelopment effort before the District is created.

What Conditions Qualify an Area to be a TIF District?

In addition to being located within the municipal boundaries or annexed to the municipality, the TIF Act includes three sets of conditions for qualifying an area as a TIF District:

- Blighted Conditions – examples include dilapidation, obsolescence, deterioration, inadequate utilities, declining assessed valuations.

- Conservation Conditions – at least 50% of the structures in the proposed redevelopment area are 35 years of age or older.

- Industrial Park Conservation Conditions – based on a relatively high unemployment rate.

How Can TIF District Funds Be Used?

When the Illinois General Assembly adopted the Illinois Tax Increment Allocation Redevelopment Act (ILCS 65 5/11-74.4 *et. seq.)* in 1977, it granted municipalities power and authority to address the adverse conditions of blighted and conservation areas within their jurisdictions by undertaking redevelopment projects that were essential to the public interest. TIF can be used to fund a variety of public improvements and other investments that are indeed essential to a successful redevelopment program, including:

- Area-wide public infrastructure improvements such as road and sidewalk repairs, utility upgrades, water, and sewer projects.

- Acquisition, clearance and other land assembly and site preparation activities.

- Rehabilitation of older, deteriorating, or obsolescent buildings.

- Correction or mitigation of environmental problems and concerns.

- Job training, workforce readiness and other related educational programs.

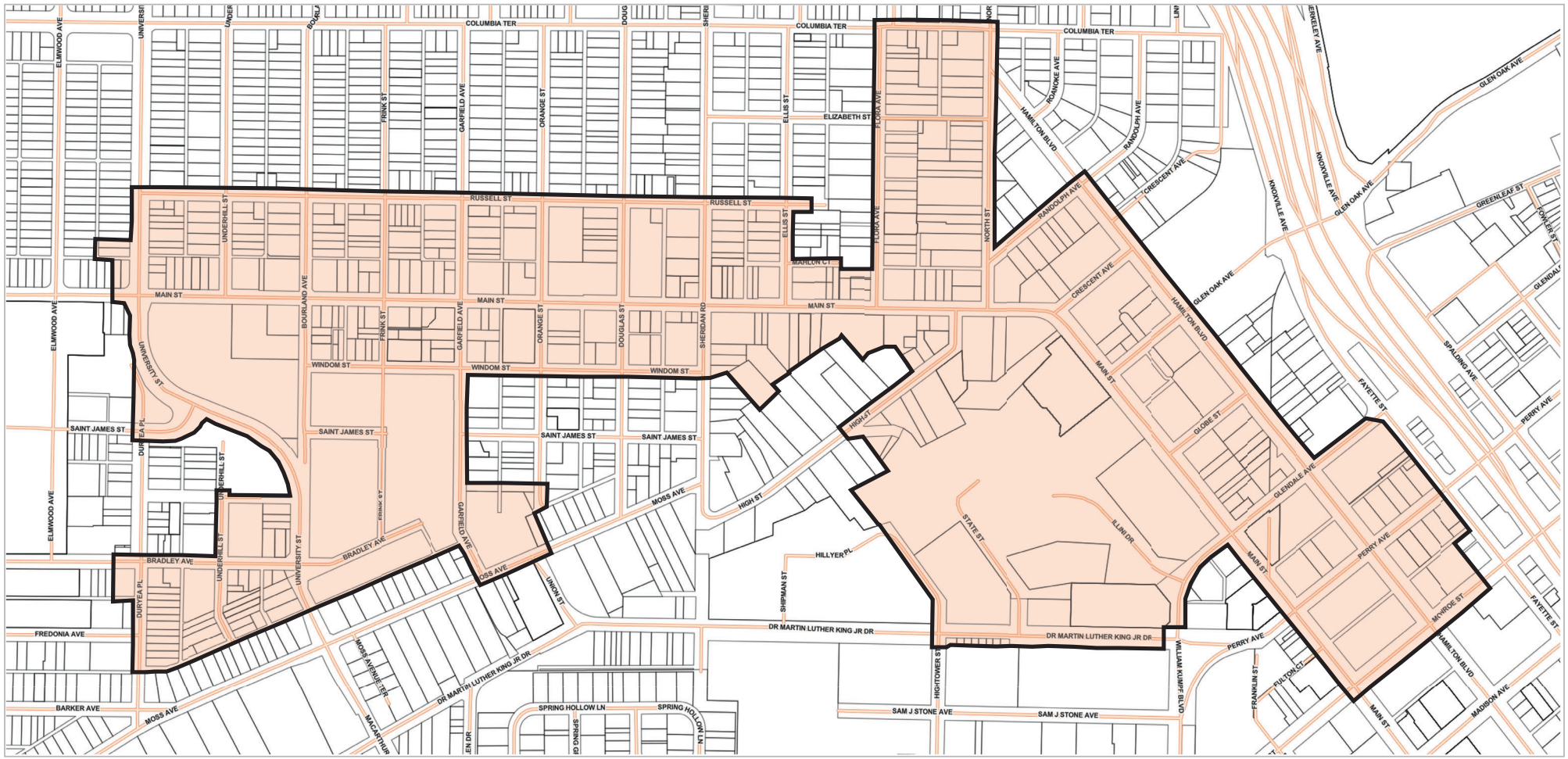
- Incentives to retain or attract private development.

Notes:

For more information about Tax Increment Financing, please contact:

Jacob & Klein, Ltd. and
The Economic Development Group, Ltd.
1701 Clearwater Avenue, Bloomington, IL 61704
Ph: (309) 664-7777 / Fax: (309) 664-7878
Website: www.tifillinois.com

City of Peoria, Illinois
Proposed Main Street TIF District Study Boundary
Revised: 03-29-2026



Prepared by The Economic Development Group, Ltd. for review and discussion purposes only. Map is not to scale.

City Council Communication

Meeting Date: August 11, 2026
Department: Public Works

File Number: 26-205

Subject: 26-205 Communication from the City Manager and Director of Public Works with a Request to Approve the Low Bid and Award a Contract to Microsurfacing Contractors, LLC, for the Slurry Seal Contract 2026, in the Amount of $411,431.82, with an Additional Authorization of $38,568.18 (9.4%) for Contingencies, for a Total Amount of $450,000.00. (Council Districts 2, 4, 5)

Background - Describe the Impact if This Is Approved or Denied:

Public Works is continuing the Pavement Preservation Program to preserve roads in good condition, prolong their lifespan, and delay costly major reconstruction projects. Slurry seal is an asphalt emulsion spread on a paved surface that extends the life of the pavement.

Public Works prepared the contract specifications and advertised for bids. Bids were received and opened on July 23, 2026, with one (1) bidder submitting. There are not many contractors in this area who perform this type of specialty work.

See the attached map of the streets to be treated in 2026.

Contractor	Bid
Microsurfacing Contractors, LLC	$411,431.82
Engineer's Estimate	$427,938.00

Microsurfacing Contractors, LLC is a local business that has successfully performed work for the City in the past.

The subcontractor utilization statement submitted by Microsurfacing Contractors, LLC, proposes no subcontractors. They will be self-performing all of the work.

On a past project, Slurry Seal Contract - 2023, the contractor’s minority and female workforce utilizations were 25% minority (18% goal) and 0% women (3% goal). Documentation was approved by the Chief Diversity and Inclusion Officer.

If approved, Slurry Seal pavement preservation will be constructed. If denied, Slurry Seal pavement preservation will not be constructed and may cause roads to further degrade to a condition requiring a more costly, complete reconstruction.

Financial Impact:

The project is funded through the Community Investment Plan Project Non-Arterial Roads Pavement Preservation — Implementation and project number R2612.

Neighborhood Concerns:

Well-maintained roads are a benefit to all neighborhoods.

Recommendation supports the following Strategic Plan Priorities:

Reinvest in Neighborhoods, Invest in our Infrastructure & Transportation

EEO Certification Number:

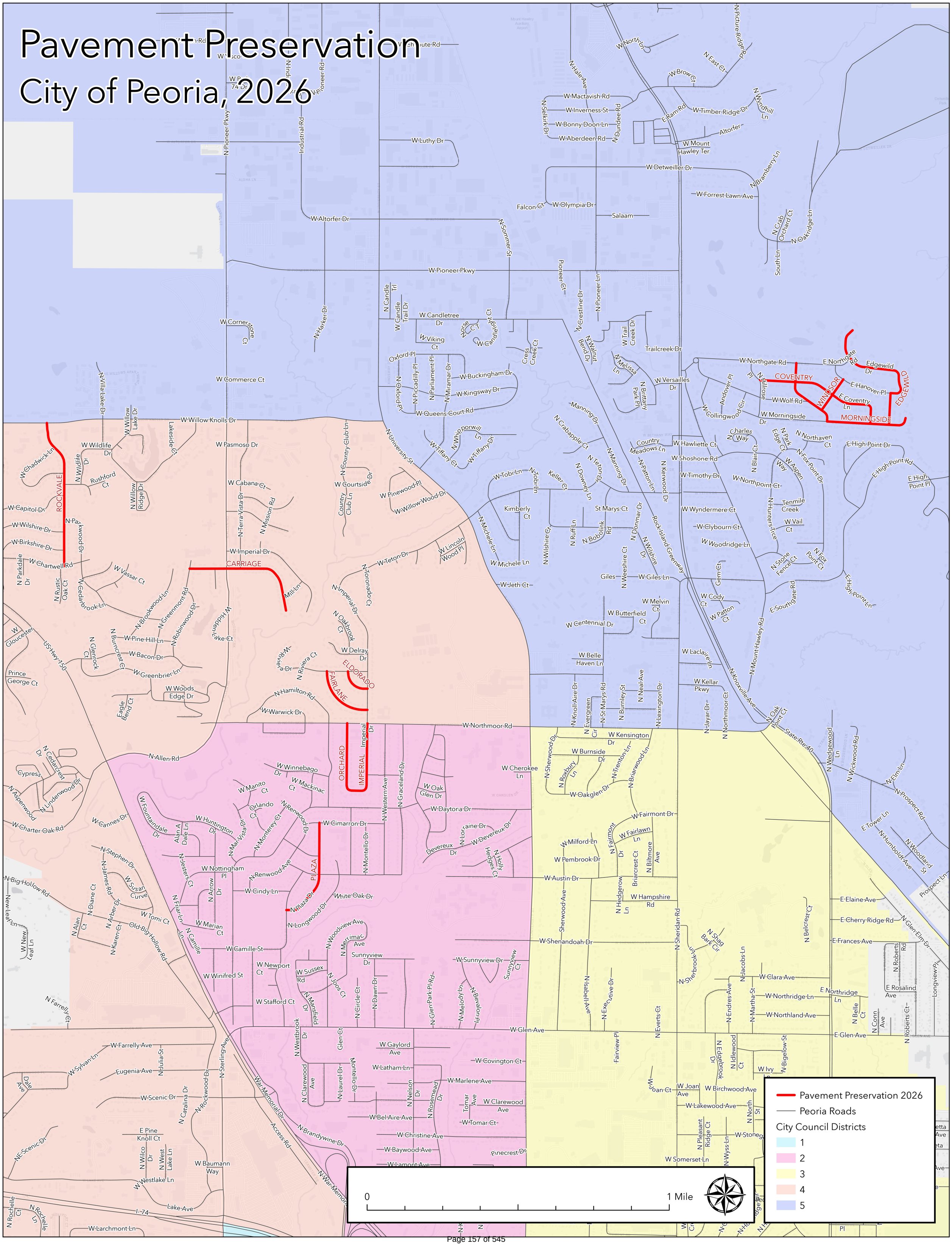
1270-270930

Attachments:

1.	Pavement Preservation 2026
2.	Slurry Seal BID - Microsurfacing Contractors

Pavement Preservation

City of Peoria, 2026


ROCKVALE
CARRIAGE
MILL LN
ELDORADO
FAIRLANE
ORCHARD
IMPERIAL
PLAZA
COVENTRY
WINDSOR
EDGEWILD
MORNINGSIDE
W Commerce Ct
W Willow Knolls Dr
W Pasmoso Dr
W Luthy Dr
W Altorfer Dr
W Pioneer Pkwy
W Detweiller Dr
W Forrest Lawn Ave
Salaam
Trailcreek Dr
W Versailles Dr
W Northgate Rd
E Northgate Rd
W Wolf Rd
W Morningside Dr
E Hanover Pl
E Coventry Ln
Edgewild Dr
W Mount Hawley Ter
W Mactavish Rd
W Inverness St
W Bonny Doon Ln
W Aberdeen Rd
W Brow Ct
E East Ct
N Picture Ridge Rd
W North Ln
E Ram Rd
W Timber Ridge Dr
N Wyndhill Ln
Altorfer
N Hale Ave
N Selkirk Dr
N Dundee Rd
N Bramberry Ln
N Crab Orchard Ct
N Oakridge Ln
South Ln
Falcon Ct
W Olympia Dr
N Sommer St
Pioneer Ct
N Pioneer Ln
N Crestline Dr
N Walnut Bend Dr
W Trail Creek Dr
N Melissa Ln
N Brittany Park Pl
N Andover Pl
N Hillcrest Pl
W Collingwood Cir
W Morningside Dr
Charles Way
N Northaven Ct
E High Point Dr
E High Point Rd
E High Point Pl
N Park Edge Ct
W Aspen Way
N Fox Point Dr
N Blair Ct
W Shoshone Rd
W Timothy Dr
W Northpoint Ct
N Hunters Trce
Tenmile Creek
W Vail Ct
W Wyndermere Ct
W Clybourn Ct
W Woodridge Ln
N Stone Fence Ct
N Fox Point Ct
Gem Ct
W Cody Ct
W Patton Ct
E Southgate Rd
E High Point Ln
W Hawliette Ct
Country Meadows Ln
W Hampshire Rd
N Hedgerow Ln
W Fairlawn Dr
W Fairmont Dr
N Biltmore Ave
N Fairmont Dr
W Milford Ln
W Pembrook Dr
W Austin Dr
W Fairmont Dr
N Sherwood Dr
N Roxbury Ln
W Burnside Dr
W Kensington Dr
N Trenton Ln
N Briarwood Ln
W Oakglen Dr
W Cherokee Ln
N Jayar Dr
N Northmoor Ct
N Knoxville Ave
N Oak Point Ct
State Rte 40
N Wedgewood Ln
N Wickwood Rd
N Elm Ln
N Prospect Rd
E Tower Ln
N Humboldt Ave
N Woodland St
Prospect Ln
W Kellar Pkwy
N Knollaire Dr
N Evergreen Cir
N St Marys Rd
N Burnley St
N Neal Ave
N Lexington Dr
W Lacla Ave
N Mount Hawley Rd
W Belle Haven Ln
W Centennial Dr
W Butterfield Ct
W Melvin Ct
W Giles Ln
N Weeshire Ct
Giles
N Wilshire Dr
Rock Island Greenway
N Donmar Dr
St Marys Ct
Kimberly Ct
N Ruff Ln
N Bobolink Rd
N Wilshire Ct
N Michele Ln
W Michele Ln
W Jeth Ct
W Lincoln Wood Pl
W Teton Dr
N Toronado Ct
N Imperial Dr
N Oakbrook Ct
W Delray Dr
W Riviera Dr
N Riviera Ct
W Hidden Lake Ct
W Cabana Ct
N Terra Vista Dr
N Mission Rd
W Pinewood Pl
W Willow Wood Dr
N Country Club Ln
N Courtside Dr
W Courtside Dr
N University St
W Tiffany Ct
W Tiffany Dr
N Whippoorwill Ln
N Manning Dr
N Crabapple Ct
N Tetonka Dr
N Downey Ln
Keller Ct
W Tobi Ln
N Tobi Ln
N Patton Ln
N Kerwood Dr
W Imperial Dr
W Camille St
N Camille Ln
N Friar Ln
N Jesters Ct
N Arrow Dr
W Marian Ct
W Cindy Ln
N Plaza Dr
W Nottingham Pl
N Renwood Ave
N Longwood Dr
White Oak Dr
N Monterey Ct
N Mar Vista Dr
W Huntington Dr
Alan A Dale Ln
W Fountaindale Dr
W Cannes Dr
W Charter Oak Rd
N Big Hollow Rd
N Stephen Dr
N James Rd
W Susan Curve
W Tomi Ct
Old Big Hollow Rd
N Alan Ct
N Diane Ct
N Arber Dr
N Karen Ct
W New Leaf Ln
New Leaf Ln
N Parkdale Dr
W Chartwell Rd
N Parkwood Pl
W Vassar Ct
N Rustic Oak Ct
W Cedarbrook Ln
W Wildlife Dr
N Wildlife Dr
Rushford Ct
N Willow Ridge Dr
W Willow Lake Dr
Lakeside Ct
W Chadwick Ln
W Capitol Dr
W Wilshire Dr
W Birkshire Dr
N Brookwood Ln
N Greenmont Rd
N Robinwood Dr
W Pine Hill Ln
W Bacon Dr
W Greenbrier Ln
N Burncrest Ct
N Glenrock Ct
W Gloucester
US Hwy 150
Prince George Ct
W Woods Edge Dr
Eagle Bend Ct
N Hamilton Rd
W Warwick Dr
N Allen Rd
W Winnebago Dr
W Mackinac Ct
W Manito Ct
Orlando Ct
N Cedarcrest Dr
Cypress
N Lindenwood Dr
N Aspenwood
W Cedarcrest Dr
W Lindenwood Dr
W Aspenwood
W Cannes Dr
W Charter Oak Rd
N Rochelle Ct
N Rochelle Ln
W Larchmont Ln
Lake Ave
I-74
NE Scenic Dr
E Pine Knoll Ct
N Wilco Dr
N West Lake Ln
W Westlake Ln
W Baumann Way
W Fountaindale Dr
W Scenic Dr
N Catalina Dr
N Rockwood Dr
N Sterling Ave
Dale Ave
W Sylvan Ln
W Farrelly Ave
Eugenia Ave
N Julia St
N Farrelly Ct
War Memorial Dr
Access Rd
N War Memorial Dr
N Brandywine Dr
W Oak Glen Dr
W Daytona Dr
W Cimarron Dr
N Graceland Dr
N Western Ave
N Montello Dr
Devereux Dr
W Devereux Dr
N Loraine Dr
N Holly Ct
N Hedges Ct
W Oakley Ln
W Oakley Ln
W Oakley Ln

CITY OF PEORIA

Submitted By: Microsurfacing Contractors, LLC
Contractor Name

13940 St. Charles Rock Rd.
Business Address

Bridgeton, MO, 63044
City, State, Zip Code

STATE OF ILLINOIS

CITY OF PEORIA

COUNTY OF PEORIA

SPECIFICATIONS, PLANS, MATERIAL
QUANTITIES AND CONTRACT PROPOSAL

FOR

SLURRY SEAL CONTRACT – 2026

City Project No.: R2612

TO BE CONSTRUCTED UNDER THE PROVISIONS OF

THE CITY OF PEORIA

Bid Opening: Thursday, July 23, 2026, at 2:00 PM

Andrea Klopfenstein

Andrea Klopfenstein, P.E.
City Engineer

PROPOSAL BID FORM

Proposal Bid Form

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

City of Peoria
Department of Public Works
3505 N. Dries Lane
Peoria, IL 61604

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in these Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

2.01 Bidder accepts all the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

Addendum No.	Addendum, Date
1	7/20/26

B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.

E. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.

F. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

G. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents and confirms that the written resolution thereof by Engineer is acceptable to Bidder.

H. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.

I. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement orrules of any group, association, organization, or corporation;

B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;

C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and

D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the e execution of the Contract.

PROPOSAL BID FORM

E. The undersigned certifies that it is not delinquent in the payment of any indebtedness, tax, fee or fine owed to the City of Peoria, or in the payment of any tax administered by the Illinois Department of Revenue, and is in compliance with the terms and conditions of Sec. 10-109 of the Peoria City Code and 65 ILCS 5/11-42.1-1.

F. The undersigned firm certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the City of Peoria, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm. The undersigned firm furthercertifies that it has not been barred from bidding by the Federal, State or local governments and has not been suspended or debarred from receiving federal funding.

G. EMPLOYEE/EMPLOYMENT RESTRICTIONS – THE CONTRACTOR, (hereinafter referred to as "SERVICE PROVIDER") agrees, as a condition of accepting this contract with the City of Peoria, that, for a period of one (1) year following completion of this contract, it shall be prohibited from hiring, directly or indirectly, any City employee or official who was involved, directly or indirectly in: (1) the selection and/or recommendation to select the SERVICE PROVIDER for performance of this contract; (2) coordinating the efforts of the SERVICE PROVIDER in the consummation or completion of this contract; or (3) monitoring or determining the performance of the SERVICE PROVIDER. The SERVICE PROVIDER further acknowledges and agrees that, upon the City's determination that a violation of this provision has occurred, the penalty imposed, at the sole discretion of the City, may include one or more of the following: (1) cancellation of any other contract(s) between the City of Peoria and the SERVICE PROVIDER; (2) disqualification of the SERVICE PROVIDER frombidding or being awarded future contracts with the City of Peoria for a period of two [2] years; and/or (3) payment of liquidated damages to the City of Peoria in the amount of TWENTY FIVE THOUSAND DOLLARS ($25,000.00). This provision does not apply to any City employee involved in the 2018-2019 reduction in force, furlough or early retirement incentive offered by the city within 2018-2019. This shall not apply to any city employee involved in the 2020-2021 reduction in force, furlough or early retirement incentive offered by the city within 2020-2021.

H. Each Bidder must be prequalified with the Illinois Department of Transportation to perform the type of construction work necessary for the project. Bidders shall include a copy of their Illinois Department of Transportation "Certificate of Eligibility" with their bid.

I. To be awarded a contract all Suppliers, Vendors, Contractors to the City of Peoria, must be registered in the City of Peoria's Contract Compliance Program and have a current EEO Certification Number. This program is unrelated to any State and Federal program.

The number is secured by submitting to the Equal Opportunity Manager a completed Employer Report Form CC-1, a Fifty-dollar ($50.00) processing fee and a copy of your company's sexual harassment policy statement, if you are a first time applicant. Companies renewing their number do not have to submit a copy of their sexual harassment policy statement. The form may be obtained from the City's website at www.peoriagov.org/equal-opportunity/ by clicking on the link. You can also request a copyby e-mail or calling:

PROPOSAL BID FORM

Equal Opportunity Manager
eoo@peoriagov.org
(309) 494-8530

The Fifty-dollar ($50.00) processing fee can be paid by check, payable to the City of Peoria, or online through the State of Illinois E-Pay process. To pay online go to www.illinoisepay.com and follow the instructions. The only exception to payment of the processing fee is neighborhood associations.

Although all vendors are encouraged to obtain an EEO Certification Number, you do not need a number to respond to a bid. The number is only required prior to the award of a contract.

EEO CERTIFICATION* (Check one):

- ☐ We are presently applying for the EEO Certification. Employer Report Form (Form CC-1) is completed and enclosed.
- ☑ Presently, we have the Employer Report Form (Form CC-1) on file with the City of Peoria, Office of Equal Opportunity and have a current Certificate of Compliance Number.

  Certificate of Compliance Number: 1270 - 270930

ARTICLE 5 – BASIS OF BID

Street Name	From	To	Area (SY)
District 2			
N Orchard Dr	Northmoor Road	N Imperial Dr	3,987
N Imperial Dr	N Orchard Dr	Northmoor Road	3,885
N Plaza Dr	N Roland Rd	W Cimmaron Dr	5,905
		District 2 Total	**13,777**
District 4			
N Eldarado Dr	W Riviera Dr	N Imperial Dr	1,563
N Fairlane Dr	W Riviera Dr	N Imperial Dr	3,309
N Carriage Ln	N Greenmont Rd	N Allen Rd	2,150
N Carriage Ln	N Allen Rd	e cul-de-sac	4,100
N Rockvale Dr	W Chartwell Rd	W Willow Knolls Rd	8,650
		District 4 Total	**19,772**
District 5			
W Coventry Ln	W Hillrose Pl	N Windsor Ln	4,420
E Coventry Ln	N Windsor Ln	E Morningside Dr	3,390
N Windsor Ln	N Regent Pl	E Hanover Pl	2,195
N Edgewild Dr	N cul de sac	E Morningside Dr	8,450
E Morningside Dr	N Regent Pl	E cul de sac	4,830
N Regent Pl	E Morningside Dr	E Northgate Rd	4,300
		District 5 Total	**27,585**

PROPOSAL BID FORM

5.01 Base Bid: Bidder will complete the work in accordance with the contract documents for the following price(s):

Item	Description	Quantity	Unit	Unit Price	Amount
1	HIGH QUALITY AGGREGATE POLYMER MODIFIED SLURRY SEAL, SINGLE PASS	61,134	SY	6.73	$411,431.82
				Total Base Bid Amount	$411,431.82

in writing four hundred eleven thousand and four hundred thirty one 82/100

ARTICLE 6 – TIME OF COMPLETION

6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The following documents are submitted with and made a condition of this Bid:

A. Bid Bond

B. Subcontractor Utilization Statement

C. MBE/WBE Participation Waiver Request (if necessary)

D. Qualifications Statement

E. Bidders Certification – Document 00454

F. Health Safety and Welfare Affidavit – Document 00456

PROPOSAL BID FORM

ARTICLE 8 – BID SUBMITTAL

BIDDER: Microsurfacing Contractors, LLC

By:
[Signature] [signature]

[Printed name] Caitlin Kalicak

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:
[Signature] Jason Barbour

[Printed name] Jason Barbour

Title: Accountant

Submittal Date: 7/23/26

Address for giving notices:

13940 St. Charles Rock Rd.
Bridgeton, MO 63044

Telephone Number: 314-704-9935

Fax Number: 314-567-8928

Contact Name and e-mail address: Caitlin Kalicak
CKalicak@micro-surfacing.com

Bidder's License No.: _____
(where applicable)

BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER *(Name and Address)*:
Microsurfacing Contractors, LLC
13940 St. Charles Rock Road
Bridgeton, MO 63044
SURETY *(Name, and Address of Principal Place of Business)*:
Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183
OWNER *(Name and Address)*:
City of Peoria, 3505 N. Dries Lane, Peoria, IL 61604
BID
Bid Due Date: July 23, 2026
Description *(Project Name— Include Location)*: Slurry Seal Contract - 2026, City Project No. R2612

BOND
Bond Number: N/A
Date: July 23, 2026
Penal sum Five Percent of the Amount Bid (Words) $5% of the Amount Bid (Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

MICROSURFACING CONTRACTORS CORPORATION SEAL MISSOURI

BIDDER Microsurfacing Contractors, LLC (Seal)
Bidder's Name and Corporate Seal

SURETY Travelers Casualty and Surety Company of America
Surety's Name and Corporate Seal

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA SEAL

By: Caitlin Kalicak
Signature
Caitlin Kalicak
Print Name
General Manager
Title

Attest: Jason Barbour
Signature
Accountant
Title

By: Ivy Lowery
Signature (Attach Power of Attorney)
Ivy Lowery
Print Name
Attorney-in-Fact
Title

Attest: Lindsey Zeuschel
Signature
Lindsey Zeuschel, Witness
Title

BID BOND

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.

2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.

3. This obligation shall be null and void if:

   3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or

   3.2 All Bids are rejected by Owner, or

   3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).

4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.

6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after the Bid due date.

7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.

9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.

11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Ivy Lowery** of **CHESTERFIELD** , **Missouri** , their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **13th** day of **May, 2026.**

SEAL SEAL SEAL

State of Connecticut

By: _____
Bryce Grissom, Senior Vice President

City of Hartford ss.

On this the **13th** day of **May, 2026**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President, Surety, Bond & Specialty Insurance, of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **31st** day of **March, 2031**

NOTARY PUBLIC

_____
Marie E. Sorensen, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **23rd** day of **July** , **2026** .

SEAL SEAL SEAL

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

PROPOSED PRODUCT SUBSTITUTIONS

Proposed Product Substitutions

1. The Total Base Bid Amount includes only those products specified in the Bidding Documents. Following is a list of substitute products which Bidder proposes to furnish onthis project, with the difference in price being added to or deducted from the Total Bid Amount.

2. Bidder understands that the acceptance of any proposed substitution is at the Owner's option. Approval or rejection of any substitutions listed below will be indicated after executing the Contract.

3. PRODUCT SUBSTITUTION LIST

MANUFACTURER'S NAME AND PRODUCT	ADD	DEDUCT
N/A		

4. Bidder's proposal shall be in accordance with the provisions of Section 01630 - Product Substitution Procedures.

5. EVALUATION

Contract award will be made in accordance with Instructions to Bidders. Only the successfulBidder's Proposed Product Substitution List will be evaluated.

6. SIGNATURE OF BIDDER

Individual or Corporate Name: Microsurfacing Contractors, LLC

By: [signature] Caitlin Kalicak

Address: 13940 St. Charles Rock Rd.
Bridgeton, MO 63044

CITY OF PEORIA

CITY OF PEORIA SUBCONTRACTOR UTILIZATION STATEMENT

Section I (*select all that apply*)
_____MBE/WBE Subcontractor(s) will be utilized on this project
_____Non MBE/WBE Subcontractor(s) will be utilized on this project

For instructions see section *Minority and Women's Business Enterprise Requirements for Good Faith Efforts*

Section II

PRIME CONTRACTOR
Name: Microsurfacing Contractors LLC
Address: 13940 St. Charles Rock Rd.
Phone: 314.704.9935
Contact Person: Caitlin Kalicak
Email: CKalicak@micro-surfacing.com

PROJECT
Name: Slurry Seal Contract-2026, R2612
Total Contract Value: $411,431.82

Ownership Status: MBE _____ WBE _____ M/WBE_____ Non-M/WBE ✓

Section III: Selected Subcontractors

Subcontractor Name	MBE, WBE or Non M/WBE	Amount	% of Total Contract	Scope of Work
N/A				
TOTALS				

**If more than seven firms are utilized, please copy the form and attach the additional information.*

Section IV: Subcontractors that submitted bids but were not selected (M/WBE Only)

Subcontractor Name	Scope of Work Bid	Denial Reason
N/A		

**If more than seven firms submitted quotes, please copy the form and attach the additional information.*

CONTINUES ON NEXT PAGE

For Office Use Only
Reviewed by:_____

Section V: Subcontractors Contacted (M/WBE Only)

Subcontractor Name	Method of Contact	Contact Name, Phone Number & Email	Contact Outcome
N/A			

**If more than seven firms were contacted, please copy the form and attach the additional information.*

Section VI

The City of Peoria is committed to promoting equal opportunity and has established the following subcontractor utilization goals for city funded construction projects: 10% MBE and 5% WBE. Prime Contractors have an obligationto make a good faith effort to advance the City's commitment to increase diversity among the firms working on City construction projects.

This form must be completed and submitted with bid proposals. ALL subcontractors intended for use on this project shall be listed in Section III above; along with the total amount to be paid to the subcontractors; percentage of total contract; and scope of work. If for whatever reason the prime contractor has to utilize a subcontractor not listed above, they must submit a Notification of Change in Participation.

The undersigned certifies that the information included herein is true and correct; the subcontractors listed above have agreed to perform the scope of work described. The undersigned further certifies that it has no controlling, dominatingor conflict of interest in any of the listed subcontractors.

Signature of Prime Contractor

7/23/26
Date

Org.: May 2008
Revised: April 18, 2024

For Office Use Only
Reviewed by:_____

CITY OF PEORIA

MBE/ WBE PARTICIPATION WAIVER REQUEST

For instructions see section *Minority and Women's Business Enterprise Requirements for Good Faith Efforts*

A. BIDDER/ PROPOSER HEREBY REQUESTS:

☑ **MBE WAIVER** ☐ **WBE WAIVER**

B. REASON FOR WAIVER REQUEST

Bidder/Proposer shall check each item applicable to its reason for an MBE or WBE waiver request. Additionally, supporting documentation shall be submitted with this request. If such supporting documentation cannot be submittedwith bid/proposal/quotation, such documentation shall be submitted directly to the Equal Opportunity Office no later than three (3) days after submission date.

☐ **(1)** No MBEs/ WBEs responded to our invitation to bid.

☑ **(2)** No subcontracting opportunities exist on this project. **(Attach explanation)**

☐ **(3)** The award of subcontract(s) is unachievable. **(Attach explanation)**

☐ **(4)** There are other relevant factors making it impossible or economically infeasible to utilize MBE and/orWBE firms. **(Attach explanation)**

C. GOOD FAITH EFFORTS TO OBTAIN MBE/ WBE PARTICIPATION

☐ **(1)** Made timely written solicitation to identified MBEs and WBEs for utilization of goods and/ or services;and provided MBEs and WBEs with a timely opportunity to review and obtain relevant specifications,terms and conditions of the proposal to enable MBEs and WBEs to prepare an informed response tosolicitation. **(Attach explanation)**

☐ **(2)** Followed up with initial solicitation of MBEs and WBEs to determine if firms are interested indoing business. **(Attach explanation)**

☐ **(3)** Advertised in a timely manner in one or more daily newspapers and/or trade publication for MBEs andWBEs for supply of goods and services. **(Attach explanation)**

☐ **(4)** Used the services and assistance of the Equal Opportunity Office staff. **(Attach explanation)**

☐ **(5)** Engaged MBEs & WBEs for indirect participation. **(Attach explanation)**

FOR OFFICE USE ONLY

☐ **APPROVED** ☐ **DISAPPROVED**

REVIEWED BY (1)_____ **DATE** _____

(2)_____ **DATE** _____

MICROSURFACING
CONTRACTORS, LLC

Missouri Office
13940 St. Charles Rock Road
St. Louis, MO 63044
(314) 989-9001

Illinois Office
P.O. Box 116
Peoria, IL 61650
(309) 694-3686

City of Peoria

RE: Slurry Seal Contract - 2026

There are no M/WBE contractors who have equipment or IDOT qualifications to perform slurry seal.

Sincerely,

Caitlin Kalicak
Microsurfacing Contractors, LLC
314-704-9935

State of Missouri, County of St. Louis

I, Jason Aaron Barbour, a Notary Public in and for said county, do hereby certify that Caitlin Kalicak is personally known to me to be the same person who appeared Before me this day and signed this document.

Given under my hand and notary seal this 17 day of July, 2026.

Official Seal
JASON AARON BARBOUR
Notary Public, State of Illinois
Commission No. 1026929
My Commission Expires March 5, 2030

My Commission expires March 5, 2030

BIDDER QUALIFICATION STATEMENT

THE INFORMATION SUPPLIED IN THIS DOCUMENT IS CONFIDENTIAL TO THE EXTENT PERMITTED BY LAWS AND REGULATIONS

Bidder Qualification Statement

1. SUBMITTED BY:

Official Name of Firm: Microsurfacing Contractors, LLC

Address: 13945 St. Charles Rock Rd.
Bridgeton, MO 63044

2. SUBMITTED TO:

Owner: City of Peoria

Project Name: SLURRY SEAL CONTRACT 2026

TYPE OF WORK: Project Description

3. CONTRACTOR'S CONTACT INFORMATION

Contact Person: Caitlin Kalicak

Title: General Manager

Phone: 314-704-9935

Email: CKalicak@micro-surfacing.com

4. AFFILIATED COMPANIES:

Name: Byrne + Jones Holding Company

Address: 13940 St. Charles Rock Rd.
Bridgeton, MO 63044

BIDDER QUALIFICATION STATEMENT

5. TYPE OF ORGANIZATION:

☐ SOLE PROPRIETORSHIP

Name of Owner: _____

Doing Business As: _____

Date of Organization: _____

☐ PARTNERSHIP

Date of Organization: _____

Type of Partnership: _____

Name of General Partner(s): _____

_____

_____

☐ CORPORATION

State of Organization: _____

Date of Organization: _____

Executive Officers:

- President: _____
- Vice President(s): _____
- Treasurer: _____
- Secretary: _____

BIDDER QUALIFICATION STATEMENT

☑ LIMITED LIABILITY COMPANY

State of Organization: Missouri

Date of Organization: 1-12-12

Members: Byrne and Jones Holding Company

☐ JOINT VENTURE

Sate of Organization: _____

Date of Organization: _____

Form of Organization: _____

Joint Venture Managing Partner

- Name: _____
- Address: _____

Joint Venture Managing Partner

- Name: _____
- Address: _____

Joint Venture Managing Partner

- Name: _____
- Address: _____

BIDDER QUALIFICATION STATEMENT

6. LICENSING

Jurisdiction: _____

Type of License: _____

License Number: _____

Jurisdiction: _____

Type of License: _____

License Number: _____

7. CERTIFICATIONS CERTIFIED BY:

Disadvantage Business Enterprise: _____

Minority Business Enterprise: _____

Woman Owned Enterprise: _____

Small Business Enterprise: _____

Other (_____): _____

8. BONDING INFORMATION

Bonding Company: Travelers Casualty and Surety Company of America

Address: One Tower Square
Hartford, CT 06183

Bonding Agent: Marsh & McLennan Agency

Address: 825 Maryville Centre Drive, Suite 200
St. Louis, MO 63017

Contact Name: Andrew Thome

Phone: 314-594-2700

Aggregate Bonding Capacity: $40 million

Available Bonding Capacity as of date of this submittal: $30 million

BIDDER QUALIFICATION STATEMENT

9. CONSTRUCTION EXPERIENCE:

Has firm listed in Section 1 ever failed to complete a construction contract awarded to it?

YES ☐ ☑ NO

If YES, attach as an Attachment details including Project Owner's contact information.

Has any Corporate Officer, Partner, Joint Venture participant or Proprietor ever failed to complete a construction contract awarded to them in their name or when acting as a principalof another entity?

YES ☐ ☑ NO

If YES, attach as an Attachment details including Project Owner's contact information.

Are there any judgments, claims, disputes or litigation pending or outstanding involving the firmlisted in Section 1 or any of its officers (or any of its partners if a partnership or any of the individual entities if a joint venture)?

YES ☐ ☑ NO

If YES, attach as an Attachment details including Project Owner's contact information.

I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED HEREWITH, INCLUDING ANY ATTACHMENTS, ISTRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME OF ORGANIZATION: Microsurfacing Contractors LLC

BY: Caitlin Kalicak

TITLE: General Manager

DATED: 7/17/2026

NOTARY ATTEST:

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 17 DAY OF July, 2026

Official Seal
JASON AARON BARBOUR
Notary Public, State of Illinois
Commission No. 1026929
My Commission Expires March 5, 2030

NOTARY PUBLIC - STATE OF Illinois

MY COMMISSION EXPIRES: March 5, 2030

REQUIRED ATTACHMENTS

1. Evidence of authority for individuals listed in Section 7 to bind organization to an agreement.
2. Additional items as pertinent.

BIDDER'S CERTIFICATION

Bidder's Certification

IN COMPLIANCE WITH ARTICLE 33E TO THE "CRIMINAL CODE OF 1961"

I Caitlin Kalicak, do hereby certify that:
Name

1. I am General Manager of the Microsurfacing Contractors LLC
Position Firm

and have authority to execute this certification on behalf of the firm;

2. This firm is not barred from bidding on this contract as a result of a violation of either Section 33E-3, Bid-rigging, or Section 33E-4, Bid Rotating, as set forth in Article 33E to the "Criminal Code of 1961".

Name of Firm Microsurfacing Contractors LLC

Signature

Title General Manager

Date 7.17.26

Corporate Seal (where appropriate)

MICROSURFACING CONTRACTORS, LLC CORPORATE SEAL MISSOURI

On this 17 day of July 2026,

before me appeared (Name) Caitlin Kalicak
to me personally known, who, being duly sworn, did execute the foregoing affidavit, and did

state that he or she was properly authorized by (Name of Firm) Microsurfacing Contractors, LLC

_____ to execute the affidavit and did so as his or her free act and deed.

Notary Public Jason Aaron Barbour Commission Expires March 5, 2030

Notary Seal

Official Seal
JASON AARON BARBOUR
Notary Public, State of Illinois
Commission No. 1026929
My Commission Expires March 5, 2030

END OF DOCUMENT

HEALTH SAFETY & WELFARE AFFIDAVIT

(This Affidavit must be executed)

STATE OF Missouri)
) SS
COUNTY OF St. Louis)

Caitlin Kalicak
being first duly sworn, deposes and says that he is General Manager
(Sole Owner, a Partner, President, Secretary, etc.) of Microsurfacing Contractors LLC
the party making the foregoing proposal or bid; that said Bidder has not received any citations, complaints, summons, decisions, determinations, judgments, or other allegations or findings of any violation of state or federal laws which protect the health, safety, or welfare of workers, including but not limited to, Occupational Safety & Health Administration (OSHA), Family Medical Leave Act (FMLA), Fair LaborStandards Act (FLSA), Americans with Disabilities Act (ADA), Age Discrimination in EmploymentAct (ADEA), National Labor Relations Act (NLRA), the Federal Civil Rights Act, The Illinois HumanRights Act, the Illinois Wage and Hour Law, and the Prevailing Wage Act, filed against it or any entity with whom it is submitting the bid, including joint ventures and partners, and also includingparent and subsidiary corporations or entities. If said Bidder has received any of the aforementioned violations, he shall include (as an attachment to this Affidavit) a complete, accurate, and truthful listing and description of all citations, complaints, summons, decisions, determinations, judgments, or other allegations or findings of any violation of state or federal laws which protect thehealth, safety, or welfare of workers.

Any Bidder who willfully fails or refuses to include the information required in the preceding paragraph, or whose report is substantially incomplete, inaccurate, or untruthful, shall be disqualified and its bid rejected.

The OWNER may reject any bid and disqualify any bidder whose report, or subsequent inquiry intothe matters contained in such report, reveals any of the following:

That there has been a finding, determination, or judgment by an agency of the state or federal government charged with the responsibility of enforcing laws and regulations which protect the health, safety, or welfare of workers, as enumerated above, or otherwise, that the bidder has violated such a statute or regulations, and that such violation was:

HEALTH SAFETY & WELFARE AFFIDAVIT

1. found to have been part of a pattern of similar violations, or one of three or more similar violations committed within the two years immediately preceding the submission of the bid, or

2. classified by an agency of the state or federal government as serious, or

3. one which threatened the health or safety of the workers employed by the bidder, or

4. one resulting in the payment of back wages and benefits of $5,000 or more, or

5. one that resulted or could have resulted in the debarment of the bidder from contracting withthe state or federal government, or any agency thereof.

Affiant

Subscribed and sworn to before me this 17 day of July, 20 26.

Official Seal
JASON AARON BARBOUR
Notary Public, State of Illinois
Commission No. 1026929
My Commission Expires March 5, 2030

Notary Public

My Commission Expires: March 5, 2030

END OF DOCUMENT

Illinois Department of Transportation

Certificate of Eligibility

Microsurfacing Contractors, LLC, A Div. of Byrne & Jones Holding Co.
13940 St. Charles Rock Road Bridgeton, MO 63044

Contractor No 0674
(1st Revision)

WHO HAS FILED WITH THE DEPARTMENT AN APPLICATION FOR PREQUALIFICATION STATEMENT OF EXPERIENCE, EQUIPMENT AND FINANCIAL CONDITION IS HEREBY QUALIFIED TO BID AT ANY OF DEPARTMENT OF TRANSPORTATION LETTINGS IN THE CLASSES OF WORK AND WITHIN THE AMOUNT AND OTHER LIMITATIONS OF EACH CLASSIFICATION, AS LISTED BELOW, FOR SUCH PERIOD AS THE UNCOMPLETED WORK FROM ALL SOURCES DOES NOT EXCEED $33,260,000.00

006	CLEAN & SEAL CRACKS/JOINTS	$1,050,000
016	SLURRY APPL.	$17,075,000

THIS CERTIFICATE OF ELIGIBILITY IS VALID FROM 4/10/2026 TO 4/30/2027 INCLUSIVE, AND SUPERSEDES ANY CERTIFICATE PREVIOUSLY ISSUED, BUT IS SUBJECT TO REVISION OR REVOCATION, IF AND WHEN CHANGES IN THE FINANCIAL CONDITION OF THE CONTRACTING FIRM OR OTHER FACTS JUSTIFY SUCH REVISIONS OR REVOCATION.
ISSUED AT SPRINGFIELD, ILLINOIS ON 4/10/2026.

Engineer of Construction

IL 494-0645

City Council Communication

Meeting Date: August 11, 2026
Department: Public Works

File Number: 26-206

Subject: 26-206 Communication from the City Manager and Director of Public Works with a Request to Approve the Low Bid of R.A. Cullinan & Son, a Division of UCM, Inc., and Award a Contract for the Gale Ave and Greenleaf Street Resurfacing Project, in an Amount Not to Exceed $600,000.00. (Council Districts 1 & 2)

Background - Describe the Impact if This Is Approved or Denied:

Public Works reviewed streets throughout the city and identified Gale Avenue between Virginia Avenue and University Street and Greenleaf Street from Spalding Avenue to Wayne Street as candidates for mill and overlay. Mill and overlay means that the existing asphalt pavement will be removed and new asphalt pavement will be placed. The existing hot-mix asphalt pavement on Gale Avenue has a PCI of 31. 2 1/2" of asphalt will be removed and replaced. Greenleaf has a PCI of 30. 1 1/2" of asphalt will be removed and replaced. The project included a base bid to complete Gale Avenue and an alternate bid to complete both Gale Avenue and Greenleaf Street.

Gale Avenue is a connection to I-74 and is in need of improvements. Greenleaf Street is adjacent to OSF's Campus and in need of improvements. The city has been coordinating with OSF for the project.

The plans and specifications were prepared by Hanson Professional Services Inc. The Advertisement for Bids for this project was published in the Peoria Journal Star and on the City's website. Public Works opened Bids on July 23, 2026, with one (1) bid received.

The Engineer's opinion of cost for base bid and alternate bid were $552,267.00 and $783,482. A base bid of $847,408.26 and alternate bid of $1,257,994.57 was submitted by R.A. Cullinan, a Division of UCM. After the bid was opened, Public Works staff revised the contract documents to reduce the estimated patching quantity. The bid quantity was an estimate. Public Works staff met with Cullina staff to reduce the project' s costs to be able to complete both streets within budget. These changes will reduce the contract amount to $600,000. These changes will allow the project to be completed as planned and within budget.

R.A. Cullinan is a local business that has successfully performed work for the city in the

past.

The subcontractor utilization statement submitted by R.A. Cullinan proposes that the company will be utilizing the following:
MBE subcontractors: Lizz trucking for Trucking, 0.47% of the total contract amount. The City's MBE goal is 10%.

WBE subcontractors: JD Traffic for Traffic Control (0.76%) and Rob Johnson Trucking for Trucking (0.47%), for a total of 1.23% of the total contract amount The City's WBE goal is 5%.

On a past project, Glen Avenue Improvements, the contractor’s minority and female workforce utilization were 19.64% minority (18% goal) and 1.03% women (3% goal).

Documentation was approved by the Chief Diversity and Inclusion Officer.

If approved, the project will be awarded and completed in 2026. If not approved, the project will not be constructed and the roadways will continue to decline.

Financial Impact:

The project is funded through the Community Investment Plan Project Non-Arterial Roadway Infrastructure Projects using local motor fuel tax funds.

Neighborhood Concerns:

Roads in good condition are a benefit to the community. The City has received several complaints over the last few years about the condition of Gale Avenue and Greenleaf Street.

Recommendation supports the following Strategic Plan Priorities:

Invest in our Infrastructure & Transportation, Reinvest in Neighborhoods

EEO Certification Number:

250-261231

Attachments:

1.	Gale Resurfacing BID - UCM_MDG-EEO APPROVAL SIGNED
2.	Gale-Greenleaf Resurfacing 2

CITY OF PEORIA

Submitted By: R.A. Cullinan & Son, a div. of UCM, Inc.
Contractor Name

121 West Park Street PO Box 166
Business Address

Tremont, IL 61568
City, State, Zip Code

STATE OF ILLINOIS

CITY OF PEORIA

COUNTY OF PEORIA

SPECIFICATIONS, PLANS, MATERIAL
QUANTITIES AND CONTRACT PROPOSAL

FOR

Gale Avenue and Greenleaf Street Resurfacing

TO BE CONSTRUCTED UNDER THE PROVISIONS OF
THE CITY OF PEORIA

Bid Opening: **July 23, 2026 @ 2:00 PM**

Andrea Klopfenstein, P.E.
City Engineer

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PROPOSAL DOCUMENTS

Instructions to Bidders

1. Notice of Bidding

a. Time and Place of Opening Bids. Sealed proposals for the improvement described herein will be received at the Office of the City Engineer, Public Works Facility, 3505 N. Dries Lane, Peoria, Illinois, until 2:00 PM on July 23, 2026 and at that time publicly opened and read.

b. Description of Work.

i. *Proposed improvement is officially known as Gale Avenue and Greenleaf Street Resurfacing.*

ii. *The proposed Base Bid improvement consists of milling and HMA overlay of Gale Avenue, approximately 8,369 square yards, from W. Virginia Avenue to University Street. Work may include patching and traffic control as needed. Necessary adjustments, incidentals and appurtenant items shall be constructed as directed by the City.*

iii. *The proposed Alternate Bid 1 adds milling and HMA overlay of Greenleaf Street, approximately 4,202 square yards, from 266 linear feet east of Spalding Avenue to Wayne Street. Necessary adjustments, incidentals and appurtenant items shall be constructed as directed by the City.*

2. Copies of Bidding Documents

a. Plans, proposal forms, and specifications for the proposed project can be obtained at no chargeby requesting an electronic plan set from pwdropbox@peoriagov.org

b. Complete sets of Bidding Documents shall be used in preparing Bids; neither City nor Engineerassumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

c. City and Engineer, in making copies of Bidding Documents available on the above terms, do so only for the purpose of obtaining Bids for the Work and do not authorize or confer a license forany other use.

3. Qualifications of Bidders

a. To demonstrate Bidder's qualifications to perform the Work, Bidder shall

submit with its Bidthe following information:

b. Evidence of Bidder's authority to do business in the state where the Project is located.
c. Evidence of Bidder's prequalification with the Illinois Department of Transportation to perform the type of work required to complete this Project.
d. Bidder's state or other contractor license number, if applicable.
e. A Bidder's failure to submit required qualification information within the times indicated maydisqualify Bidder from receiving an award of the Contract.
f. No requirement in this Article 3 to submit information will prejudice the right of City to seekadditional pertinent information regarding Bidder's qualifications.
g. Bidder is advised to carefully review those portions of the Bid Form requiring Bidder'srepresentations and certifications.

4. Site Visit and Testing by Bidders

a. Bidder shall conduct the required Site visit during normal working hours and shall not disturbany ongoing operations at the Site.
b. Bidder is not required to conduct any subsurface testing, or exhaustive investigations of Siteconditions.
c. On request, and to the extent City has control over the Site, and schedule permitting, the Citywill provide Bidder access to the Site to conduct such additional examinations, investigations,explorations, tests, and studies as Bidder deems necessary for preparing and submitting a successful Bid. City will not have any obligation to grant such access if doing so is not practical because of existing operations, security or safety concerns, or restraints on City's authority regarding the Site.
d. Bidder shall comply with all applicable Laws and Regulations regarding excavation and locationof utilities, obtain all permits, and comply with all terms and conditions established by City or by property owners or other entities controlling the Site with respect to schedule, access, existing operations, security, liability insurance, and applicable safety programs.
e. Bidder shall fill all holes and clean up and restore the Site to its former condition uponcompletion of such explorations, investigations, tests, and studies.

5. Bidder's Representations

a. It is the responsibility of each Bidder before submitting a Bid to:

i. ***examine and carefully study the Bidding Documents, and any data and reference items identified in the Bidding Documents;***
ii. ***visit the Site, conduct a thorough, alert visual examination of the Site and adjacentareas, and become familiar with and satisfy itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work;***
iii. ***become familiar with and satisfy itself as to all Laws and Regulations that may affectcost, progress, and performance of the Work;***
iv. ***consider the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performanceof the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs;***
v. ***agree, based on the information and observations referred to in the preceding paragraph, that at the time of submitting its Bid no further examinations, investigations, explorations, tests, studies, or data are necessary for the determinationof its Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents;***
vi. ***become aware of the general nature of the work to be performed by City and others atthe Site that relates to the Work as indicated in the Bidding Documents;***
vii. ***promptly give Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovers in the Bidding Documents and confirm that thewritten resolution thereof by Engineer is acceptable to Bidder;***
viii. ***determine that the Bidding Documents are generally sufficient to indicate and conveyunderstanding of all terms and conditions for the performance and furnishing of the Work; and***
ix. ***agree that the submission of a Bid will constitute an incontrovertible representation byBidder that Bidder has complied with every requirement of this Article, that without exception the Bid and all***

prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

b. **Bidder acknowledges a current City of Peoria EEO Certification Number is required prior tobeing awarded a City of Peoria Contract.**

6. **Contract Times**

a. **The number of days within which, or the dates by which, the Work is to be substantiallycompleted, and completed and ready for final payment, are set forth in the General Conditions.**

b. **Provisions for liquidated damages, if any, for failure to timely attain a Milestone, SubstantialCompletion, or completion of the Work in readiness for final payment, are set forth in the General Conditions.**

7. **Substitute and "Or-Equal" Items**

a. **The Contract for the Work, as awarded, will be based on materials and equipment specified ordescribed in the Bidding Documents without consideration during the bidding and Contract award process of possible substitute or "or-equal" items. In cases in which the Contract allowsthe Contractor to request that Engineer authorize the use of a substitute or "or-equal" item ofmaterial or equipment, application for such acceptance may not be made to and will not be considered by Engineer until after the Effective Date of the Contract.**

8. **Subcontractors, Suppliers, and Others**

a. **A Bidder shall be prepared to retain specific Subcontractors, Suppliers, or other individuals orentities for the performance of the Work if required by the Bidding Documents (most commonly in the Special Conditions) to do so. If a prospective Bidder objects to retaining anysuch Subcontractor, Supplier, or other individual or entity, and the concern is not relieved by an Addendum, then the prospective Bidder should refrain from submitting a Bid.**

b. **After the submittal of the Bid, City may not require the Successful Bidder or Contractor to retain any Subcontractor, Supplier, or other individual or entity against which Contractor hasreasonable objection.**

c. **The apparent Successful Bidder, and any other Bidder so requested, shall within five days afterBid opening, submit to City a list of the Subcontractors**

or Suppliers proposed.

9. Preparation of Bid

a. The Bid Form is included with the Bidding Documents.

i. All blanks on the Bid Form shall be completed and the Bid Form signed. A Bid price shall be indicated for each section, Bid item, alternate, adjustment unit price item, andunit price item listed therein.

ii. Each Bidder is required to submit prices for the Base Bid and Alternate Bid.

b. A Bid by a corporation shall be executed in the corporate name by a corporate officer (whosetitle must appear under the signature), accompanied by evidence of authority to sign. The corporate address and state of incorporation shall be shown. The corporate seal shall be affixed and attested by the corporate secretary or an assistant corporate secretary.

c. A Bid by a partnership shall be executed in the partnership name and signed by a partner (whose title must appear under the signature), accompanied by evidence of authority to sign.The address for receiving notices of the partnership shall be shown.

d. A Bid by a limited liability company shall be executed in the name of the firm by a member orother authorized person and accompanied by evidence of authority to sign. The state of formation of the firm and the address for receiving notices of the firm shall be shown.

e. A Bid by an individual shall show the Bidder's name and address for receiving notices.

f. A Bid by a joint venture shall be executed by an authorized representative of each joint venture in the manner indicated on the Bid Form. The address for receiving notices of the jointventure shall be shown.

g. All names shall be printed below the signatures.

h. The Bid shall acknowledgment receipt of all Addenda on the Bid Form.

i. Postal and e-mail addresses and telephone number for communications regarding the Bid shallbe shown.

j. The Bid shall contain evidence of Bidder's authority and qualification to do business in the state where the Project is located, or Bidder shall covenant in writing to obtain such authorityand qualification prior to award of the Contract and attach such covenant to the Bid. Bidder's state contractor license number, if any, shall also be shown on the Bid Form.

k. All proposals must be accompanied by a proposal guaranty. Such guaranty may be in the formof a Bid Bond provided in this document, a proposal

guarantee of cash, a Bank Cashier Check, or a properly certified check made payable to the City of Peoria, for not less than five percent (5%) of the amount of the bid.

l. Proposers shall submit their response in a sealed envelope which shall be clearly labeled with the organization/individual name and address. Proposers are requested to indicate in the LOWER LEFT HAND CORNER OF THEIR ENVELOPE THE PROJECT NAME: "GALE AVE. AND GREENLEAF ST. RESURFACING" AND THE DATE AND TIME THE REQUEST IS DUE.

10. Opening of Bids, modification and withdrawal

a. Bids will be opened at the time and place indicated in the advertisement or invitation to bid and, unless obviously non-responsive, read aloud publicly. An abstract of the amounts of thebase Bids and major alternates, if any, will be made available to Bidders after the opening of Bids.

b. A Bid may be withdrawn by an appropriate document duly executed in the same manner that aBid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids. Upon receipt of such notice, the unopened Bid will be returned to the Bidder.

c. If a Bidder wishes to modify its Bid prior to Bid opening, Bidder must withdraw its initial Bidand submit a new Bid prior to the date and time for the opening of Bids.

d. If within 24 hours after Bids are opened any Bidder files a duly signed written notice with Cityand promptly thereafter demonstrates to the reasonable satisfaction of City that there was a material and substantial mistake in the preparation of its Bid, that Bidder may withdraw its Bid, and the Bid security will be returned. Thereafter, if the Work is rebid, that Bidder will be disqualified from further bidding on the Work.

11. Evaluation of Bids and Award of Contract

a. All Bids will remain subject to acceptance for the period stated in the Bid Form, but City may, inits sole discretion, release any Bid and return the Bid security prior to the end of this period.

b. City reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. City will reject the Bid of any Bidder that City finds, after reasonable inquiry and evaluation, to not be responsible. If Bidder purports to add terms or conditions to its Bid, takes exception to any provision of the Bidding Documents, or attempts to alter the contents of the Contract Documents for

purposes of the Bid, then the Citywill reject the Bid as nonresponsive; provided that City also reserves the right to waive all minor informalities not involving price, time, or changes in the Work.

c. If City awards the contract for the Work, such award shall be to the responsible Biddersubmitting the lowest responsive Bid.
d. Evaluation of Bids

   i. *In evaluating Bids, City will consider whether the Bids comply with the prescribed requirements, and such alternates, unit prices, and other data, as may be requested inthe Bid Form or prior to the Notice of Award.*
   ii. *For the determination of the apparent low Bidder when unit price bids are submitted,Bids will be compared based on the total of the products of the estimated quantity ofeach item and unit price Bid for that item, together with any lump sum items*

e. In evaluating whether a Bidder is responsible, City will consider the qualifications of the Bidderand may consider the qualifications and experience of Subcontractors and Suppliers proposed for those portions of the Work for which the identity of Subcontractors and Suppliers must be submitted as provided in the Bidding Documents.
f. City may conduct such investigations as City deems necessary to establish the responsibility,qualifications, and financial ability of Bidders and any proposed Subcontractors or Suppliers.
g. When the Successful Bidder delivers the Agreement (executed by Successful Bidder) to City, itshall be accompanied by required bonds and insurance documentation.

12. Signing of Agreement

a. When City issues a Notice of Award to the Successful Bidder, it shall be accompanied by the unexecuted counterparts of the Agreement along with the other Contract Documents as identified in the Agreement. Within Ten (10) days thereafter, Successful Bidder shall executeand deliver the required number of counterparts of the Agreement (and any bonds and insurance documentation required to be delivered by the Contract Documents) to City.

13. Sales and Use Taxes

a. City is exempt from Illinois state sales and use taxes on materials and equipment to beincorporated in the Work.

Proposal Bid Form

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

City of Peoria
Department of Public Works
3505 N. Dries Lane
Peoria, IL 61604

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in these Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

2.01 Bidder accepts all the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

Addendum No.	Addendum, Date
Add #1	7-13-26

B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.

E. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.

F. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

G. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents and confirms that the written resolution thereof by Engineer is acceptable to Bidder.

H. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.

I. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement orrules of any group, association, organization, or corporation;

B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;

C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and

D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the e execution of the Contract.

E. The undersigned certifies that it is not delinquent in the payment of any indebtedness, tax, fee or fine owed to the City of Peoria, or in the payment of any tax administered by the Illinois Department of Revenue, and is in compliance with the terms and conditions of Sec. 10-109 of the Peoria City Code and 65 ILCS 5/11-42.1-1.

F. The undersigned firm certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the City of Peoria, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm. The undersigned firm furthercertifies that it has not been barred from bidding by the Federal, State or local governments and has not been suspended or debarred from receiving federal funding.

G. EMPLOYEE/EMPLOYMENT RESTRICTIONS – THE CONTRACTOR, (hereinafter referred to as "SERVICE PROVIDER") agrees, as a condition of accepting this contract with the City of Peoria, that, for a period of one (1) year following completion of this contract, it shall be prohibited from hiring, directly or indirectly, any City employee or official who was involved, directly or indirectly in: (1) the selection and/or recommendation to select the SERVICE PROVIDER for performance of this contract; (2) coordinating the efforts of the SERVICE PROVIDER in the consummation or completion of this contract; or (3) monitoring or determining the performance of the SERVICE PROVIDER. The SERVICE PROVIDER further acknowledges and agrees that, upon the City's determination that a violation of this provision has occurred, the penalty imposed, at the sole discretion of the City, may include one or more of the following: (1) cancellation of any other contract(s) between the City of Peoria and the SERVICE PROVIDER; (2) disqualification of the SERVICE PROVIDER from bidding or being awarded future contracts with the City of Peoria for a period of two [2] years; and/or (3) payment of liquidated damages to the City of Peoria in the amount of TWENTY FIVE THOUSAND DOLLARS ($25,000.00). This provision does not apply to any City employee involved in the 2018-2019 reduction in force, furlough or early retirement incentive offered by the city within 2018-2019. This shall not apply to any city employee involved in the 2020-2021 reduction in force, furlough or early retirement incentive offered by the city within 2020-2021.

H. Each Bidder must be prequalified with the Illinois Department of Transportation to perform the type of construction work necessary for the project. Bidders shall include a copy of their Illinois Department of Transportation "Certificate of Eligibility" with their bid.

I. To be awarded a contract all Suppliers, Vendors, Contractors to the City of Peoria, must be registered in the City of Peoria's Contract Compliance Program and have a current EEO Certification Number. This program is unrelated to any State and Federal program.

The number is secured by submitting to the Equal Opportunity Manager a completed Employer Report Form CC-1, a Fifty-dollar ($50.00) processing fee and a copy of your company's sexual harassment policy statement, if you are a first time applicant. Companies renewing their number do not have to submit a copy of their sexual harassment policy statement. The form may be obtained from the City's website at www.peoriagov.org/equal-opportunity/ by clicking on the link. You can also request a copyby e-mail or calling:

Contact: **Tom Wall**
Phone: **309-925-2711**
Email: **tom.wall@ucm.biz**

Quote To: City of Peoria

Attn:
Phone:
Mobile:
Email:

Job Name: Gale Ave. & Greenleaf St Resurfacing
Project Location:
Date of Plans: 07/06/26
Bid Date: 07/23/26
FSA: 072326PEOGGL
Addendum: #1

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
40600290	Bituminous Materials (Tack Coat)	9,792.00	LBS	1.98	19,388.16
40600405	Material Trasfer Device	1,172.00	TON	12.95	15,177.40
40600982	HMA Surf Rem, Butt Joint	45.00	SY	40.43	1,819.35
40604160	Poly HMA Surf Cse, IL-9.5, Mix "D", N50	1,172.00	TON	186.94	219,093.68
44000159	HMA Surface Removal, 2 1/2"	8,324.00	SY	6.26	52,108.24
67100100	Mobilization	1.00	LSUM	28,101.00	28,101.00
70307120	Temp Pavt Marking - Line 4" - TY IV Tape	567.00	LF	2.77	1,570.59
X4420201	Pavement Patching (SPL)	1,674.00	SY	288.16	482,379.84
X7010216	Traffic Cont & Protection, (SPL)	1.00	LSUM	27,770.00	27,770.00
	Total Base Bid				**847,408.26**
40600290	Bituminous Materials (Tack Coat)	12,817.00	LBS	1.98	25,377.66
40600405	Material Trasfer Device	1,643.00	TON	13.85	22,755.55
40600982	HMA Surf Rem, Butt Joint	45.00	SY	40.43	1,819.35
40604160	Poly HMA Surf Cse, IL-9.5, Mix "D", N50	1,643.00	TON	192.06	315,554.58
44000155	HMA Surface Removal, 1 1/2"	4,202.00	SY	6.10	25,632.20
44000159	HMA Surface Removal, 2 1/2"	8,324.00	SY	6.26	52,108.24
67100100	Mobilization	1.00	LSUM	35,801.00	35,801.00
70307120	Temp Pavt Marking - Line 4" - TY IV Tape	567.00	LF	2.77	1,570.59
X4420201	Pavement Patching (SPL)	2,514.00	SY	296.10	744,395.40
X7010216	Traffic Cont & Protection, (SPL)	1.00	LSUM	32,980.00	32,980.00
	Total Alternate Bid				**1,257,994.57**

PROPOSAL BID FORM

Equal Opportunity Manager
eoo@peoriagov.org
(309) 494-8530

The Fifty-dollar ($50.00) processing fee can be paid by check, payable to the City of Peoria, or online through the State of Illinois E-Pay process. To pay online go to www.illinoisepay.com and follow the instructions. The only exception to payment of the processing fee is neighborhood associations.

Although all vendors are encouraged to obtain an EEO Certification Number, you do not need a number to respond to a bid. The number is only required prior to the award of a contract.

EEO CERTIFICATION* (Check one):

- ☐ We are presently applying for the EEO Certification. Employer Report Form (Form CC-1) is completed and enclosed.
- ☐ Presently, we have the Employer Report Form (Form CC-1) on file with the City of Peoria, Office of Equal Opportunity and have a current Certificate of Compliance Number.

Certificate of Compliance Number: EEO-250-261231

ARTICLE 5 – BASIS OF BID

5.01 Base Bid: Bidder will complete the work in accordance with the contract documents for the following price(s):

Item #	Item Description	Bid Quantity	Unit	Unit Price	Gale Ave. Item Total
40600290	BITUMINOUS MATERIALS (TACK COAT)	9,792	POUND		$
40600405	MATERIAL TRANSFER DEVICE	1,172	TON		$
40600982	HMA SURFACE REMOVAL, BUTT JOINT	45	SQ YD		$
40604160	POLYMERIZED HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	1,172	TON		$
44000159	HOT-MIX ASPHALT SURFACE REMOVAL, 2 1/2"	8,324	SQ YD		$
67100100	MOBILIZATION	1	L SUM		$
70307120	TEMPORARY PAVEMENT MARKING - LINE 4" - TYPE IV TAPE	567	FOOT		$
X4420201	PAVEMENT PATCHING (SPECIAL)	1,674	SQ YD		$
X7010216	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	1	L SUM		$
				TOTAL BASE BID:	$ 847,408.26

See Attached

in writing Eight Hundred Forty Seven Thousnnd Four Hundred Eight and 26/100

PROPOSAL BID FORM

5.02 Alternate Bid 1 (Gale & Greenleaf) Bidder will complete the work in accordance with the contract documents for the following price(s):

Item#	Item Description	Bid Quantity	Unit	Unit Price	Item Total
40600290	BITUMINOUS MATERIALS (TACK COAT)	12,817	POUND		$
40600405	MATERIAL TRANSFER DEVICE	1,643	TON		$
40600982	HMA SURFACE REMOVAL, BUTT JOINT	45	SQ YD		$
40604160	POLYMERIZED HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	1,643	TON		$
44000155	HOT-MIX ASPHALT SURFACE REMOVAL, 1 1/2"	4,202	SQ YD		$
44000159	HOT-MIX ASPHALT SURFACE REMOVAL, 2 1/2"	8,324	SQ YD		$
67100100	MOBILIZATION	1	L SUM		$
70307120	TEMPORARY PAVEMENT MARKING - LINE 4" - TYPE IV TAPE	567	FOOT		$
X4420201	PAVEMENT PATCHING (SPECIAL)	2,514	SQ YD		$
X7010216	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	1	L SUM		$
				TOTAL ALTERNATE BID:	$1,257,994.57

See Attached

1

in writing One Million Two Hundred Fifty Seven Thousand Nine Hundred Ninety Four and 57/100

ARTICLE 6 – TIME OF COMPLETION

6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The following documents are submitted with and made a condition of this Bid:

A. Bid Bond

B. Subcontractor Utilization Statement

C. MBE/WBE Participation Waiver Request (if necessary)

D. Qualifications Statement

E. Bidders Certification – Document 00454

F. Health Safety and Welfare Affidavit – Document 00456

PROPOSAL BID FORM

ARTICLE 8 – BID SUBMITTAL

BIDDER: R.A. Cullinan & Son, a div. of UCM, Inc.

By: *[Signature]* Thomas T. Wall

[Printed name] Thomas T. Wall

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: *[Signature]*

[Printed name] Jeff Sinn

Title: Assist. Corp. Secretary

Submittal Date: July 23, 2026

Address for giving notices:

121 West Park Street PO Box 166

Tremont, IL 61568

Telephone Number: (309) 925-2721

Fax Number: (309) 925-7131

Contact Name and e-mail address: Thomas T. Wall

tom.wall@ucm.biz

Bidder's License No.: _____

(where applicable)

Illinois Department of Transportation

Local Public Agency Proposal Bid Bond

Local Public Agency: City of Peoria | County: Peoria | Section Number:

WE, R.A. Cullinan, A Division Of United Contractors Midwest, Inc. as PRINCIPAL, and Travelers Casualty and Surety Company of America as SURETY, are held jointly, severally and firmly bound unto the above Local Public Agency (hereafter referred to as "LPA") in the penal sum of 5% of the total bid price, or for the amount specified in the proposal documents in effect on the date of invitation for bids, whichever is the lesser sum. We bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly pay to the LPA this sum under the conditions of this instrument.

WHEREAS THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that, the said PRINCIPAL is submitting a written proposal to the LPA acting through its awarding authority for the construction of the work designated as the above section.

THEREFORE if the proposal is accepted and a contract awarded to the PRINCIPAL by the LPA for the above designated section and the PRINCIPAL shall within fifteen (15) days after award enter into a formal contract, furnish surety guaranteeing the faithful performance of the work, and furnish evidence of the required insurance coverage, all as provided in the "Standard Specifications for Road and Bridge Construction" and applicable Supplemental Specifications, then this obligation shall become void; otherwise it shall remain in full force and effect.

IN THE EVENT the LPA determines the PRINCIPAL has failed to enter into a formal contract in compliance with any requirements set forth in the preceding paragraph, then the LPA acting through its awarding authority shall immediately be entitled to recover the full penal sum set out above, together with all court costs, all attorney fees, and any other expense of recovery.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective officers this 23rd (Day) of July 2026 (Month and Year)

Principal

Company Name: R.A. Cullinan & Son, a div of UCM Inc.

By: Signature & Date: Thomas T Wall 7/23/2026

Title: Thomas T Wall, Vice President

Company Name:

By: Signature & Date:

Title:

(If Principal is a joint venture of two or more contractors, the company names, and authorized signatures of each contractor must be affixed.)

Surety

Name of Surety: Travelers Casualty and Surety Company of America

By: Signature of Attorney-in-Fact Signature & Date: Ashlyn B. Tucker 7/23/2026

STATE OF IL
COUNTY OF MACON

I Catherine L. Ater, a Notary Public in and for said county do hereby certify that Thomas T Wall and Ashlyn B Tucker (Insert names of individuals signing on behalf of PRINCIPAL & SURETY) who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of PRINCIPAL and SURETY, appeared before me this day in person and acknowledged respectively, that they signed and delivered said instruments as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23rd (Day) day of July 2026 (Month and Year).

(SEAL, if required by the LPA)

CATHERINE L ATER
NOTARY PUBLIC, NOTARY SEAL
STATE OF ILLINOIS, MACON COUNTY
COMMISSION # 894369
MY COMMISSION EXPIRES: MAY 07, 2027

Notary Public Signature & Date: Catherine L Ater 7/23/2026

Date commission expires 05/07/27

Completed 01/25/24

BLR 12230 (Rev. 01/19/23)

Local Public Agency	County	Section Number
City of Peoria	Peoria	

ELECTRONIC BID BOND

☐ **Electronic bid bond is allowed (box must be checked by LPA if electronic bid bond is allowed)**

The Principal may submit an electronic bid bond, in lieu of completing the above section of the Proposal Bid Bond Form. By providing an electronic bid bond ID code and signing below, the Principal is ensuring the identified electronic bid bond has been executed and the Principal and Surety are firmly bound unto the LPA under the conditions of the bid bond as shown above. (If PRINCIPAL is a joint venture of two or more contractors, an electronic bid bond ID code, company/Bidder name title and date must be affixed for each contractor in the venture.)

Electronic Bid Bond ID Code

Company/Bidder Name

Signature & Date

Title

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Ashlyn B Tucker** of **FORSYTH**, **Illinois**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021.**

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021,** before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **23rd** day of **July**, **2026**.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

PROPOSED PRODUCT SUBSTITUTIONS

Proposed Product Substitutions

1. The Total Base Bid Amount includes only those products specified in the Bidding Documents. Following is a list of substitute products which Bidder proposes to furnish onthis project, with the difference in price being added to or deducted from the Total Bid Amount.

2. Bidder understands that the acceptance of any proposed substitution is at the Owner's option. Approval or rejection of any substitutions listed below will be indicated after executing the Contract.

3. PRODUCT SUBSTITUTION LIST

MANUFACTURER'S NAME AND PRODUCT	ADD	DEDUCT

4. Bidder's proposal shall be in accordance with the provisions of Section 01630 - Product Substitution Procedures.

5. EVALUATION

Contract award will be made in accordance with Instructions to Bidders. Only the successfulBidder's Proposed Product Substitution List will be evaluated.

6. SIGNATURE OF BIDDER

Individual or Corporate Name — Thomas T. Wall

By — R.A. Cullinan & Son, a div. of UCM, Inc.

Address — 121 West Park Street PO Box 166

Tremont, IL 61568

RETURN WITH BID

CITY OF PEORIA

CITY OF PEORIA SUBCONTRACTOR UTILIZATION STATEMENT

Section I (*select all that apply*)
✓ MBE/WBE Subcontractor(s) will be utilized on this project
_____ Non MBE/WBE Subcontractor(s) will be utilized on this project

For instructions see section *Minority and Women's Business Enterprise Requirements for Good Faith Efforts*

Section II

PRIME CONTRACTOR

Name: R.A. Cullinan & Son, a div. of UCM, Inc.

Address: 121 West Park Street PO Box 166 Tremont, IL 61568

Phone: 309-925-2721

Contact Person: Thomas T. Wall

Email: tom.wall@ucm.biz

PROJECT

Name: Gale Avenue and Greenleaf Street Resurfacing

Total Contract Value: $1,257,994.57

Ownership Status: MBE _____ WBE _____ M/WBE_____ Non-M/WBE X

Section III: Selected Subcontractors

Subcontractor Name	MBE, WBE or Non M/WBE	Amount	% of Total Contract	Scope of Work
JD Traffic	WBE	$9,600	0.76%	Traffic Control
Lizz Trucking	MBE	$5,850	0.47%	Trucking
Rob Johnson Trucking	WBE	$5,850	0.47%	Trucking
TOTALS		$21,300	0.169%	

**If more than seven firms are utilized, please copy the form and attach the additional information.*

Section IV: Subcontractors that submitted bids but were not selected (M/WBE Only)

Subcontractor Name	Scope of Work Bid	Denial Reason

**If more than seven firms submitted quotes, please copy the form and attach the additional information.*

CONTINUES ON NEXT PAGE

For Office Use Only

Reviewed by:_____

Section V: Subcontractors Contacted (M/WBE Only)

Subcontractor Name	Method of Contact	Contact Name, Phone Number & Email	Contact Outcome
JD Traffic	Email / Phone	Jordan Dietrich (309) 966-4494 jordan@jd-traffic.com	Used in Bid

**If more than seven firms were contacted, please copy the form and attach the additional information.*

Section VI

The City of Peoria is committed to promoting equal opportunity and has established the following subcontractor utilization goals for city funded construction projects: 10% MBE and 5% WBE. Prime Contractors have an obligation to make a good faith effort to advance the City's commitment to increase diversity among the firms working on City construction projects.

This form must be completed and submitted with bid proposals. ALL subcontractors intended for use on this project shall be listed in Section III above; along with the total amount to be paid to the subcontractors; percentage of total contract; and scope of work. If for whatever reason the prime contractor has to utilize a subcontractor not listed above, they must submit a Notification of Change in Participation.

The undersigned certifies that the information included herein is true and correct; the subcontractors listed above have agreed to perform the scope of work described. The undersigned further certifies that it has no controlling, dominatingor conflict of interest in any of the listed subcontractors.

Thomas T. Wall

Signature of Prime Contractor

July 23, 2026

Date

Org.: May 2008
Revised: April 18, 2024

For Office Use Only
Reviewed by:_____

RETURN WITH BID

CITY OF PEORIA

MBE/ WBE PARTICIPATION WAIVER REQUEST

For instructions see section *Minority and Women's Business Enterprise Requirements for Good Faith Efforts*

A. BIDDER/ PROPOSER HEREBY REQUESTS:

☒ **MBE WAIVER** ☒ **WBE WAIVER**

B. REASON FOR WAIVER REQUEST

Bidder/Proposer shall check each item applicable to its reason for an MBE or WBE waiver request. Additionally, supporting documentation shall be submitted with this request. If such supporting documentation cannot be submitted with bid/proposal/quotation, such documentation shall be submitted directly to the Equal Opportunity Office no later than three (3) days after submission date.

☐ **(1)** No MBEs/ WBEs responded to our invitation to bid.

☐ **(2)** No subcontracting opportunities exist on this project. **(Attach explanation)**

☒ **(3)** The award of subcontract(s) is unachievable. **(Attach explanation)**

☐ **(4)** There are other relevant factors making it impossible or economically infeasible to utilize MBE and/orWBE firms. **(Attach explanation)**

C. GOOD FAITH EFFORTS TO OBTAIN MBE/ WBE PARTICIPATION

☒ **(1)** Made timely written solicitation to identified MBEs and WBEs for utilization of goods and/ or services;and provided MBEs and WBEs with a timely opportunity to review and obtain relevant specifications,terms and conditions of the proposal to enable MBEs and WBEs to prepare an informed response tosolicitation. **(Attach explanation)**

☐ **(2)** Followed up with initial solicitation of MBEs and WBEs to determine if firms are interested indoing business. **(Attach explanation)**

☐ **(3)** Advertised in a timely manner in one or more daily newspapers and/or trade publication for MBEs andWBEs for supply of goods and services. **(Attach explanation)**

☐ **(4)** Used the services and assistance of the Equal Opportunity Office staff. **(Attach explanation)**

☒ **(5)** Engaged MBEs & WBEs for indirect participation. **(Attach explanation)**

FOR OFFICE USE ONLY

☒ **APPROVED** ☐ **DISAPPROVED**

REVIEWED BY (1) _____ **DATE** 8.3.26

(2) _____ **DATE** _____

UCM
United Contractors Midwest

Gale Avenue & Greenleaf Street Resurfacing – MBE/WBE Participation Waiver Request

We are requesting a waiver for the MBE/WBE Participation.

Reason for Waiver Request:

(3) The award of subcontract(s) is unachievable.

The scope of work for subcontracting on this project is limited to **Traffic Control**. All remaining work is asphalt paving work which requires specialty equipment and will be performed by United Contractors Midwest employees.

Good Faith Efforts to Obtain MBE/WBE Participation:

(1) Made timely written solicitation to identified MBE's and WBE's for utilization of goods and services.

The only subcontracting opportunity on this project is **Traffic Control**. We contacted WBE contractor and received their bid which we are using in our proposal.

(5) Engaged MBE's & WBE's for indirect participation.

We are using an MBE/WBE trucking firm when available, to maximize our MBE/WBE participation.

BIDDER QUALIFICATION STATEMENT

THE INFORMATION SUPPLIED IN THIS DOCUMENT IS CONFIDENTIAL TO THE EXTENT PERMITTED BY LAWS AND REGULATIONS

Bidder Qualification Statement

1. **SUBMITTED BY:**

Official Name of Firm: R.A. Cullinan & Son, a div. of United Contractors Midwest, Inc.

Address: 121 West Park Street PO Box 166

Tremont, IL 61568

2. **SUBMITTED TO:**

Owner: City of Peoria

Project Name: Gale Avenue and Greenleaf Street Resurfacing Project

TYPE OF WORK: The proposed Base Bid improvement consists of milling and HMA overlay of Gale Avenue, from W. Virginia Avenue to University Street. Work may include patching and traffic control as needed. Necessary adjustments, incidentals and appurtenant items shall be constructed as directed by the City. The proposed Alternate Bid 1 adds milling and HMA overlay of Greenleaf Street, from 266 linear feet east of Spalding Avenue to Wayne Street. Work may include patching and traffic control as needed. Necessary adjustments, incidentals and appurtenant items shall be constructed as directed by the City.

3. **CONTRACTOR'S CONTACT INFORMATION**

Contact Person: Thomas T. Wall

Title: Vice President

Phone: 309-925-2721

Email: tom.wall@ucm.biz

4. **AFFILIATED COMPANIES:**

Name: _____

Address: _____

_____

BIDDER QUALIFICATION STATEMENT

5. TYPE OF ORGANIZATION:

☐ SOLE PROPRIETORSHIP

Name of Owner: _____

Doing Business As: _____

Date of Organization: _____

☐ PARTNERSHIP

Date of Organization: _____

Type of Partnership: _____

Name of General Partner(s): _____

_____

_____

☑ CORPORATION

State of Organization: Delaware

Date of Organization: 02/23/2001

Executive Officers:

- President: Robert W. Bruner
- Vice President(s): Thomas T. Wall
- Treasurer: Allen D. Cullinan
- Secretary: Allen D. Cullinan

BIDDER QUALIFICATION STATEMENT

☐ LIMITED LIABILITY COMPANY

State of Organization: _____

Date of Organization: _____

Members: _____

_____

_____

☐ JOINT VENTURE

Sate of Organization: _____

Date of Organization: _____

Form of Organization: _____

Joint Venture Managing Partner

- Name: _____
- Address: _____

_____

Joint Venture Managing Partner

- Name: _____
- Address: _____

_____

Joint Venture Managing Partner

- Name: _____
- Address: _____

_____

BIDDER QUALIFICATION STATEMENT

6. LICENSING

Jurisdiction: _____

Type of License: _____

License Number: _____

Jurisdiction: _____

Type of License: _____

License Number: _____

7. CERTIFICATIONS CERTIFIED BY:

Disadvantage Business Enterprise: _____

Minority Business Enterprise: _____

Woman Owned Enterprise: _____

Small Business Enterprise: _____

Other (_____): _____

8. BONDING INFORMATION

Bonding Company: Travelers Casualty & Surety Company of America

Address: 1 Tower Sq 2MS

Hartford, CT 06183-0001

Bonding Agent: First Mid Insurance Group

Address: 1090 South Route 51

Contact Name: Thomas T. Wall

Phone: 309-925-2721

Aggregate Bonding Capacity: Unlimited

Available Bonding Capacity as of date of this submittal: Unlimited

BIDDER QUALIFICATION STATEMENT

9. CONSTRUCTION EXPERIENCE:

Has firm listed in Section 1 ever failed to complete a construction contract awarded to it?

☐ YES ☑ NO

If YES, attach as an Attachment details including Project Owner's contact information.

Has any Corporate Officer, Partner, Joint Venture participant or Proprietor ever failed to complete a construction contract awarded to them in their name or when acting as a principalof another entity?

☐ YES ☑ NO

If YES, attach as an Attachment details including Project Owner's contact information.

Are there any judgments, claims, disputes or litigation pending or outstanding involving the firmlisted in Section 1 or any of its officers (or any of its partners if a partnership or any of the individual entities if a joint venture)?

☐ YES ☑ NO

If YES, attach as an Attachment details including Project Owner's contact information.

I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED HEREWITH, INCLUDING ANY ATTACHMENTS, IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME OF ORGANIZATION: R.A. Cullinan & Son, a div. of UCM, Inc.

BY: Thomas T. Wall

TITLE: Vice President

DATED: July 23, 2026

NOTARY ATTEST:

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 23rd DAY OF July, 2026

Megan M Baer Megan Baer

NOTARY PUBLIC - STATE OF Illinois

MY COMMISSION EXPIRES: March 28, 2028

OFFICIAL SEAL
MEGAN M BAER
Notary Public, State of Illinois
Commission No. 988837
My Commission Expires
March 28, 2028

REQUIRED ATTACHMENTS

1. Evidence of authority for individuals listed in Section 7 to bind organization to an agreement.
2. Additional items as pertinent.

BIDDER'S CERTIFICATION

Bidder's Certification

IN COMPLIANCE WITH ARTICLE 33E TO THE "CRIMINAL CODE OF 1961"

I Thomas T. Wall, do hereby certify that:
Name

1. I am Vice President of the R.A. Cullinan & Son, a div. of UCM, Inc.
Position Firm

and have authority to execute this certification on behalf of the firm;

2. This firm is not barred from bidding on this contract as a result of a violation of either Section 33E-3, Bid-rigging, or Section 33E-4, Bid Rotating, as set forth in Article 33E to the "Criminal Code of 1961".

Name of Firm R.A. Cullinan & Son, a div. of UCM, Inc.

Signature Thomas T. Wall
Thomas T. Wall

Title Vice President

Date July 23, 2026

Corporate Seal (where appropriate)

On this 23rd day of July 20 26,

before me appeared (Name) Thomas T. Wall
to me personally known, who, being duly sworn, did execute the foregoing affidavit, and did

state that he or she was properly authorized by (Name of Firm) R.A. Cullinan & Son, a div. of UCM, Inc.

_____ to execute the affidavit and did so as his or her free act and deed.

Notary Public Megan M Baer Commission Expires March 28 2028
Megan Baer

Notary Seal

OFFICIAL SEAL
MEGAN M BAER
Notary Public, State of Illinois
Commission No. 988837
My Commission Expires
March 28, 2028

END OF DOCUMENT

HEALTH SAFETY & WELFARE AFFIDAVIT

(This Affidavit must be executed)

STATE OF Illinois)
) SS
COUNTY OF Tazewell)

Thomas T. Wall
being first duly sworn, deposes and says that he is Vice President
(Sole Owner, a Partner, President, Secretary, etc.) of R.A. Cullinan & Son, a div. of UCM, Inc.
the party making the foregoing proposal or bid; that said Bidder has not received any citations, complaints, summons, decisions, determinations, judgments, or other allegations or findings of any violation of state or federal laws which protect the health, safety, or welfare of workers, including but not limited to, Occupational Safety & Health Administration (OSHA), Family Medical Leave Act (FMLA), Fair LaborStandards Act (FLSA), Americans with Disabilities Act (ADA), Age Discrimination in EmploymentAct (ADEA), National Labor Relations Act (NLRA), the Federal Civil Rights Act, The Illinois HumanRights Act, the Illinois Wage and Hour Law, and the Prevailing Wage Act, filed against it or any entity with whom it is submitting the bid, including joint ventures and partners, and also includingparent and subsidiary corporations or entities. If said Bidder has received any of the aforementioned violations, he shall include (as an attachment to this Affidavit) a complete, accurate, and truthful listing and description of all citations, complaints, summons, decisions, determinations, judgments, or other allegations or findings of any violation of state or federal laws which protect thehealth, safety, or welfare of workers.

Any Bidder who willfully fails or refuses to include the information required in the preceding paragraph, or whose report is substantially incomplete, inaccurate, or untruthful, shall be disqualified and its bid rejected.

The OWNER may reject any bid and disqualify any bidder whose report, or subsequent inquiry intothe matters contained in such report, reveals any of the following:

That there has been a finding, determination, or judgment by an agency of the state or federal government charged with the responsibility of enforcing laws and regulations which protect the health, safety, or welfare of workers, as enumerated above, or otherwise, that the bidder has violated such a statute or regulations, and that such violation was:

1. found to have been part of a pattern of similar violations, or one of three or more similar violations committed within the two years immediately preceding the submission of the bid, or
2. classified by an agency of the state or federal government as serious, or
3. one which threatened the health or safety of the workers employed by the bidder, or
4. one resulting in the payment of back wages and benefits of $5,000 or more, or
5. one that resulted or could have resulted in the debarment of the bidder from contracting withthe state or federal government, or any agency thereof.

Thomas T. Wall
Affiant

Subscribed and sworn to before me this 23rd day of July, 20 26.

OFFICIAL SEAL
MEGAN M BAER
Notary Public, State of Illinois
Commission No. 988837
My Commission Expires
March 28, 2028

Megan Baer
Notary Public

My Commission Expires: March 28 2028

END OF DOCUMENT

United Contractors Midwest

IL - Peoria
121 W. Park Street
PO Box 166
Tremont, IL 61568
Phone: 309-925-2721

July 23rd, 2026

Local Agency: City of Peoria—Gale Avenue and Greenleaf Street Resurfacing

United Contractors Midwest, Inc. and all of its divisions request to forego filing the required Affidavit of Availability under 44 IL Administrative Code Section Street Maintenance for various local roads letting.

If you have any questions, you may contact Ms. Tara Elston, Illinois Department of Transportation, Springfield, IL. Thank you for your cooperation.

Sincerely,

Thomas T. Wall
Vice President

I, Megan Baer, do hereby certify that Thomas T. Wall, who is personally known to me, to be the same person signing the above in my presence.

Given under my hand and Notarial Seal 23rd of July, 2026,

OFFICIAL SEAL
MEGAN M BAER
Notary Public, State of Illinois
Commission No. 988837
My Commission Expires
March 28, 2028

Megan M Baer
Notary Public

(SEAL)

Illinois Department of Transportation

Certificate of Eligibility

R. A. Cullinan & Son, a division of United Contractors Midwest, Inc.
P. O.Box 166 Tremont, IL 61568-0166

Contractor No 1284

WHO HAS FILED WITH THE DEPARTMENT AN APPLICATION FOR PREQUALIFICATION STATEMENT OF EXPERIENCE, EQUIPMENT AND FINANCIAL CONDITION IS HEREBY QUALIFIED TO BID AT ANY OF DEPARTMENT OF TRANSPORTATION LETTINGS IN THE CLASSES OF WORK AND WITHIN THE AMOUNT AND OTHER LIMITATIONS OF EACH CLASSIFICATION, AS LISTED BELOW, FOR SUCH PERIOD AS THE UNCOMPLETED WORK FROM ALL SOURCES DOES NOT EXCEED

SUPER UNLIMITED

001	EARTHWORK	Unlimited
002	PCC PAVING	Unlimited
003	HMA PLANT MIX	Unlimited
006	CLEAN & SEAL CRACKS/JOINTS	$450,000
007	SOIL STABILIZATION & MOD.	$1,250,000
012	DRAINAGE	$14,475,000
017	CONCRETE CONSTRUCTION	$26,975,000
018	LANDSCAPING	$250,000
021	TREE TRIM. & SEL. TREE REM.	$525,000
022	FENCING	$100,000
023	GUARDRAIL	$375,000
026	SIGNING	$100,000
031	PAVT. TEXTUR. & SURF. REM.	$2,325,000
032	COLD MILL,PLAN. & ROTOMILL	$39,625,000
034	DEMOLITION	$3,450,000
08A	AGGREGATE BASES & SURF. (A)	$39,125,000
09C	HWY., R.R. & WATERWAY STR.	$35,350,000
15A	COVER & SEAL COATS (A)	$23,775,000

THIS CERTIFICATE OF ELIGIBILITY IS VALID FROM 4/28/2026 TO 4/30/2027 INCLUSIVE, AND SUPERSEDES ANY CERTIFICATE PREVIOUSLY ISSUED, BUT IS SUBJECT TO REVISION OR REVOCATION, IF AND WHEN CHANGES IN THE FINANCIAL CONDITION OF THE CONTRACTING FIRM OR OTHER FACTS JUSTIFY SUCH REVISIONS OR REVOCATION.
ISSUED AT SPRINGFIELD, ILLINOIS ON 4/28/2026.

Engineer of Construction

IL 494-0645

File Number 6165-516-6

STATE OF ILLINOIS

OFFICE OF THE SECRETARY OF STATE

To all to whom these Presents Shall Come, Greeting:

I, **Alexi Giannoulias,** *Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that*

UNITED CONTRACTORS MIDWEST, INC., INCORPORATED IN DELAWARE AND LICENSED TO TRANSACT BUSINESS IN THIS STATE ON MAY 31, 2001, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE BUSINESS CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS A FOREIGN CORPORATION IN GOOD STANDING AND AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS.

In Testimony Whereof, *I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this* 28TH *day of* JUNE *A.D.* 2024 .

Authentication #: 2418002386 verifiable until 06/28/2025
Authenticate at: https://www.ilsos.gov

Alexi Giannoulias
SECRETARY OF STATE

United Contractors Midwest

POLICY AGAINST SEXUAL HARASSMENT

GENERAL STATEMENT

The policy of United Contractors Midwest, Inc. (UCM) and all of its operating entities is to provide an employment environment free of unwelcome sexual advances, requests for sexual favors and other verbal or physical conduct or communications constituting sexual harassment as provided by law.

Sexual harassment in employment is a violation of Illinois law. **The Illinois Human Rights Act** states in pertinent part:

"It is a civil rights violation for any employer, employee, agent of any employer, employment agency, or labor organization to engage in sexual harassment; provided, that an employer shall be responsible for sexual harassment of the employer's employees by non-employees or non-managerial and non-supervisory employees only if the employer becomes aware of the conduct and fails to take reasonable, corrective measures. Further, the U.S. Equal Employment Opportunity Commission has issued guidelines interpreting Section 703 of Title VII as prohibiting sexual harassment, 29 CFR, Par. 1604.11."

"Sexual harassment" is defined in the Illinois Human Rights Act, chapter 68, Section 2-102(D), Illinois Revised Statutes:

"Sexual harassment" means any unwelcome sexual advances or requests for sexual favors or any such conduct is made either explicitly or implicitly a term or condition of an individual's employment, 2) submission to or objection of such conduct by an individual is used as the basis for employment decision affecting such individual, or 3) such conduct has the purpose or effect of substantially interfering with an individual's work performance or creating an intimidating, hostile or offensive work environment.

VIOLATION OF THE POLICY

This policy shall be violated when anyone who is authorized to recommend or take employment actions affecting an employee, or otherwise authorized to transact business or perform other acts or services on behalf of the employer,

1. To make sexual advances or request sexual favors when submission to or rejection of such conduct is the basis for implicitly or explicitly recommending, imposing, granting, withholding or refusing terms and conditions that either favor or adversely affect an employee's condition of employment.

2. To recommend, impose, grant, withhold or refuse to take any personnel action consistent with his or her duties and responsibilities because of sexual favors, or as a reprisal against an employee who has rejected or reported sexual advances.

3. Disregard and fail to investigate allegations of sexual harassment, or a witness, and to fail to take immediate corrective action in the event misconduct has occurred.

This policy shall be violated if any employee abuses another employee through conduct or communication of a sexual nature and conditioning sexual harassment as defined above. Whenever such misconduct exists, prompt and corrective action shall be taken by the company.

A violation of this policy may result in discipline of employees, including discharge.

GRIEVANCE PROCEDURES

There are no express time limits for initiating complaints and grievances under this policy. However, every effort should be made to file such complaints as soon as possible while facts are known and potential witnesses are available.

Persons who feel aggrieved because of sexual harassment have several avenues available to them to make their concerns know

1. Aggrieved persons who feel comfortable in directly informing the person engaging in sexual harassing conduct or communicating that such conduct or communications is offensive and must stop.

2. An aggrieved individual who does not wish to communicate directly with the person whose conduct or communication is offensive or if the direct communication with offending party has been unavailing, the person should contact his supervisor and make a report.

3. If the aggrieved person does not feel comfortable communicating with his supervisor or the communication has been of no avail, then the person should contact one of the Company's Equal Employment Opportunity Officers as follows:

David R. Bruner: EEO Officer, United Contractors Midwest, Inc., P.O. Box 13420, Springfield, IL 62791. Phone (217) 546-6192.
Eric S. Schmitt: EEO Officer, Illinois Valley Paving, a division of UCM, Inc., P.O. Box 13420, Springfield, IL 62791. Phone (309) 530-1835.
Eric S. Schmitt: EEO Officer, Freesen, a division of UCM, Inc., P.O. Box 13420, Springfield, IL 62791. Phone (309) 530-1835.
Eric S. Schmitt: EEO Officer, R.A. Cullinan & Son, a division of UCM, Inc., P.O. Box 166, Tremont, IL 61568. Phone (309) 530-1835.
Eric S. Schmitt: EEO Officer, Rowe Construction, a division of UCM, Inc., P.O. Box 347, Bloomington, IL 61702. Phone (309) 530-1835.
Eric S. Schmitt: EEO Officer, Gunther Construction, a division of UCM, Inc., 816 N. Henderon St., Galesburg, IL 61401. Phone (309) 530-1835.

4. Aggrieved persons alleging either sexual harassment by anyone with supervisory authority or failure by supervisory staff to take immediate action on an individual complaint may call (217) 546-6192 or write directly to the President, Robert W. Bruner at United Contractors Midwest Inc., P.O. Box 13420, Springfield, IL 62791 or write directly to the Illinois Department of Human Rights, 222 South College Street, Springfield, IL 62704. Phone (217) 785-5100.

Regardless of the means selected for filing a sexual harassment grievance, the initiation of a complaint of sexual harassment will not adversely effect the complainant's employment compensation or work assignments.

Any person who has a complaint of sexual harassment may complete a formal written complaint. This complaint shall be filed with President, Robert W. Bruner.

INVESTIGATION

All levels of United Contractors Midwest Inc. management and supervision have a special responsibility for the implementation of this policy. If behavior is observed which violates this policy, the person observing such matter shall bring the matter to the attention of either the supervisor or other designated management personnel for appropriate action. If an employee files a complaint, the management representative with whom the complaint is filed shall inform the complainant of his or her rights under this policy and take corrective action. If the problem is beyond the capacity of the management representative to affect corrective action, the matter shall be referred to appropriate management for action.

In all cases, regardless of the individual remedial measures that have been undertaken, management representatives to whom the complaint has been referred shall provide the President of UCM, Inc. with a complete written report of each complaint. This report must be submitted within seven (7) days of the date the complaint was first filed with the management representative. Such report shall include, at the minimum:

- The date of receipt of the complaint;
- Identification of the complainant;
- Identification of the party or parties and actions complained of, including all relevant background facts and circumstances;
- Statement detailing the scope of the investigation that had been undertaken and the result thereof; and
- Statement of corrective measures pursued, the date such measures were undertaken and the results achieved; and
- Where possible, a written statement signed by the complainant detailing the conduct complained of.

Robert W. Bruner

Robert W. Bruner, President

3/19/2021

United Contractors Midwest

SUBSTANCE ABUSE POLICY

United Contractors Midwest Inc. (UCM) and all of its operating entities adhere to the belief that a drug-free workplace is a safe workplace. Any employee that is under the influence of a controlled substance/illegal drug and/or alcohol is endangering himself or herself and is also putting co-workers, customers, and the general public at risk. Therefore, it is the policy of UCM to operate a drug-free workplace.

The consumption or sale of alcohol or controlled substances/illegal drugs during business operations on UCM property or any site of construction shall be grounds for violation of this policy. Any employee who reports to work under the influence of alcohol or a controlled substance/illegal drug shall be subject to the terms of this policy, up to and including termination.

All UCM employees are subject to reasonable cause testing. Reasonable cause shall include, but is not limited to, visible impairment, possession, reports of on duty use, prior detection and rehabilitation, or involvement in an accident, injury, or unsafe act. Any employee who tests positive for alcohol or a controlled substance/illegal drug will be immediately removed from the work site. Employees refusing to consent to such testing shall be deemed to have voluntarily quit and are subject to the "Return to Duty Criteria" as outlined in the following paragraphs. In addition, employees suspected of unnecessarily delaying the testing process or altering a sample shall be deemed to have voluntarily quit and are subject to the "Return to Duty Criteria".

POLICY VIOLATIONS

To ensure a drug-free workplace, UCM and all of its operating entities considers any of the following, in whole or in part, during business operations, to be a violation of the Substance Abuse Policy:

- The use of alcohol and/or controlled substances or illegal drugs at any time or location which would cause an employee to be unable to safely perform work while on any UCM construction site.
- Positive test results confirmed by a NIDA certified laboratory and a Medical Review Officer.
- Breath or blood alcohol tests equaling or exceeding 0.04.
- Consumption of alcohol or use/possession of controlled substances/illegal drugs while on the work site.
- Consumption of alcohol or use/possession of controlled substances/illegal drugs while on lunch break or any other break, regardless of location, if returning to the work site afterwards.
- Consumption of alcohol or use/possession of controlled substances/illegal drugs at any time while operating company owned equipment/vehicles or while performing company related work in a personal vehicle or in a vehicle subject to truck rental.
- Refusal to submit to a drug or alcohol screen.
- Failure to cooperate in the testing process.
- Tampering of a sample submitted for a test screen with the intent to cover-up.

- An employee's unsolicited, voluntary admission of alcohol or controlled substance/illegal drug use.

Substances that are prohibited include, but are not limited to, the following:

- Alcohol
- Amphetamines
- Cocaine
- Marijuana
- Opiates
- PCP
- Prescription and/or over-the-counter drug abuse as determined by an MRO.

CONSEQUENCES OF POLICY VIOLATIONS

Any employee who is in violation of the substance abuse policy will be immediately suspended and removed from the work site. For bargaining unit employees, the local business manager or other duly authorized representative will be notified immediately in confidence by phone and by certified mail of the suspension or termination of any employee. For non-bargaining unit, hourly or salaried employees, the immediate supervisor will be notified prior to the removal of any employee from their work duties and the employee will receive a certified letter of suspension or termination to their home address. All correspondence and communication between parties is to be treated with confidentiality. Any violation of this confidentiality could result in disciplinary action.

Employees in violation of the substance abuse policy must comply with the "Return to Duty Criteria" as listed below, before they are allowed access to any UCM job site. ***Completion of the "Return to Duty Criteria" does not guarantee continued employment within UCM or its entities.***

RETURN TO DUTY CRITERIA

1. *Submit to a drug/alcohol assessment by a Substance Abuse Professional (SAP).*
2. *Agree to abide by whatever plan of recovery the SAP recommends.*
3. *Submit to and pass a drug/alcohol screen.*
4. *Agree to follow-up drug/alcohol screens for two years at the discretion of the Risk Management Department.*

All costs for rehabilitation, except for those drug screens administered over the two-year period at the discretion of the Risk Management Department, are the responsibility of the employee. These costs may include, but are not limited to; treatment services, assessments, and follow-up tests as determined by the SAP.

Selection of the medical treatment facility and SAP for rehabilitation purposes is at the sole discretion of the employee who is in violation of this policy.

Once an employee has completed the plan of recovery, the employee must request that a representative from the treating facility notify the Risk Management Department in writing. The employee must also pass a drug and alcohol screen and provide proof of the test results to the Risk Management Department. This information is required to be reviewed and approved by the Risk Management Department before an employee is released to work and allowed access to any UCM job site. All confidential correspondence is to be mailed or faxed to the following:

United Contractors Midwest Inc. Corporate Office
Risk Management Department
P.O. Box 13420
Springfield, Illinois 62791

Fax # 217-546-3988
Phone # 217-546-6192

A second violation of this policy will result in the immediate termination of the affected employee, without the opportunity for future employment with UCM or any of its operating entities.

ALCOHOL RELATED INCIDENTS

Any employee testing positive for alcohol while in the course of normal work operations at less than a 0.04 breath or blood alcohol level will be immediately suspended for the work day. They will not be allowed access the following workday until a second breath or blood alcohol test has been successfully passed with a 0.00 reading. Such testing, including scheduling, and all expenses are the responsibility of the employee. A warning letter will be sent to the employee indicating that a second occurrence will be considered a violation of the substance abuse policy requiring that the entire "Return to Duty Criteria" be met before being allowed access to any future job sites.

Employees testing at or above a 0.04 for breath or blood alcohol are in violation of the Substance Abuse Policy and will be suspended immediately until the provisions set forth in the "Return to Duty Criteria" have been successfully completed in their entirety.

TESTING EVENTS

1. *Pre-Placement*

Some owners require that all employees of contractors, such as UCM, be tested for drugs and/or alcohol before or within a pre-determined period of time of working on their property. In such cases, UCM employees will be required to submit to a pre-placement drug screen. Employees receiving a non-negative pre-screen will not be permitted to work on such location until the NIDA certified test result shows otherwise. Non-negatives determined to be positive will require the affected

employee to abide by the UCM "Return to Duty Criteria". In addition, the owner's return to duty policy will be honored while engaged in work on their property.

2. *Post-Incident*

Any employee who is involved in the cause of an accident, property damage, or an injury to person or self while on duty will be required to submit to an alcohol and drug test where: the injury required medical attention by a licensed health care professional, the injury is OSHA recordable, or property damage has occurred.

Post-incident drug and alcohol testing must occur as soon as possible after such incident. Supervisors must consult with the Risk Manager in the event that there is question regarding applicability or difficulty in obtaining the tests required. All tests results are confidential and kept on file in the Risk Management Department.

3. *Random Testing*

This program applies to salaried employees and non-bargaining unit hourly employees. The random drug testing program will be administered by an outside medical facility which computer generates on a true random basis the selection of employee(s) to be tested at irregular intervals throughout the year. Percentages for testing are based on a 12-month window and are set by the Risk Management Department. All testing and results are kept confidential in the Risk Management Department. Employees who have been randomly chosen by the computer will be notified by the Risk Manager and are expected to submit to testing within 3 hours of notification.

4. *Reasonable Cause*

If an employee is having work performance problems or is displaying behavior that may be related to the use of controlled substances, or is otherwise demonstrating conduct that may be in violation of this policy, where immediate management action is necessary, the supervisor, after documenting such observations and consulting with Risk Management, will require that the employee submit to drug and/or alcohol testing. Reasonable cause testing will be based upon observations and conclusions made by supervisory personnel only, and who have been trained in matters related to reasonable cause.

This policy is subject to revision at any time by the Risk Management Department or the Board of Directors of United Contractors Midwest Incorporated.

United Contractors Midwest

IL—Peoria
121 W. Park Street
P.O. Box 166
Tremont, IL 61568
309-925-2711

RE: Certificate of Registration for Apprenticeship and Training Programs

R. A. Cullinan & Son; Illinois Valley Paving; Freesen; Rowe Construction; Gunther Construction; Gunther Underground; State Highway Construction; and River City Supply, are divisions of United Contractors Midwest, Inc. and its subsidiary participating in one or more of the following Apprenticeship and Training Programs:

1) Apprenticeship & Skill Improvement – Local 150 Operating Engineers
2) Operating Engineers Local 318 Joint Apprenticeship and Training Program
3) Operating Engineers Local 520 Apprenticeship Program
4) Operating Engineers Local 649 Apprenticeship Fund
5) IUOE Local 841 Apprenticeship & Training
6) Local 965 Operating Engineer Improvement Committee for Central Illinois
7) Illinois Laborers' and Contractor's Training Trust Fund
8) Mid-Central Illinois Dist. Council of Carpenters Joint Apprenticeship Training Committee

Local 16	Local 183	Local 347	Local 742
Local 44	Local 189	Local 644	Local 904
Local 63	Local 269	Local 725	Local 1051

9) Southern Illinois Dist. Council of Carpenters Joint Apprenticeship Training Committee
10) Operative Plasterers and Cement Mason #143 Joint Apprenticeship Training Committee
11) Operative Plasterers and Cement Mason #18 Joint Apprenticeship Training Committee
12) Operative Plasterers and Cement Mason #539 Joint Apprenticeship Training Committee
13) Peoria Ironworkers Joint Apprenticeship Committee
14) Bridge, Structural, Ornamental & Reinforcing Ironworkers Local Union No. 112
15) Ironworkers Local 48 Joint Apprenticeship Committee Program
16) Teamsters Joint Council No. 25 Apprenticeship Program

UCM SUBCONTRACTED WORK TYPE LISTED PER PARAGRAPH "K"

Pavement Striping
Bridge Cleaning & Painting
Electrical
Lime Stabilization
Construction Layout
Material Testing
Engineering
Demolition
Environmental
Traffic Control
Hydro Demolition
Asbestos Removal
Drilled Shafts
Underground Utilities
Dredging
Landscaping
Hazardous Waste Removal
Waterproof Membrane System
Guardrail & Fence
Reflective Crack Control Treatment
Saw & Sealing Joints
Wall Tieback System
Hauling

ucm.biz

IL—Peoria
121 W. Park Street
P.O. Box 166
Tremont, IL 61568
309-925-2711

IL—Springfield
3151 Robbins Rd. (62704)
P.O. Box 13420
Springfield, IL 62791
217-546-6192

IL—Winchester
Route 106 West
P.O. Box 258
Winchester, IL 62694
217-742-3103

IL—Bloomington
1523 Cottage Ave.
P.O. Box 609
Bloomington, IL 61701
309-827-0091

IL—Galesburg
600 E. Main St.
P.O. Box 1488
Galesburg, IL 61402
309-342-4155

Gale & Greenleaf Resurfacing

City of Peoria, 2026

GALE FROM
VIRGINIA
TO UNIVERSITY

GREENLEAF
FROM WAYNE
TO SPALDING

0 2,500 US Feet

N

Esri, HERE, City of East Peoria, County of Peoria, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

City Council Communication

Meeting Date: August 11, 2026
Department: Public Works

File Number: 26-207

Subject: 26-207 Communication from the City Manager and Director of Public Works with a Request to Approve the Low Bid of J.C. Dillon, Inc. and Award a Contract for the Concrete Patching 2026 Project, in the Amount of $596,246.75, with an Additional Authorization of $59,623.25 (10%) for Contingencies, for a Total Amount of $655,870.00. (Council District 4)

Background - Describe the Impact if This Is Approved or Denied:

Public Works is continuing the pavement preservation program to preserve roads in good condition, prolong their lifespan, and delay costly major reconstruction projects. This year, funding from the pavement preservation program is being used to complete concrete patching, as there are multiple concrete streets that require patching, as well as the traditional slurry seal project. This project will include concrete patching on Molleck Drive from Baskin Ridge to Reservoir Blvd. Typically, only HMA streets have received funding from pavement preservation.

Public Works prepared the contract specifications and advertised for bids. Bids were received and opened on July 23, 2026, with five (5) bidders submitting.

Contractor	Bid
J.C. Dillon, Inc.	$596,246.75
Kinney Contractors Inc.	$597,219.00
G.M. Sipes Construction, Inc.	$629,820.00
Illinois Civil Contractors inc.	$1,049,739.17
Otto Baum Company, Inc.	$1,187,900.00
Engineer's Estimate	$474,230.00

The project is expected to be completed in the fall of 2026.

J.C. Dillon Inc. is a local business that has successfully performed work for the City in the past. They will be self-performing most of the work.

The subcontractor utilization statement submitted by J.C. Dillon Inc. proposes that the company will be utilizing the following:
MBE Subcontractor: Kerry Brown Trucking for 3.75%. The City's MBE goal is 10%.

WBE Subcontractor: JD Traffic for Traffic Control for 1.68%. The City's WBE goal is 5%.

On a past project, Concrete Repairs Contract - 2023, the contractor’s minority and female workforce utilizations were 11.42% minority (18% goal) and 0% women (3% goal). Documentation was approved by the Chief Diversity and Inclusion Officer.

If approved, concrete patching will be completed on Molleck Drive. If denied, Molleck Drive patching will not be completed and may cause the road to further degrade to a condition requiring a more costly, complete reconstruction.

Financial Impact:

The project will be funded using local motor fuel tax utilizing the nonarterial roadway infrastructure project Community Investment Plan (CIP) project.

Neighborhood Concerns:

Well-maintained roads are a benefit to all neighborhoods.

Recommendation supports the following Strategic Plan Priorities:

Reinvest in Neighborhoods, Invest in our Infrastructure & Transportation

EEO Certification Number:

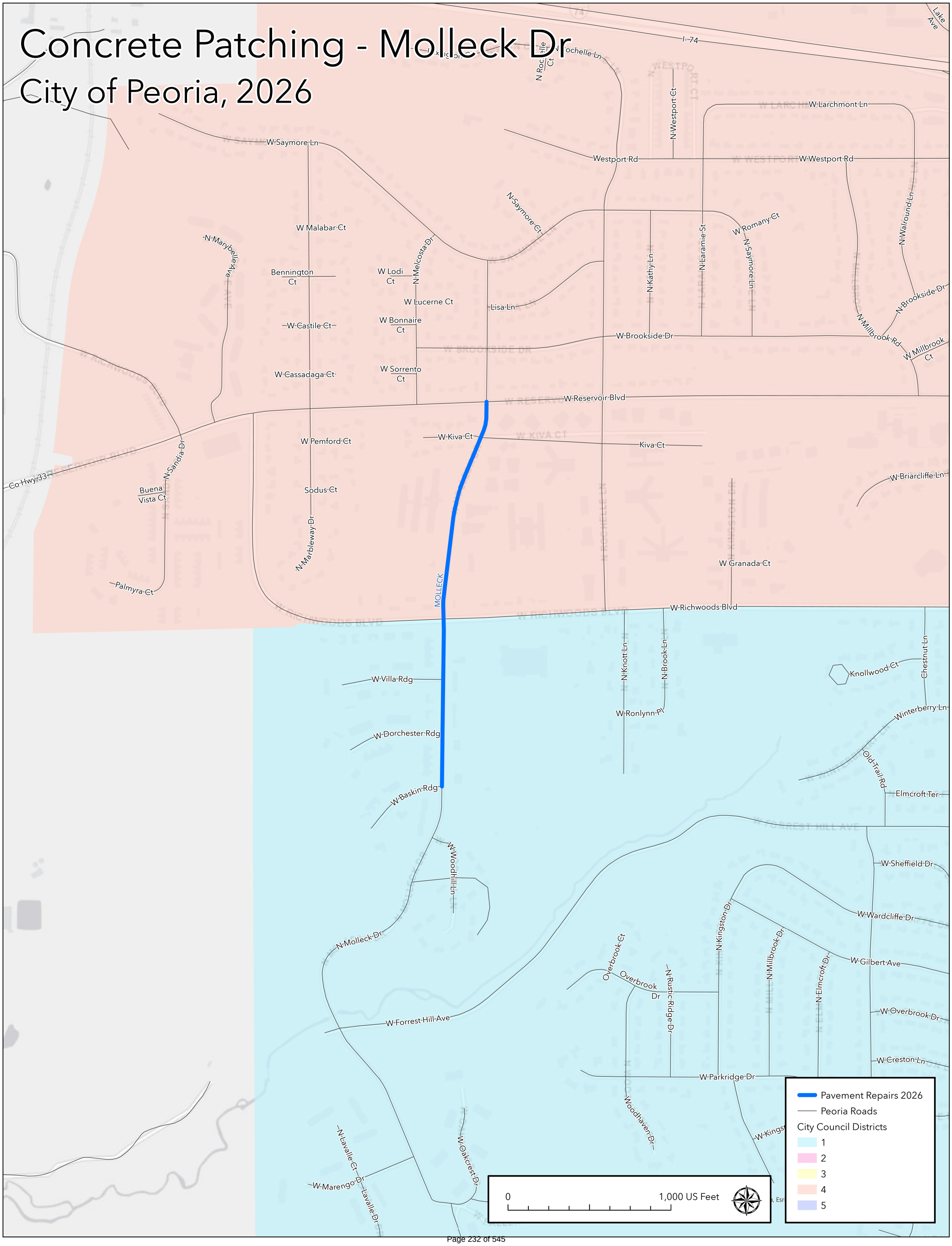
EEO-0107-270930

Attachments:

1.	Concrete Patching 2026 - Location Map
2.	Concrete Patching BID - JC Dillon_MDG-EEO APPROVAL SIGNED

Concrete Patching - Molleck Dr

City of Peoria, 2026



CITY OF PEORIA

Submitted By: J.C. Dillon, Inc.
Contractor Name

1515 W Luthy Dr.
Business Address

Peoria, IL, 61615
City, State, Zip Code

STATE OF ILLINOIS

CITY OF PEORIA

COUNTY OF PEORIA

SPECIFICATIONS, PLANS, MATERIAL
QUANTITIES AND CONTRACT PROPOSAL

FOR

CONCRETE PATCHING CONTRACT – 2026

City Project No.:

TO BE CONSTRUCTED UNDER THE PROVISIONS OF

THE CITY OF PEORIA

Bid Opening: Thursday, July 23, 2026, at 2:00 PM

Andrea Klopfenstein

Andrea Klopfenstein, P.E.
City Engineer

PROPOSAL BID FORM

Proposal Bid Form

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

City of Peoria
Department of Public Works
3505 N. Dries Lane
Peoria, IL 61604

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in these Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

2.01 Bidder accepts all the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

Addendum No.	Addendum, Date
Addendum #1	7/13/2026
Addendum 2	7/13/2026 (Note says Addendum # 1)

B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.

CITY OF PEORIA

ADDENDUM NO. 1
CITY OF PEORIA
Concrete Patching Contract - 2026
July 13, 2026

Re: Addendum for Bid Package, **Concrete Patching Contract – 2026,** Peoria, IL

The following changes have been made to the Contract documents for the subject project and shall apply to all construction there under.

Due to budgeting constraints, all roadways, except, Molleck Drive, have been removed from the contract.

SPECIFICATIONS

1. Page 3-4 – Updated Table of Contents.
2. Page 15 – Updated quantities. Added Tie Bars pay item.
3. Page 58 – Remove specification for Construction Layout Equipment.
4. Page 59 – Remove specification for Subgrade Treatment.
5. Page 60 – Update Title for Class B Patches.
6. Page 61 – Remove Specification for Protection of Frames and Lids of Utility Structures.
7. Attached revised map.

Sincerely,

Andrea Klopfenstein, P.E.

ADDENDUM NO. 1
CITY OF PEORIA
Concrete Patching Contract - 2026
July 13, 2026

Re: Addendum for Bid Package, **Concrete Patching Contract – 2026,** Peoria, IL

The following changes have been made to the Contract documents for the subject project and shall apply to all construction there under.

- CL B Patches will not require welded wire reinforcement.
- Use 1.25" Dowel bars at each end of the patches per Section 442 for CL B Patching.

Sincerely,

Andrea Klopfenstein, P.E.

PROPOSAL BID FORM

E. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.

F. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

G. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents and confirms that the written resolution thereof by Engineer is acceptable to Bidder.

H. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.

I. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement orrules of any group, association, organization, or corporation;

B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;

C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and

D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the e execution of the Contract.

PROPOSAL BID FORM

E. The undersigned certifies that it is not delinquent in the payment of any indebtedness, tax, fee or fine owed to the City of Peoria, or in the payment of any tax administered by the Illinois Department of Revenue, and is in compliance with the terms and conditions of Sec. 10-109 of the Peoria City Code and 65 ILCS 5/11-42.1-1.

F. The undersigned firm certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the City of Peoria, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm. The undersigned firm furthercertifies that it has not been barred from bidding by the Federal, State or local governments and has not been suspended or debarred from receiving federal funding.

G. EMPLOYEE/EMPLOYMENT RESTRICTIONS – THE CONTRACTOR, (hereinafter referred to as "SERVICE PROVIDER") agrees, as a condition of accepting this contract with the City of Peoria, that, for a period of one (1) year following completion of this contract, it shall be prohibited from hiring, directly or indirectly, any City employee or official who was involved, directly or indirectly in: (1) the selection and/or recommendation to select the SERVICE PROVIDER for performance of this contract; (2) coordinating the efforts of the SERVICE PROVIDER in the consummation or completion of this contract; or (3) monitoring or determining the performance of the SERVICE PROVIDER. The SERVICE PROVIDER further acknowledges and agrees that, upon the City's determination that a violation of this provision has occurred, the penalty imposed, at the sole discretion of the City, may include one or more of the following: (1) cancellation of any other contract(s) between the City of Peoria and the SERVICE PROVIDER; (2) disqualification of the SERVICE PROVIDER frombidding or being awarded future contracts with the City of Peoria for a period of two [2] years; and/or (3) payment of liquidated damages to the City of Peoria in the amount of TWENTY FIVE THOUSAND DOLLARS ($25,000.00). This provision does not apply to any City employee involved in the 2018-2019 reduction in force, furlough or early retirement incentive offered by the city within 2018-2019. This shall not apply to any city employee involved in the 2020-2021 reduction in force, furlough or early retirement incentive offered by the city within 2020-2021.

H. Each Bidder must be prequalified with the Illinois Department of Transportation to perform the type of construction work necessary for the project. Bidders shall include a copy of their Illinois Department of Transportation "Certificate of Eligibility" with their bid.

I. To be awarded a contract all Suppliers, Vendors, Contractors to the City of Peoria, must be registered in the City of Peoria's Contract Compliance Program and have a current EEO Certification Number. This program is unrelated to any State and Federal program.

The number is secured by submitting to the Equal Opportunity Manager a completed Employer Report Form CC-1, a Fifty-dollar ($50.00) processing fee and a copy of your company's sexual harassment policy statement, if you are a first time applicant. Companies renewing their number do not have to submit a copy of their sexual harassment policy statement. The form may be obtained from the City's website at www.peoriagov.org/equal-opportunity/ by clicking on the link. You can also request a copyby e-mail or calling:

PROPOSAL BID FORM

Equal Opportunity Manager
eoo@peoriagov.org
(309) 494-8530

The Fifty-dollar ($50.00) processing fee can be paid by check, payable to the City of Peoria, or online through the State of Illinois E-Pay process. To pay online go to www.illinoisepay.com and follow the instructions. The only exception to payment of the processing fee is neighborhood associations.

Although all vendors are encouraged to obtain an EEO Certification Number, you do not need a number to respond to a bid. The number is only required prior to the award of a contract.

EEO CERTIFICATION* (Check one):

- ☐ We are presently applying for the EEO Certification. Employer Report Form (Form CC-1) is completed and enclosed.
- ☑ Presently, we have the Employer Report Form (Form CC-1) on file with the City of Peoria, Office of Equal Opportunity and have a current Certificate of Compliance Number.

  Certificate of Compliance Number: 107-251231

ARTICLE 5 – BASIS OF BID

5.01 Base Bid: Bidder will complete the work in accordance with the contract documents for the following price(s):

Item#	Item Description	Bid Quantity	Unit	Unit Price	Item Total
44200929	CLASS B PATCHES, TYPE I, 8 INCH	436	SQ YD	$	$
44200934	CLASS B PATCHES, TYPE II, 8 INCH	3354	SQ YD	$	$
44200942	CLASS B PATCHES, TYPE III, 8 INCH	5275	SQ YD	$	$
44200944	CLASS B PATCHES, TYPE IV, 8 INCH	5263	SQ YD	$	$
60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B6.12	1850	FOOT	$	$
67100100	MOBILIZATION	1	L SUM	$	$
X4510100	CRACK ROUTING AND FILLING	8956	POUND	$	$
X7010216	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	1	L SUM	$	$
	SAWCUTTING	10114	FOOT	$	$
	SURFACE RESTORATION	1850	FOOT	$	$
				TOTAL BID:	$596,246.75

in writing Five Hundred Nintey Six Thousand, Two Hundred Forty Six Dollars, and Seventy Five Cents

See attached breakdown

BID PROPOSAL

Biditem	Description	Quantity	Units	Unit Price	Bid Total
100	CLASS B PATCHES, TYPE I, 8 INCH	100.000	SQ Y	263.00	26,300.00
110	CLASS B PATCHES, TYPE II, 8 INCH	567.000	SQ Y	227.75	129,134.25
120	CLASS B PATCHES, TYPE III, 8 INCH	567.000	SQ Y	221.00	125,307.00
130	CLASS B PATCHES, TYPE IV, 8 INCH	1,134.000	SQ Y	202.00	229,068.00
135	Tie Bars 1"	400.000	EA	44.00	17,600.00
140	COMBINATION CONCRETE CURB AND GUTTER, TYPE B6.12	400.000	FT	63.25	25,300.00
150	MOBILIZATION	1.000	LS	19,000.00	19,000.00
160	CRACK ROUTING AND FILLING	600.000	PD	10.50	6,300.00
170	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	1.000	LS	13,100.00	13,100.00
180	SAWCUTTING	600.000	FT	5.95	3,570.00
190	SURFACE RESTORATION	66.000	SY	23.75	1,567.50
	Bid Total				**$596,246.75**

PROPOSAL BID FORM

ARTICLE 6 – TIME OF COMPLETION

6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The following documents are submitted with and made a condition of this Bid:

A. Bid Bond

B. Subcontractor Utilization Statement

C. MBE/WBE Participation Waiver Request (if necessary)

D. Qualifications Statement

E. Bidders Certification – Document 00454

F. Health Safety and Welfare Affidavit – Document 00456

PROPOSAL BID FORM

ARTICLE 8 – BID SUBMITTAL

BIDDER: J.C. Dillon, Inc.

By:
[Signature] Chris Dillon

[Printed name] Chris Dillon

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:
[Signature] Patrick Dillon

[Printed name] Patrick Dillon

Title: Pre Construction & Project Manager

Submittal Date: 7/23/2026

Address for giving notices:

1515 W Luthy Dr, Peoria, IL. 61615

Telephone Number: 309-689-1596

Fax Number:

Contact Name and e-mail address: Chris Dillon

chrisdillon@jcdilloninc.com

Bidder's License No.:
(where applicable)

PROPOSED PRODUCT SUBSTITUTIONS

Proposed Product Substitutions

1. The Total Base Bid Amount includes only those products specified in the Bidding Documents. Following is a list of substitute products which Bidder proposes to furnish onthis project, with the difference in price being added to or deducted from the Total Bid Amount.

2. Bidder understands that the acceptance of any proposed substitution is at the Owner's option. Approval or rejection of any substitutions listed below will be indicated after executing the Contract.

3. PRODUCT SUBSTITUTION LIST

MANUFACTURER'S NAME AND PRODUCT	ADD	DEDUCT

4. Bidder's proposal shall be in accordance with the provisions of Section 01630 - Product Substitution Procedures.

5. EVALUATION

Contract award will be made in accordance with Instructions to Bidders. Only the successfulBidder's Proposed Product Substitution List will be evaluated.

6. SIGNATURE OF BIDDER

J.C. Dillon, Inc.

Individual or Corporate Name

By Chris Dillon

Address 1515 W Luthy Dr.

Peoria, IL, 61615

CITY OF PEORIA SUBCONTRACTOR UTILIZATION STATEMENT

Section I (*select all that apply*)
✓ MBE/WBE Subcontractor(s) will be utilized on this project
_____ Non MBE/WBE Subcontractor(s) will be utilized on this project

For instructions see section *Minority and Women's Business Enterprise Requirements for Good Faith Efforts*

Section II

PRIME CONTRACTOR
Name: J.C. Dillon, Inc.
Address: 1515 W Luthy Dr, Peoria, IL. 61615
Phone: 309-689-1596
Contact Person: Chris Dillon
Email: chrisdillon@jcdilloninc.com

PROJECT
Name: City of Peoria 2026 Concrete Patching Project
Total Contract Value: 596,246.75

Ownership Status: MBE _____ WBE _____ M/WBE_____ Non-M/WBE ✓

Section III: Selected Subcontractors

Subcontractor Name	MBE, WBE or Non M/WBE	Amount	% of Total Contract	Scope of Work
Kerry Brown Trucking	MBE	22,375.00	3.75	Trucking
JD Traffic	WBE	10,000.00	1.68	Traffic Control
TOTALS				

**If more than seven firms are utilized, please copy the form and attach the additional information.*

Section IV: Subcontractors that submitted bids but were not selected (M/WBE Only)

Subcontractor Name	Scope of Work Bid	Denial Reason
Alexander Brothers Trucking	Trucking	Price

**If more than seven firms submitted quotes, please copy the form and attach the additional information.*

CONTINUES ON NEXT PAGE

For Office Use Only
Reviewed by:_____

Section V: Subcontractors Contacted (M/WBE Only)

Subcontractor Name	Method of Contact	Contact Name, Phone Number & Email	Contact Outcome

**If more than seven firms were contacted, please copy the form and attach the additional information.*

Section VI

The City of Peoria is committed to promoting equal opportunity and has established the following subcontractor utilization goals for city funded construction projects: 10% MBE and 5% WBE. Prime Contractors have an obligationto make a good faith effort to advance the City's commitment to increase diversity among the firms working on City construction projects.

This form must be completed and submitted with bid proposals. ALL subcontractors intended for use on this project shall be listed in Section III above; along with the total amount to be paid to the subcontractors; percentage of total contract; and scope of work. If for whatever reason the prime contractor has to utilize a subcontractor not listed above, they must submit a Notification of Change in Participation.

The undersigned certifies that the information included herein is true and correct; the subcontractors listed above have agreed to perform the scope of work described. The undersigned further certifies that it has no controlling, dominatingor conflict of interest in any of the listed subcontractors.

Chris Dillon _____ 7/23/2026

Signature of Prime Contractor Date

Org.: May 2008
Revised: April 18, 2024

For Office Use Only
Reviewed by:_____

CITY OF PEORIA

MBE/ WBE PARTICIPATION WAIVER REQUEST

For instructions see section *Minority and Women's Business Enterprise Requirements for Good Faith Efforts*

A. BIDDER/ PROPOSER HEREBY REQUESTS:

[X] **MBE WAIVER** [X] **WBE WAIVER**

B. REASON FOR WAIVER REQUEST

Bidder/Proposer shall check each item applicable to its reason for an MBE or WBE waiver request. Additionally, supporting documentation shall be submitted with this request. If such supporting documentation cannot be submittedwith bid/proposal/quotation, such documentation shall be submitted directly to the Equal Opportunity Office no later than three (3) days after submission date.

[ ] **(1)** No MBEs/ WBEs responded to our invitation to bid.

[ ] **(2)** No subcontracting opportunities exist on this project. **(Attach explanation)**

[X] **(3)** The award of subcontract(s) is unachievable. **(Attach explanation)**

[ ] **(4)** There are other relevant factors making it impossible or economically infeasible to utilize MBE and/orWBE firms. **(Attach explanation)**

C. GOOD FAITH EFFORTS TO OBTAIN MBE/ WBE PARTICIPATION

[ ] **(1)** Made timely written solicitation to identified MBEs and WBEs for utilization of goods and/ or services;and provided MBEs and WBEs with a timely opportunity to review and obtain relevant specifications,terms and conditions of the proposal to enable MBEs and WBEs to prepare an informed response tosolicitation. **(Attach explanation)**

[ ] **(2)** Followed up with initial solicitation of MBEs and WBEs to determine if firms are interested indoing business. **(Attach explanation)**

[ ] **(3)** Advertised in a timely manner in one or more daily newspapers and/or trade publication for MBEs andWBEs for supply of goods and services. **(Attach explanation)**

[ ] **(4)** Used the services and assistance of the Equal Opportunity Office staff. **(Attach explanation)**

[ ] **(5)** Engaged MBEs & WBEs for indirect participation. **(Attach explanation)**

FOR OFFICE USE ONLY

[X] **APPROVED** [ ] **DISAPPROVED**

REVIEWED BY (1) _____ **DATE** 8.3.26

(2) _____ **DATE** _____

Plumbing . Heating . Utilities . Trenchless Technologies . Hydro excavation

July 23,2026

City of Peoria
3505 Dries Lane
Peoria, IL. 61604

Project: City of Peoria 2026 Concrete Patching Contract
Bid Date: July 23, 2026
Contract Goals: 10% MBE / 5% WBE

The nature of the City of Peoria 2026 Concrete Patching Contract significantly limits the availability of practical subcontracting opportunities. After a thorough review of the project scope, our company identified only two work items that could reasonably be subcontracted without impacting project efficiency, quality, scheduling, or safety.

1. **Trucking Services**
2. **Traffic Control Services**

All other major components of the work, including concrete removal, patch preparation, concrete placement, finishing, curing, and associated project management activities, are self-performed by our workforce utilizing company-owned equipment and experienced personnel. These activities are highly integrated into our operations and are not conducive to subcontracting due to the specialized nature of the work and the need for direct coordination throughout the project.

Recognizing the City's MBE goal of 10% and WBE goal of 5%, we actively evaluated and pursued participation opportunities within the identified subcontracting scopes. However, the limited nature and value of the available subcontracting opportunities made it difficult to achieve the established participation goals. Despite these challenges, we made every reasonable effort to identify, contact, and solicit qualified MBE and WBE firms capable of performing the available trucking and traffic control work.

Our company remains committed to equal opportunity participation and will continue to provide opportunities to qualified MBE and WBE firms whenever practical and economically feasible. The inability to fully meet the stated goals is solely attributable to the limited subcontracting opportunities available within this specific project scope and not due to any lack of effort to engage certified MBE and WBE firms.

Sincerely,

Chris Dillon

BIDDER QUALIFICATION STATEMENT

THE INFORMATION SUPPLIED IN THIS DOCUMENT IS CONFIDENTIAL TO THE EXTENT PERMITTED BY LAWS AND REGULATIONS

Bidder Qualification Statement

1. SUBMITTED BY:

Official Name of Firm: J.C. Dillon, Inc.

Address: 1515 W Luthy Dr, Peoria, IL. 61615

2. SUBMITTED TO:

Owner: City of Peoria

Project Name: CONCRETE PATCHING CONTRACT 2026

TYPE OF WORK: Patching various concrete streets across the city as shown on the attached map. Sawcutting monolithic curb before patching pavement. Miscellaneous curb & gutter replacement.

3. CONTRACTOR'S CONTACT INFORMATION

Contact Person: Chris Dillon

Title: President

Phone: 309-689-1596

Email: chrisdillon@jcdilloninc.com

4. AFFILIATED COMPANIES:

Name: N/A

Address:

BIDDER QUALIFICATION STATEMENT

5. TYPE OF ORGANIZATION:

☐ SOLE PROPRIETORSHIP

Name of Owner: _____

Doing Business As: _____

Date of Organization: _____

☐ PARTNERSHIP

Date of Organization: _____

Type of Partnership: _____

Name of General Partner(s): _____

_____

_____

☑ CORPORATION

State of Organization: Illinois

Date of Organization: 1921

Executive Officers:

- President: Chris Dillon
- Vice President(s): Tim Dillon
- Treasurer: Doug Kinas
- Secretary: Terri Dillon

BIDDER QUALIFICATION STATEMENT

☐ LIMITED LIABILITY COMPANY

State of Organization: _____

Date of Organization: _____

Members: _____

_____

_____

☐ JOINT VENTURE

Sate of Organization: _____

Date of Organization: _____

Form of Organization: _____

Joint Venture Managing Partner

- Name: _____
- Address: _____

_____

Joint Venture Managing Partner

- Name: _____
- Address: _____

_____

Joint Venture Managing Partner

- Name: _____
- Address: _____

_____

BIDDER QUALIFICATION STATEMENT

6. LICENSING

Jurisdiction: Illinois

Type of License: General/Business

License Number: _____

Jurisdiction: _____

Type of License: _____

License Number: _____

7. CERTIFICATIONS CERTIFIED BY:

Disadvantage Business Enterprise: _____

Minority Business Enterprise: _____

Woman Owned Enterprise: _____

Small Business Enterprise: _____

Other (_____): _____

8. BONDING INFORMATION

Bonding Company: Hudson Insurance Company

Address: 100 William St.

New York, NY, 10038

Bonding Agent: Kotula Group

Address: 25 N. River Road Geneva, IL, 60134

Contact Name: Dave Kotula

Phone: 312-895-4595

Aggregate Bonding Capacity: 15,000,000.00

Available Bonding Capacity as of date of this submittal: 10,000,000.00

BIDDER QUALIFICATION STATEMENT

9. CONSTRUCTION EXPERIENCE:

Has firm listed in Section 1 ever failed to complete a construction contract awarded to it?

YES ☐ ☑ NO

If YES, attach as an Attachment details including Project Owner's contact information.

Has any Corporate Officer, Partner, Joint Venture participant or Proprietor ever failed to complete a construction contract awarded to them in their name or when acting as a principalof another entity?

YES ☐ ☑ NO

If YES, attach as an Attachment details including Project Owner's contact information.

Are there any judgments, claims, disputes or litigation pending or outstanding involving the firmlisted in Section 1 or any of its officers (or any of its partners if a partnership or any of the individual entities if a joint venture)?

YES ☐ ☑ NO

If YES, attach as an Attachment details including Project Owner's contact information.

I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED HEREWITH, INCLUDING ANY ATTACHMENTS, ISTRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME OF ORGANIZATION: J.C. Dillon, Inc.

BY: Chris Dillon

TITLE: President

DATED: 7/23/2026

NOTARY ATTEST:

SUBSCRIBED AND SWORN TO BEFORE ME

THIS_____DAY OF_____, 20___

NOTARY PUBLIC - STATE OF _____

MY COMMISSION EXPIRES:_____

REQUIRED ATTACHMENTS

1. Evidence of authority for individuals listed in Section 7 to bind organization to an agreement.
2. Additional items as pertinent.

BIDDER'S CERTIFICATION

Bidder's Certification

IN COMPLIANCE WITH ARTICLE 33E TO THE "CRIMINAL CODE OF 1961"

I Chris Dillon, do hereby certify that:
Name

1. I am President of the J.C. Dillon, Inc.
Position Firm

and have authority to execute this certification on behalf of the firm;

2. This firm is not barred from bidding on this contract as a result of a violation of either Section 33E-3, Bid-rigging, or Section 33E-4, Bid Rotating, as set forth in Article 33E to the "Criminal Code of 1961".

Name of Firm J.C. Dillon, Inc.

Signature Chris Dillon

Title President

Date 7/23/2026

Corporate Seal (where appropriate)

On this 23 day of July 2026

before me appeared (Name) Chris Dillon
to me personally known, who, being duly sworn, did execute the foregoing affidavit, and did

state that he or she was properly authorized by (Name of Firm) J.C. Dillon, Inc.

_____ to execute the affidavit and did so as his or her free act and deed.

Notary Public Sherry Lynn Hurt Commission Expires 12/16/28

Notary Seal

OFFICIAL SEAL
SHERRY LYNN HURT
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 1001397
MY COMMISSION EXPIRES DECEMBER 16, 2028

END OF DOCUMENT

HEALTH SAFETY & WELFARE AFFIDAVIT

(This Affidavit must be executed)

STATE OF Illinois)
) SS
COUNTY OF Peoria)

Chris Dillon

being first duly sworn, deposes and says that he is President

(Sole Owner, a Partner, President, Secretary, etc.) of J.C. Dillon, Inc.

the party making the foregoing proposal or bid; that said Bidder has not received any citations, complaints, summons,decisions, determinations, judgments, or other allegations or findings of any violation of state or federal laws which protect the health, safety, or welfare of workers, including but not limited to, Occupational Safety & Health Administration (OSHA), Family Medical Leave Act (FMLA), Fair LaborStandards Act (FLSA), Americans with Disabilities Act (ADA), Age Discrimination in EmploymentAct (ADEA), National Labor Relations Act (NLRA), the Federal Civil Rights Act, The Illinois HumanRights Act, the Illinois Wage and Hour Law, and the Prevailing Wage Act, filed against it or any entity with whom it is submitting the bid, including joint ventures and partners, and also includingparent and subsidiary corporations or entities. If said Bidder has received any of the aforementioned violations, he shall include (as an attachment to this Affidavit) a complete, accurate, and truthful listing and description of all citations, complaints, summons, decisions, determinations, judgments, or other allegations or findings of any violation of state or federal laws which protect thehealth, safety, or welfare of workers.

Any Bidder who willfully fails or refuses to include the information required in the preceding paragraph, or whose report is substantially incomplete, inaccurate, or untruthful, shall be disqualified and its bid rejected.

The OWNER may reject any bid and disqualify any bidder whose report, or subsequent inquiry intothe matters contained in such report, reveals any of the following:

That there has been a finding, determination, or judgment by an agency of the state or federal government charged with the responsibility of enforcing laws and regulations which protect the health, safety, or welfare of workers, as enumerated above, or otherwise, that the bidder has violated such a statute or regulations, and that such violation was:

HEALTH SAFETY & WELFARE AFFIDAVIT

1. found to have been part of a pattern of similar violations, or one of three or more similar violations committed within the two years immediately preceding the submission of the bid, or

2. classified by an agency of the state or federal government as serious, or

3. one which threatened the health or safety of the workers employed by the bidder, or

4. one resulting in the payment of back wages and benefits of $5,000 or more, or

5. one that resulted or could have resulted in the debarment of the bidder from contracting withthe state or federal government, or any agency thereof.

Affiant

Subscribed and sworn to before me this 23 day of July, 2026.

Notary Public

My Commission Expires: 12/16/28

OFFICIAL SEAL
SHERRY LYNN HURT
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 1001397
MY COMMISSION EXPIRES DECEMBER 16, 2028

END OF DOCUMENT

BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER *(Name and Address)*: JC Dillon, Inc.
1515 Luthy Drive
Peoria, IL 61612

SURETY *(Name, and Address of Principal Place of Business)*: Hudson Insurance Company
100 William St.
New York, NY 10038

OWNER *(Name and Address)*: City of Peoria
3505 N Dries Lane
Peoria, IL 61604

BID

Bid Due Date: 07/23/2026

Description *(Project Name— Include Location)*: Concrete Patching Contract 2026

BOND

Bond Number: n/a

Date: 07/23/2026

Penal sum Five Percent of Bid (Words) $ 5% of Bid (Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER	**SURETY**
JC Dillon, Inc. (Seal)	Hudson Insurance Company (Seal)
Bidder's Name and Corporate Seal	Surety's Name and Corporate Seal
By: [signature]	By: [signature]
Signature	Signature (Attach Power of Attorney)
Clint Dillon	David A. Kotula
Print Name	Print Name
President	Attorney-in-fact
Title	Title
Attest: [signature]	Attest: Brandie L Catlin
Signature	Signature
ESTIMATOR	Notary Public
Title	Title

OFFICIAL SEAL
BRANDIE L CATLIN
Notary Public, State of Illinois
Commission No. 1023655
My Commission Expires January 12, 2030

Hudson

BID BOND POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That HUDSON INSURANCE COMPANY, a corporation of the State of Delaware, with offices at 100 William Street, New York, New York, 10038, has made, constituted and appointed, and by these presents, does make, constitute and appoint

David A. Kotula, Brian DiPaola

of the State of Illinois

its true and lawful Attorney(s)-in-Fact, at New York City in the State of New York, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety, bid bonds and Consents of Surety for any and all purposes.

Such bid bonds and Consents of Surety, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

In Witness Whereof, HUDSON INSURANCE COMPANY has caused these presents to be of its Senior Vice President thereunto duly authorized, on this 1st day of November, 2025 at New York, New York.

HUDSON INSURANCE COMPANY

(Corporate seal)

Attest.....
Karen L. Colonna, Corporate Secretary

By.....
Andrew A. Dickson, Senior Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK SS.

On the 1st day of November, 20 25 before me personally came Andrew A. Dickon to me known, who being by me duly sworn did depose and say that he is a Senior Vice President of **HUDSON INSURANCE COMPANY**, the Company described herein and which executed the above instrument, that he knows the seal of said Company, that the seal affixed to said instrument is the corporate seal of said Company, that it was so affixed by order of the Board of Directors of said Company, and that he signed his name thereto by like order.

(Notarial Seal)

ANN M. MURPHY
NOTARY PUBLIC
STATE OF NEW YORK

.....
ANN M. MURPHY
Notary Public, State of New York
No. 01MU6067553
Qualified in Nassau County
Commission Expires December 10, 2029

CERTIFICATION

STATE OF NEW YORK
COUNTY OF NEW YORK SS.

The undersigned **Karen L. Colonna** hereby certifies:

THAT the original resolution, of which the following is a true and correct copy, was duly adopted by unanimous written consent of the Board of Directors of Hudson Insurance Company dated July 27th, 2007, and has not since been revoked, amended or modified:

"RESOLVED, that the President, the Executive Vice Presidents, the Senior Vice Presidents and the Vice Presidents shall have the authority and discretion, to appoint such agent or agents, or attorney or attorneys-in-fact, for the purpose of carrying on this Company's surety business, and to empower such agent or agents, or attorney or attorneys-in-fact, to execute and deliver, under this Company's seal or otherwise, bonds obligations, and recognizances, whether made by this Company as surety thereon or otherwise, indemnity contracts, contracts and certificates, and any and all other contracts and undertaking made in the course of this Company's surety business, and renewals, extensions, agreements, waivers, consents or stipulations regarding undertakings so made; and

FURTHER RESOVLED, that the signature of any such Officer of the Company and the Company's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seal when so used whether heretofore or hereafter, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed."

THAT the above and foregoing is a full, true and correct copy of Power of Attorney issued by said Company, and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked, and furthermore that the Resolution of the Board of Directors, set forth in the said Power of Attorney is now in force.

Witness the hand of the undersigned and the seal of said Company this 23rd day of July, 20 26.

(Corporate seal)

By.....
Karen L. Colonna, Corporate Secretary

City Council Communication

Meeting Date: August 11, 2026
Department: Public Works

File Number: 26-208

Subject: 26-208 Communication From The City Manager and Director of Public Works with a Request to Approve a Resolution for Proposed Match Funding for the Highway Safety Improvement Program (HSIP) for the Forrest Hill Avenue and Sterling Avenue Intersection Project. The Federal Funding Requested will be $833,238.90, with a Local Match for Construction of No Less Than $92,582.10. (Council District 1)

Background - Describe the Impact if This Is Approved or Denied:

The Forrest Hill Avenue and Sterling Avenue Intersection was identified by the Illinois Department of Transportation (IDOT) as one of the worst crash locations for local roads in the City. This project will reconstruct the intersection to improve visibility for left-turning movements and improve pedestrian accommodations. The City will submit an application for HSIP federal funds for the improvements to the intersection of Forrest Hill Avenue and Sterling Avenue.

This resolution is required in the grant application package to ensure that the local community will approve the projects to be considered for federal funds, but it does not require the local community to allocate the funds unless the projects are selected for approval. The federal funding requested will be $833,238.90, with a local match for construction of no less than $92,582.10.

Financial Impact:

Funds for this project are allocated in the Community Investment Plan Project Forrest Hill Ave and Sterling Ave Intersection Improvement. Funding will be state and local motor fuel tax and federal grant funds.

Neighborhood Concerns:

Improving safety in the intersection will reduce accidents.

Recommendation supports the following Strategic Plan Priorities:

Community Safety, Invest in our Infrastructure & Transportation, Reinvest in Neighborhoods

EEO Certification Number:

N/A

Attachments:

1.	Resolution Forrest Hill and Sterling HSIP
2.	Forrest Hill and Sterling Location Map

RESOLUTION NO. _____

CITY OF PEORIA

Peoria, Illinois _____, 2026

RESOLUTION AUTHORIZING LOCAL MATCH TO FEDERAL PROPOSAL

WHEREAS, The Illinois Department of Transportation requires a Resolution from the City of Peoria, Illinois to APPROVE of making the request for federal Highway Safety Improvement Program (HSIP) for the proposed Forrest Hill and Sterling Intersection Project; and

WHEREAS, this Resolution further acknowledges that the City of Peoria will approve of making the required Local funding match of No less Than $91,862.10.

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THAT: The proposed Local Funding Match shall be accepted if the federal HSIP fund is approved for the State Fiscal funding cycle for the proposed Forrest Hill and Sterling Intersection Project.

APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, this ____ day of _____, 2026.

APPROVED:

_____
Mayor

ATTEST:

_____
City Clerk

EXAMINED AND APPROVED

_____
Corporation Counsel

Forrest Hill Ave and Sterling Ave Intersection



City Council Communication

Meeting Date: August 11, 2026
Department: Community Development

File Number: 26-209

Subject: 26-209 Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Adopt an Ordinance to Amend Existing Special Use Ordinance No. 13,932, as Amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to Allow the Construction of Four Apartment Buildings with 84 Total Units for the Property Located at the Intersection of West American Prairie Drive and North Route 91 (Parcel Identification Number 13-11-177-002), Commonly Known as The Shoppes at Grand Prairie (Parcel Identification Nos. 13-10-201-012, 13-10-201-013, 13-10-201-014, 13-10-201-015, 13-10-201-016, 13-10-201-017, 13-02-351-003, 13-02-351-005, 13-02-351-006, 13-11-100-001, 13-11-101-002, 13-11-101-003, 13-11-126-001, 13-11-126-004, 13-11-126-005, 13-11-126-009, 13-11-126-011, 13-11-126-012, 13-11-126-013, 13-11-126-014, 13-11-126-015, 13-11-177-001, 13-11-177-002, 13-11-176-001, 13-11-176-002, 13-11-176-003, 13-11-176-005, 13-11-176-007, 13-11-176-010, 13-11-176-011, 13-11-176-012, 13-11-176-013, 13-11-151-002, 13-11-151-003, 13-11-151-005, 13-11-151-006, 13-11-151-009, 13-11-151-010, 13-11-151-011, 13-11-151-012, 13-11-151-013, 13-11-151-014, 13-11-151-017, 13-11-151-016, 13-11-151-019, 13-11-151-021, 13-11-151-024, 13-11-151-026, 13-11-151-027, 13-11-151-028), Peoria, IL. (Council District 4)

Background - Describe the Impact if This Is Approved or Denied:

Mark Wagner of PLS PROPS, LLC, on behalf of Peoria New Malls, LLC, requests approval to amend the existing Special Use for a Shopping Center at the Shoppes at Grand Prairie. The amendment would allow construction of four apartment buildings containing a total of 84 units on a 5.09-acre vacant lot located at the intersection of West American Prairie and North Route 91. The proposal includes a mix of 2- and 3-bedroom units, 72 covered parking spaces within five accessory structures, and 98 uncovered surface parking spaces, including seven ADA-accessible spaces. Access to the development will be provided through the mall parking lot and the access road off American Prairie Drive.

Apartments are permitted in the C2 (Large Scale Commercial) District when approved

by Special Use. However, the proposed 84 units require a waiver to increase the maximum allowable density of 15.02 units per acre (76 units) to 16.50 units per acre (84 units). Staff supports the density waiver and finds that the impact on surrounding properties to be negligible.

The applicant also requested waivers to remove the requirement to install a sidewalk along the West American Prairie Drive frontage and a multi-use path along the North Route 91 frontage. Staff recommended denial of both waivers and recommended retaining the conditions requiring installation of the sidewalk and multi-use path. The Planning & Zoning Commission likewise recommends denial of these waivers.

The Planning & Zoning Commission determined that Case PZ 223-2026 satisfies the Findings of Fact and voted 6-0 to recommend approval of the Special Use amendment with the following waiver and conditions:

1. Waiver to increase the density from 15.02 dwelling units per acre to 16.50 dwelling units per acre.
2. Add a minimum of 6 bike parking spaces pursuant to UDC Section 8.1.6.3 Bike Parking Requirements (All Districts).
3. Design dumpster enclosure in accordance with Chapter 13, Section 13-40.
4. Install 146 points from the tree classification for the front yard along West American Prairie Drive.
5. Install 422 points from the tree classification for the front yard along North Route 91.
6. Install 170 points (9 trees) from the shade tree classification within curbed islands or divider medians within the interior of the parking lot. Parking lot islands shall be curbed with concrete or a functionally equivalent material.
7. All mulch placed within or directly adjacent to a parking lot shall be shredded hardwood bark or cypress mulch pursuant to UDC Section 8.2.12.A.3 Mulching Requirements. Gravel mulch, river rock, or like rock is not permitted within or directly adjacent to parking lots.
8. All new rooftop and ground mount mechanical equipment and utilities shall be screened pursuant to Chapter 13,Section 601.3.
9. Submit and receive approval for photometric plan compliant with UDC Section 8.5.
10. Provide documentation verifying legal access to the subject property.
11. Install a multi-use path in the right-of-way along the N Route 91 frontage per City and IDOT requirements.
12. Install sidewalk along the W American Prairie frontage.
13. Submit and receive approval for stormwater volume control prior to construction.
14. Submit and receive approval for stamped building, life safety, and fire plans for review and approval prior to construction.

Additional details are provided in the attached case packet and meeting minutes.

Impact if approved: The vacant property will be developed with four (4) apartment

buildings creating 84 new dwelling units.
Impact if denied: The property will remain vacant.

Financial Impact:

N/A

Neighborhood Concerns:

None expressed at the Planning & Zoning Commission meeting.

Recommendation supports the following Strategic Plan Priorities:

Quality of Life

EEO Certification Number:

N/A

Attachments:

1.	PZ 223-2026 Case Packet
2.	PZ 223-2026 Draft Minutes
3.	Ordinance for PZ 233-2026
4.	Attachment A to Ordinance - Site Plan

PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Julia Rose)

DATE: July 2, 2026

CASE NO: PZ 223-2026

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Wagner of PLS PROPS, LLC, on behalf of Peoria New Mall, LLC, to amend existing Special Use Ordinance No. 13,932, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the construction of 4 apartment buildings with 84 total units for the property located at the intersection of West American Prairie Drive and North Route 91 (Parcel Identification Number 13-11-177-002) and commonly known as The Shoppes at Grand Prairie (Parcel Identification Nos. 13-10-201-012, 13-10-201-013, 13-10-201-014, 13-10-201-015, 13-10-201-016, 13-10-201-017, 13-02-351-003, 13-02-351-005, 13-02-351-006, 13-11-100-001, 13-11-101-002, 13-11-101-003, 13-11-126-001, 13-11-126-004, 13-11-126-005, 13-11-126-009, 13-11-126-011, 13-11-126-012, 13-11-126-013, 13-11-126-014, 13-11-126-015, 13-11-177-001, 13-11-177-002, 13-11-176-001, 13-11-176-002, 13-11-176-003, 13-11-176-005, 13-11-176-007, 13-11-176-010, 13-11-176-011, 13-11-176-012, 13-11-176-013, 13-11-151-002, 13-11-151-003, 13-11-151-005, 13-11-151-006, 13-11-151-009, 13-11-151-010, 13-11-151-011, 13-11-151-012, 13-11-151-013, 13-11-151-014, 13-11-151-017, 13-11-151-016, 13-11-151-019, 13-11-151-021, 13-11-151-024, 13-11-151-026, 13-11-151-027, 13-11-151-028), Peoria, IL. (Council District 4)

Memo revised July 2, 2026 at 11:30am to include waivers requested by applicant July 1, 2026 at 3:38pm.

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use to construct four (4) apartments buildings with 84 total units requiring a waiver from Unified Development Code (UDC) Section 5.3.1.D Apartment, to increase the density from 15.02 dwelling units per acre to 16.50 dwelling units per acre. The proposal includes five (5) accessory garages with 72 total parking spaces and 98 surface parking spaces with seven (7) marked as ADA accessible.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	The applicant is proposing to construct four (4) apartment buildings with 84 dwelling units. The unit types include (24) three-bedroom and (60) two-bedroom units.	Waiver requested to increase the density from 15.02 dwelling units per acre to 16.50 dwelling units per acre.	Pursuant to UDC Section 5.2.2 Permitted Use Table, apartments are allowed in the C2 (Large Scale Commercial) District as a special use. The 5.09-acre parcel is allowed 76 units pursuant to UDC Section 5.3.1.D Apartment which states apartments developed in non-residential zoning districts shall not exceed the density of 15.02 dwelling units per acre. The waiver request allows for eight (8) additional dwelling units. The impact of the additional units will

			be negligible to the surrounding properties.
Setbacks	The proposed setbacks are as follows: - 20-foot front yard setback along W American Prairie Dr - 20-foot front yard setback along N Route 91 - 20-foot front yard setback along western property line - 20-foot front yard setback along southern property line	None	Pursuant to UDC Section 4.3.6 C1 and C2 Building Envelope Standards, all setbacks are met.
Height (building)	The maximum proposed building height is 38 feet 1 inch as measured from grade to mid-gable.	None	Pursuant to UDC Section 4.3.6 CI and C2 District Building Envelope Standards, the maximum height allowed is 45 feet. The proposal meets this requirement.
Parking	The proposal includes five (5) accessory garages with 72 parking spaces and 98 surface parking spaces with seven (7) of those spaces marked as ADA accessible.	None	Pursuant to UDC Section 8.1.6 Parking Schedule, multi-family residential uses require 1.5 parking spaces per unit. This proposal exceeds the required 126 total parking spaces and six (6) ADA accessible spaces. Condition to add a minimum of 6 bike parking spaces pursuant to UDC Section 8.1.6.3 Bike Parking Requirements (All Districts).
Dumpster Screening	The application states the dumpster/refuse areas shall be screened on four (4) sides, including access gates, by a solid commercial-grade wood fence, masonry wall, or equivalent material at a minimum height of six (6) feet and maximum height of seven (7) feet.	None	Condition for the proposed dumpster enclosure to be designed pursuant to Chapter 13, Section 13-40.
Landscaping	The applicant stated the landscape plan will be submitted with the building permit application and	None	Pursuant to UDC Section 8.2.5 Calculation of Requirements, condition to install 146 points from the tree classification for

	landscaping shown on the proposed plan is conceptual only.		the front yard along W American Prairie Dr. Condition to install 422 points from the tree classification for the front yard along N Route 91. - W American Prairie Dr = 291.26 feet = 146 points - N Route 91 = 842.69 = 422 points Condition to install 170 points (9 trees) from the shade tree classification within curbed islands or divider medians within the interior of the parking lot. Parking lot islands shall be curbed with concrete or a functionally equivalent material. - 170 total parking spaces = 170 points Pursuant to UDC Section 8.2.8 Parking Lot Perimeter Landscaping, this proposal does not require perimeter landscaping as no parking and vehicular use area have frontage on existing right-of-ways. Condition for all mulch placed within or directly adjacent to a parking lot shall be shredded hardwood bark or cypress mulch pursuant to UDC Section 8.2.12.A.3 Mulching Requirements. Gravel mulch, river rock, or like rock is not permitted within or directly adjacent to parking lots.
Buffers & Screening	The application states ground-mounted and rooftop mechanical equipment and utilities shall be screened from view of public streets and	None	Condition for all new rooftop and ground mount mechanical equipment and utilities to be screened pursuant to

	residential zoning districts in accordance with city requirements. Application states no transitional buffer yard is required based on the adjacent commercial/retail uses shows.		Chapter 13, Section 601.3. Pursuant to UDC Section 8.2.9 Transitional Buffer Yards, this proposal does not require a TBY as surrounding property is zoned C2 (Large Scale Commercial).
Signs	The applicant proposes a monument sign along the eastern property line of a size and in a location as allowed per city code.		The original ordinance granting the special use allowed each outlot to construct a freestanding sign not to exceed 70 sq ft and required a minimum separation of 150 feet from any other freestanding sign. Since the ordinance is silent on height and setbacks, the sign would be reviewed pursuant to UDC Section 8.3 for those specific items.
Exterior Lighting	The application states the photometric plan will be submitted with the building permit application.	None	Condition to submit and receive approval for photometric plan compliant with UDC Section 8.5.
Access & Circulation	The proposed apartment complex will have access from the mall parking lot south of the subject property and from the access road west of the subject property.	None	Condition to provide documentation verifying legal access to the subject property.
Sidewalks	No proposal	Waiver requested to eliminate multi-use path installation along the property frontage on N Route 91. Waiver requested to eliminate sidewalk installation along the property frontage on W American Prairie Dr.	Condition to install a multi-use path in the right-of-way along the N Route 91 frontage per City and IDOT requirements. This path shall be similar to the path by the Casey's at 7815 N Route 91. Condition to install sidewalk along the W American Prairie frontage. Pedestrian access from the subject property to the multi-use path and sidewalk is required.
Stormwater & Erosion Control	The proposal includes a defined area reserved for stormwater volume control and amenities.	None	Condition to submit and receive approval for stormwater volume control prior to construction.

Building & Life Safety	The proposal includes building plans for preliminary review for the special use amendment.	None	Condition to submit and receive approval for stamped building, life safety, and fire plans for review and approval prior to construction. The fire department notes additional hydrants may be required upon review of existing hydrant locations.

BACKGROUND

Property Characteristics

The subject property contains 5.09 acres of undeveloped land located within the 55-acre Shoppes at Grand Prairie special use shopping center. The property is zoned C2 (Large Scale Commercial) and surrounded by Class C-2 (Large Scale Commercial) zoning to the north, south, east, and west.

History

The original Special Use for the shopping center was approved in 1995. The subject property was added to the special use in a 1999 amendment. Since the original approval of the shopping center special use in 1995, amendments have been approved to allow for expansions to the shopping center, signage plans, and other site plan revisions. The subject property has been illustrated with multiple tenant buildings and labeled as “shopping outlots” in conceptual plans but has not received a dedicated plan or use.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	Not in the City
1990 - Present	C2 (Large Scale Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	No. Waiver requested to eliminate multi-use path installation along the property frontage on N Route 91. Waiver requested to eliminate sidewalk installation along the property frontage on W American Prairie Dr.	The standard may be met with the conditions listed below: 1. Install a multi-use path in the right-of-way along the N Route 91 frontage per City and IDOT requirements. 2. Install sidewalk along the W American Prairie frontage. 3. Submit and receive approval for stamped building, life safety, and fire plans for review and approval prior to construction. The impact of the density increase is negligible.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
	Waiver requested to increase the density from 15.02 dwelling units per acre to 16.50 dwelling units per acre.	
No injury to other property nor diminishment to property values	No	The standard may be met with the conditions listed below: 1. Provide documentation verifying legal access to the subject property. 2. Submit and receive approval for stormwater volume control prior to construction.
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	The applicant provided traffic study reflects minimal impact including during peak hours.
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	The standard may be met with the conditions listed below: 1. Add a minimum of 6 bike parking spaces pursuant to UDC Section 8.1.6.3 Bike Parking Requirements (All Districts). 2. Design dumpster enclosure in accordance with Chapter 13, Section 13-40. 3. Install 146 points from the tree classification for the front yard along W American Prairie Dr. 4. Install 422 points from the tree classification for the front yard along N Route 91. 5. Install 170 points (9 trees) from the shade tree classification within curbed islands or divider medians within the interior of the parking lot. Parking lot islands shall be curbed with concrete or a functionally equivalent material. 6. All mulch placed within or directly adjacent to a parking lot shall be shredded hardwood bark or cypress mulch pursuant to UDC Section 8.2.12.A.3 Mulching Requirements. Gravel mulch, river rock, or like rock is not permitted within or directly adjacent to parking lots. 7. All new rooftop and ground mount mechanical equipment and utilities

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
		to be screened pursuant to Chapter 13, Section 601.3. 8. Submit and receive approval for photometric plan compliant with UDC Section 8.5.
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	
City Council Strategic Plan Goals	Quality of Life	

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request to construct four (4) apartments buildings with 84 total units with the following waiver and conditions:

1. Waiver to increase the density from 15.02 dwelling units per acre to 16.50 dwelling units per acre.
2. Add a minimum of 6 bike parking spaces pursuant to UDC Section 8.1.6.3 Bike Parking Requirements (All Districts).
3. Design dumpster enclosure in accordance with Chapter 13, Section 13-40.
4. Install 146 points from the tree classification for the front yard along W American Prairie Dr.
5. Install 422 points from the tree classification for the front yard along N Route 91.
6. Install 170 points (9 trees) from the shade tree classification within curbed islands or divider medians within the interior of the parking lot. Parking lot islands shall be curbed with concrete or a functionally equivalent material.
7. All mulch placed within or directly adjacent to a parking lot shall be shredded hardwood bark or cypress mulch pursuant to UDC Section 8.2.12.A.3 Mulching Requirements. Gravel mulch, river rock, or like rock is not permitted within or directly adjacent to parking lots.
8. All new rooftop and ground mount mechanical equipment and utilities to be screened pursuant to Chapter 13, Section 601.3.
9. Submit and receive approval for photometric plan compliant with UDC Section 8.5.
10. Provide documentation verifying legal access to the subject property.
11. Install a multi-use path in the right-of-way along the N Route 91 frontage per City and IDOT requirements.
12. Install sidewalk along the W American Prairie frontage.
13. Submit and receive approval for stormwater volume control prior to construction.
14. Submit and receive approval for stamped building, life safety, and fire plans for review and approval prior to construction.

The Development Review Board recommends DENIAL of the following requested waivers:

1. Waiver to eliminate multi-use path installation along the property frontage on N Route 91.
2. Waiver requested to eliminate sidewalk installation along the property frontage on W American Prairie Dr.

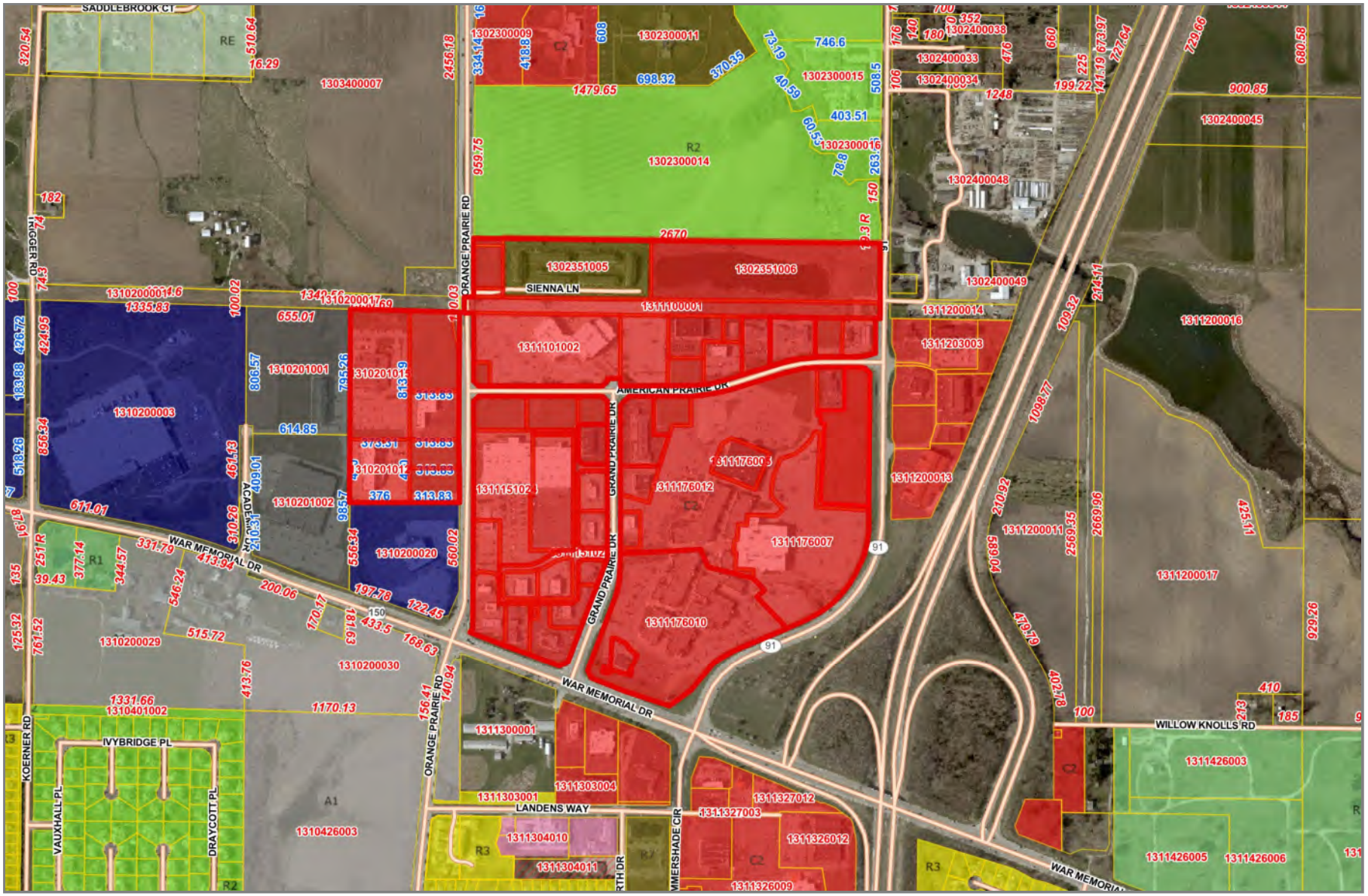
The recommendation for denial is due to the neighborhood character and established infrastructure within the shopping center. The multi-use path along N Route 91 is identified in the City of Peoria Bike Plan 2025 and has been established on properties to the north of the subject property. Sidewalks have been established along the northern side of American Prairie as well as throughout the shopping center. With this, staff has placed conditions to install the sidewalk and multi-use path.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meetings all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Application
4. Site Plan
5. Special Use Submittal Package
6. Development Impact Statement
7. Preliminary Building Plan Set

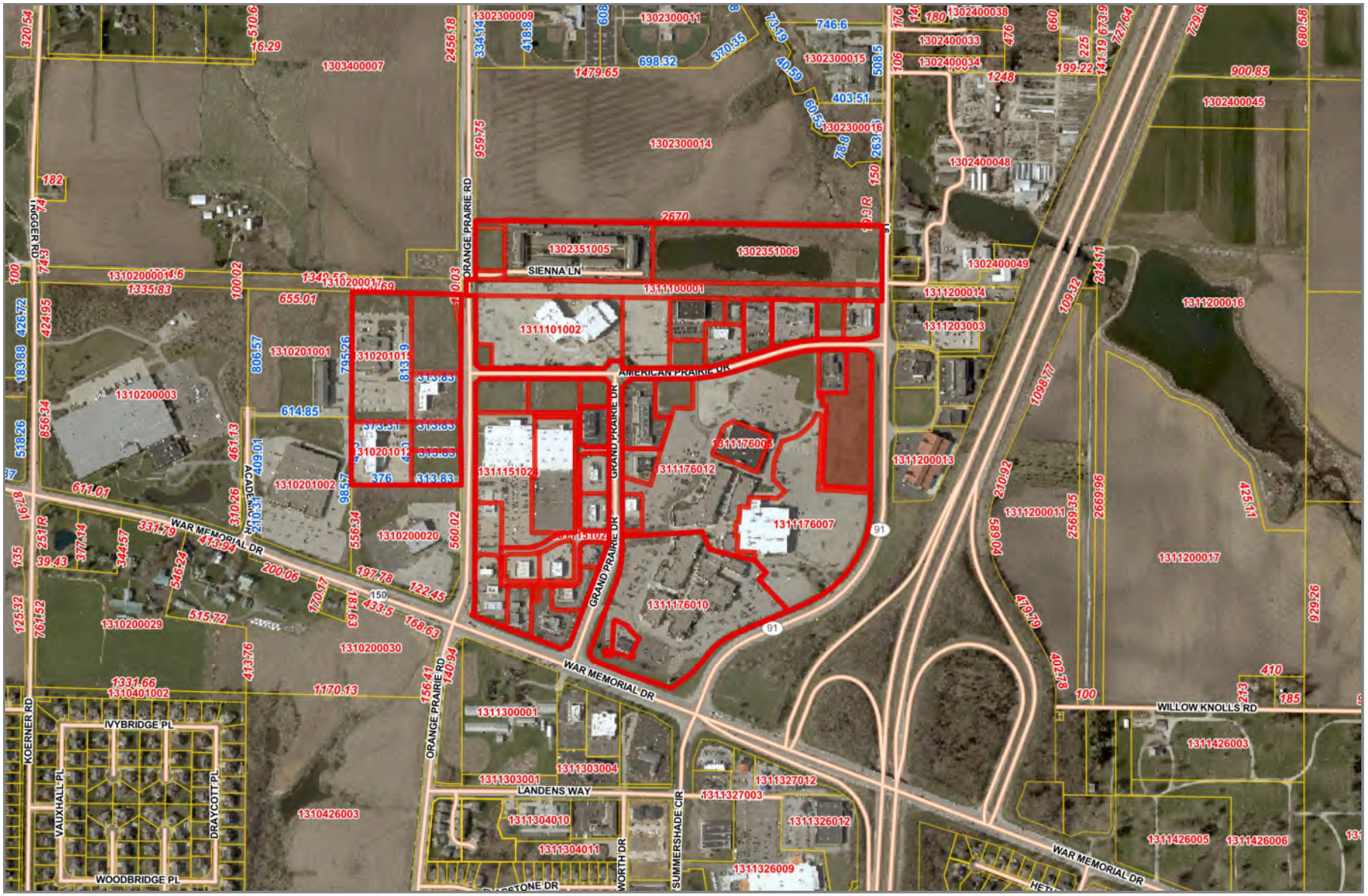
The Shoppes at Grand Prairie - Aerial + Zoning



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 752 feet
6/26/2026

The Shoppes at Grand Prairie - Aerial



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 752 feet
6/26/2026

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CITY OF PEORIA

City of Peoria Development Center
419 Fulton St., Room 203
Peoria, IL 61602-1217
PH: (309) 494-8600 FX: (309) 494-8680
www.peoriagov.org

PLANNING AND ZONING COMMISSION APPLICATION

Date Received: _____ Initials: _____

Project Number: _____ Case Number: _____

1. TYPE OF REQUEST *(Check all that apply and see pages 2 & 3 for required submittals)*

- ☐ a) Map Amendment (Rezoning)- *Site Plan not required*
  - Current Zoning District: _____
  - Proposed Zoning District: _____
- ☐ b) Text Amendment
- ☑ c) Special Use
- ☐ d) Nonconforming Use Change
- ☐ e) Special Permit Signs
  - ☐ (i): Local Sign Regulation/Shopping Center Signs
  - ☐ (ii): Special Permit (Inflatable, Off-Premise or Rooftop Signs)
- ☐ f) Official Development Plan
- ☐ g) Preliminary / Final Subdivision Plat / Survey Plat
- ☐ h) Residential Cluster Development
- ☐ i) Annexation

2. PROPERTY INFORMATION *(Complete for All Request Types)*

a) Address(es): W AMERICAN PRAIRIE DR, PEORIA, IL
Attach additional sheets if necessary

b) Parcel ID Number(s): 13-11-177-002
Attach additional sheets if necessary

c) Parcel Area (acres or square feet): 5.09 AC +/- d) Current Zoning District: C-2

3. SPECIAL USE AND NONCONFORMING USE CHANGE DEVELOPMENT INFORMATION *(Complete for Request Types c, d, e, f & h)*

a) Use: VACANT / UNDEVELOPED / 84 UNITS / 4 APT BLDGS
Existing Use / *Proposed Use*

b) Building Area (square feet): SEE ELEVATIONS c) Building Height (feet): SEE ELEVATIONS

d) Parking Spaces Provided: 7 / 163 Parking Required: 6 / 120
Total Accessible Spaces / *Total Regular Spaces* *Total Accessible Spaces* / *Total Regular Spaces*

e) Requested Waivers and Additional Information (Attach additional sheet as needed): DENSITY WAIVER ONLY

ALLOWABLE 15.09 DU/AC; PROPOSED 16.50 DU/AC; INCREASE 1.41 DU/AC

4. SUBDIVISION AND OTHER PLAN DEVELOPMENT INFORMATION *(Complete for Request Types g, h & i)*

a) Type of Development: ☐ Single-Family Detached ☐ Single-Family Attached ☑ Multi-Family ☐ Other Development *(Describe Below)*

84 UNITS / 4 APARTMENT BUILDINGS

b) Plat/Plan Name: APARTMENTS AT GRAND PRAIRIE c) Number of Lots/Units: 1 LOT / 84 UN d) Number of Duplex Lots: 0

e) Fire District: CITY OF PEORIA f) School District: DUNLAP 323 g) Library District: PEORIA PUBLIC LIB.

h) Are Private Streets Proposed?: NO i) Is the Project Within City Limits?: YES j) Type of Sewer Provided: PUBLIC GPSD

k) If Not, Has Project Been Submitted to the County?: N/A l) Requested Waivers and Additional Information (Attach additional sheet as needed):

DENSITY WAIVER ONLY

ALLOW 84 UNITS ON 5.09 AC = 16.50 DU/AC; ALLOWABLE 15.09 DU/AC; INCREASE 1.41 DU/AC

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

5. OWNER INFORMATION – *REQUIRED*

Charles Kellogg — *Name*
PEORIA NEW MALL LLC — *Company*
980 N MICHIGAN AVE, STE 1700, CHICAGO, IL 60611-7509 — *Address, City, State, ZIP+4*
312-544-9636 — *Phone* | *Fax* | [redacted] *Email*
Signature of Owner

6. APPLICANT INFORMATION *– if different from owner*

MARK WAGNER — *Name*
PLS PROPS LLC — *Company*
7227 N UNIVERSITY, PEORIA, IL 61614 — *Address, City, State, ZIP+4*
309-645-4001 — *Phone* | *Fax* | [redacted] *Email*
Signature

7. REPRESENTATIVE OF APPLICANT *–engineer, architect, attorney or other, if applicable*

DEVIN BIRCH, PE — *Name*
AUSTIN ENGINEERING — *Company*
311 SW WATER STREET, SUITE 215, PEORIA, IL 61602 — *Address, City, State, ZIP+4*
309-691-0224 — *Phone* | *Fax* | [redacted] *Email*

Applicant's Interest in Property:
- ☐ *Contractor*
- ☑ *Contract Purchaser*
- ☐ *Other*_____

Send Correspondence To: *Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.*
- ☐ *Owner*
- ☐ *Applicant*
- ☑ *Representative of Applicant*

8. SUBMITTAL REQUIREMENTS

Initial by each item to indicate the item is complete or is included with the application. ***All items listed must be provided!***

FOR ALL APPLICATIONS:

DB Completed Application -- *Illegible or Incomplete applications* ***will not*** *be accepted.*

DB Filing Fee:

Map Amendment (Rezoning)	**$0**
Downzone to Comprehensive Plan	**$0**
Annexation	**$0**
Text Amendment	**$0**
Special Use, Official Development Plans, Special Signs	**$250 per requested waiver**
Residential Cluster Development	**$0**
Subdivision Plat	**$0**
Survey Plat	**$0**

DB All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

a) MAP AMENDMENT (REZONING)

_____ Completed Application and Fee
_____ Legal Description on a compact disc or appropriate digital media (MS Word format)

b) TEXT AMENDMENT

_____ Completed Application and Fee
_____ Proposed amendment language (attached)
_____ Proposed amendment on a compact disc or appropriate digital media (MS Word format)

c) SPECIAL USE

DB Completed Application and Fee
DB 1 full-size site plan (see Article 2.9 of the Unified Development Code for site plan requirements)
DB Building Elevations
DB Electronically Formatted Site Plan, Elevations (PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media
DB Estimated Traffic Generation (Refer to I.T.E. standards)
DB If the property is zoned CG or C-2, a Development Impact Statement is required. (see Page 3 or Article 2.9.5 of the Unified Development Code for requirements)

d) NONCONFORMING USE CHANGE

_____ Completed Application and Fee
_____ 1 full-size site plan (see Article 2.9 of the Unified Development Code for site plan requirements)
_____ Site Plan & Building Elevations
_____ Electronically Formatted Site Plan, Elevations (PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media
_____ Estimated Traffic Generation (Refer to I.T.E. standards)

e) SPECIAL PERMIT SIGNS

_____ Completed Application and Fee
_____ 1 full-size site plan showing the location of the sign, property lines, parking areas, and buildings (see Page 3)
_____ Sign Elevations / Illustrations
_____ Site Plan & Elevations
_____ Electronically Formatted Site Plan, Elevations (PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media

f) OFFICIAL DEVELOPMENT PLANS

_____ Completed Application and Fee
_____ 1 full-size site plan (see Article 2.10 of the Unified Development Code for site plan requirements)
_____ 1 overall site plan
_____ Building & Sign Elevations / Illustrations
_____ Official Development Plan and all supportive materials
_____ All Documents Electronically Formatted (PDF format) and Legal Description (MS Word format and within Development Plan) on a compact disc or appropriate digital media

g) PRELIMINARY / FINAL SUBDIVISION PLAT

_____ Completed Application and Fee
_____ 1 full-size plat drawn to a scale of 1' = 100' (see Article 2.13 of the Unified Development Code for plat requirements)
_____ 1 plat reduced to 8 ½" X 11"
_____ Electronically Formatted Plat (AutoCAD 2007 DWG and PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media

h) RESIDENTIAL CLUSTER DEVELOPMENT

_____ Completed Application and Fee
_____ 1 full-size plat drawn to a scale of 1' = 100'
_____ 1 plat reduced to 8 ½" X 11"
_____ Electronically Formatted Plat (AutoCAD 2007 DWG and PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media

i) ANNEXATION

_____ Completed Application
_____ Completed Annexation Agreement
_____ 1 full-size plat drawn to a scale of 1' = 100'
_____ 1 plat reduced to 8 ½" X 11"
_____ Electronically Formatted Plat (PDF format), Annexation Agreement and Legal Description (MS Word format) on a compact disc or appropriate digital media

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

SITE PLAN REQUIREMENTS

All site plans shall show the following items:

SPECIAL USE & NONCONFORMING USE CHANGE – *As specified in Article 2.9 of the Unified Development Code.*

(1) All proposed and existing structures
(2) Points of ingress and egress for the proposed development
(3) Parking plan (Indicate number of spaces, aisle and typical space dimensions)
(4) Sign plan (directional, way-finding signs, signs which require a waiver from ordinance requirements)
(5) Landscaping, screening, and buffering elements
(6) Lighting plan (Photometric plan)
(7) Special design treatment (i.e. enhanced landscaping/environmental design, high-quality building materials, innovative site design)
(8) Boundary Lines / Property Lines (bearings, distance, and acreage)
(9) Easement locations and purposes
(10) Adjacent streets – indicate street width, pavement type, sidewalks / bike paths, street name, culverts and curbs
(11) Open Space – parcels dedicated or intended for public use or property owner use.
(12) North Arrow, Development Name, Map Scale, Date of Preparation
(13) Legal Description (can be provided as an attachment)
(14) Land Use of all adjacent parcels
(15) Any other information as required by the Zoning Administrator to allow an accurate and complete review.

SPECIAL PERMIT SIGN REQUESTS

(1) The proposed location of all signs and all existing signs (indicate type of sign)
(2) All existing structures / buildings
(3) Parking areas
(4) Landscaping (required for off-premise signs)
(5) Special design treatment (i.e. high-quality building materials, innovative design)
(6) Boundary Lines / Property Lines (bearings & distances)
(7) Adjacent streets – indicate street width, pavement type, sidewalks / bike paths, street name, culverts and curbs
(8) North Arrow, Development Name, Map Scale, Date of Preparation
(9) Legal Description (can be provided as an attachment)
(10) Land Use of all adjacent parcels
(11) Any other information as required by the Zoning Administrator to allow an accurate and complete review.

OFFICIAL DEVELOPMENT PLANS – *As specified in Article 2.10 of the Unified Development Code.*

The submittal shall be accompanied by appropriate text and plans which properly describes the institution's campus development plans.

(1) Boundary Lines / Property Lines (bearings & distances) of the development plan area.
(2) All proposed and existing structures / buildings and the proposed use of those structures
(3) Points of ingress and egress for the proposed development
(4) Indicate the areas which require a variation / waiver from the requirements which govern parking, setbacks, signs, perimeter setbacks or landscaping.
(5) Parking areas
(6) Landscaping (required for off-premise signs)
(7) Lighting Plan, including illuminated signs (Photometric Plan)
(8) Special design treatment (i.e. high-quality building materials, innovative design)
(9) Adjacent streets – indicate street width, pavement type, sidewalks / bike paths, street name, culverts and curbs
(10) North Arrow, Development Name, Map Scale, Date of Preparation
(11) Legal Description (can be provided as an attachment)
(12) Land Use of all adjacent parcels
(13) Any other information as required by the Zoning Administrator to allow an accurate and complete review.

SUBDIVISIONS – *As specified in Article 2.13 of the Unified Development Code.*

Due to the nature of this review, it is required that the applicant refer to Article 2.13 of the Unified Development Code for all application procedures and submittal requirements.

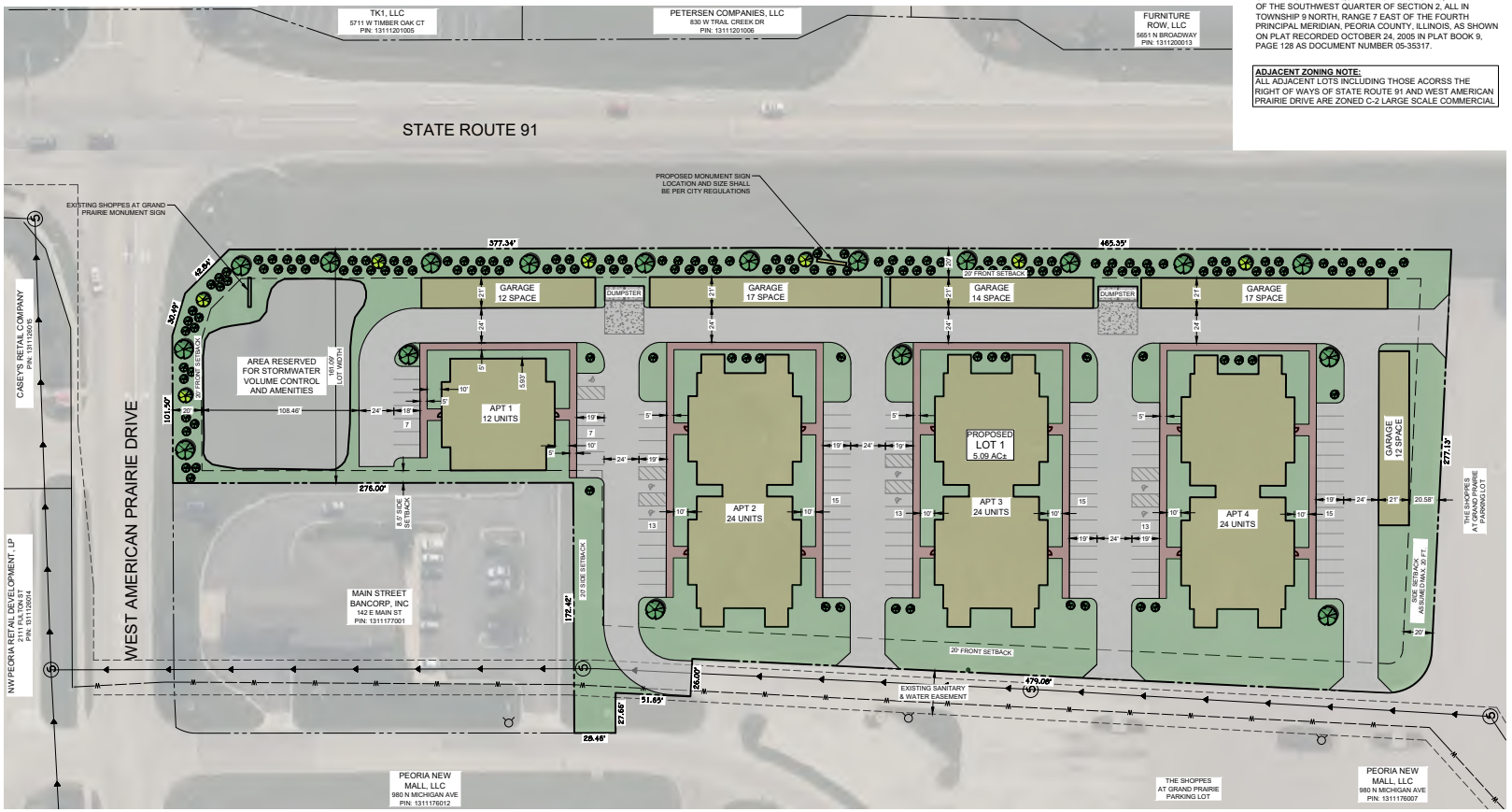
SPECIAL USE EXHIBIT

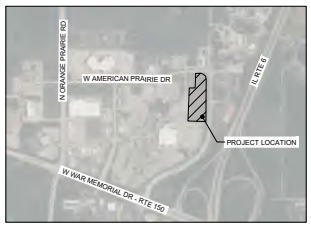
APARTMENTS AT GRAND PRAIRIE - PEORIA IL

LEGAL DESCRIPTION

LOT B OF SHOPPES EAST, A SUBDIVISION OF LOT 1 OF SHOPPES AT GRAND PRAIRIE, A SUBDIVISION OF PART OF LOT 2 OF PEORIA REGIONAL CENTER, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, PART OF THE NORTHEAST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AS SHOWN ON PLAT RECORDED OCTOBER 24, 2005 IN PLAT BOOK 9, PAGE 128 AS DOCUMENT NUMBER 05-35317.

ADJACENT ZONING NOTE:
ALL ADJACENT LOTS INCLUDING THOSE ACORSS THE RIGHT OF WAYS OF STATE ROUTE 91 AND WEST AMERICAN PRAIRIE DRIVE ARE ZONED C-2 LARGE SCALE COMMERCIAL





LOCATION MAP
NOT TO SCALE

0' 40' 80'
Scale in Feet

LANDSCAPE LEGEND

- SHADE TREE
- ORNAMENTAL/ INTERMEDIATE TREE
- SHRUB

LEGEND

- SUBJECT PARCEL PROPERTY LINE
- EXISTING WATER AND SANITARY SEWER EASEMENT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN
- BUILDING SETBACK LINE
- PROPOSED LAWN
- PROPOSED SIDEWALK
- PROPOSED PARKING LOT PAVEMENT

EXTERIOR / FRONTAGE LANDSCAPING

TOTAL EXTERIOR FRONTAGE USED: 1,441.2 FT
REQUIRED LANDSCAPE POINTS: 721 POINTS
REQUIRED TREE POINTS: 361 POINTS
REQUIRED SHRUB POINTS: 361 POINTS

PROVIDED:
13 SHADE TREES @ 20 POINTS = 260 POINTS
7 ORNAMENTAL / INTERMEDIATE TREES @ 15 POINTS = 105 POINTS
121 SHRUBS @ 3 POINTS = 363 POINTS

TOTAL TREE POINTS PROVIDED = 365 POINTS
TOTAL SHRUB POINTS PROVIDED = 363 POINTS
TOTAL FRONTAGE POINTS PROVIDED = 728 POINTS
EXTERIOR / FRONTAGE LANDSCAPING COMPLIES

INTERIOR / PARKING LOT LANDSCAPING

TOTAL PARKING PROVIDED: 170 SPACES
REQUIRED PARKING LOT LANDSCAPE POINTS: 170 POINTS
REQUIRED INTERIOR SHADE TREE POINTS: 85 POINTS

PROVIDED:
5 INTERIOR SHADE TREES @ 20 POINTS = 100 POINTS
24 PARKING LOT SHRUBS @ 3 POINTS = 72 POINTS

TOTAL PARKING LOT POINTS PROVIDED = 172 POINTS
INTERIOR SHADE TREE POINTS PROVIDED = 100 POINTS
INTERIOR / PARKING LOT LANDSCAPING COMPLIES

TOTAL SITE SHADE TREES: 18
TOTAL SITE ORNAMENTAL / INTERMEDIATE TREES: 7
TOTAL SITE SHRUBS: 145

SCREENING NOTES	
ITEM	NOTE
DUMPSTER SCREENING	DUMPSTER / REFUSE AREAS SHALL BE SCREENED ON FOUR SIDES, INCLUDING ACCESS GATES, BY A SOLID COMMERCIAL-GRADE WOOD FENCE, MASONRY WALL, OR EQUIVALENT MATERIAL, 6 FT MINIMUM AND 7 FT MAXIMUM HEIGHT.
MECHANICAL SCREENING	GROUND-MOUNTED AND ROOF-TOP MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED FROM VIEW OF PUBLIC STREETS AND RESIDENTIAL ZONING DISTRICTS IN ACCORDANCE WITH CITY REQUIREMENTS.
TRANSITIONAL BUFFER	NO TRANSITIONAL BUFFER YARD IS REQUIRED BASED ON THE ADJACENT COMMERCIAL / RETAIL USES SHOWN. IF ADJACENT RESIDENTIAL ZONING IS IDENTIFIED DURING CITY REVIEW, BUFFER REQUIREMENTS SHALL BE ADDRESSED WITH THE FINAL LANDSCAPE PLAN.
SIGHT TRIANGLES	LANDSCAPING SHALL BE LOCATED TO MAINTAIN REQUIRED SIGHT DISTANCE AT DRIVEWAYS AND INTERNAL INTERSECTIONS.

PROJECT INFORMATION	
OWNER	PEORIA NEW MALL LLC
PROPERTY ADDRESS	W AMERICAN PRAIRIE DR, PEORIA, IL
PARCEL ID	13-11-177-002
ZONING	C-2 LARGE SCALE COMMERCIAL
PROPOSED USE	84-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT
APPLICANT / DEVELOPER	PLS PROPS. LLC.
SITE AREA	5.09 ACRES

SITE DATA / PARKING SUMMARY	
TOTAL DWELLING UNITS	84
THREE-BEDROOM UNITS	24
TWO-BEDROOM UNITS	60
TOTAL BEDROOMS	192
PARKING PROVIDED	
SURFACE PARKING SPACES	98
ACCESSIBLE SPACES	7
GARAGE SPACES	72
TOTAL PARKING SPACES	170
PARKING REQUIRED	126
PARKING PROVIDED EXCEEDS REQUIREMENT	

SPECIAL USE REQUEST SUMMARY
THE APPLICANT REQUESTS SPECIAL USE APPROVAL FOR AN 84-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT IN THE C-2 LARGE SCALE COMMERCIAL DISTRICT.
THE ONLY REQUESTED WAIVER IS A DENSITY WAIVER. TO THE MAXIUMUM ALLOWABLE 15.09 UNITS/PER ACRE DENSITY
84 UNITS / 5.09 AC = 16.50 UNITS PER ACRE

SETBACK TYPE	REQUIREMENT
FRONT YARD SETBACK	20 FT MINIMUM
CORNER SIDE YARD SETBACK	20 FT MINIMUM
SIDE YARD SETBACK	5% OF PARCEL WIDTH, 20 FT MAXIMUM
REAR YARD SETBACK	5% OF PARCEL WIDTH, 20 FT MAXIMUM
MAXIMUM BUILDING HEIGHT	45 FT

TRAFFIC SUMMARY (PER TRAFFIC MEMO)	
DAILY TRIPS	593
AM PEAK-HOUR TRIPS	42
PM PEAK-HOUR TRIPS	48

GENERAL NOTES	
1	CONCEPTUAL LANDSCAPING AND SCREENING SHOWN FOR SPECIAL USE REVIEW.
2	FINAL LANDSCAPE PLAN AND PHOTOMETRIC PLAN TO BE PROVIDED WITH FINAL ENGINEERING / SITE PLAN SUBMITTAL.
3	SIGN AND LIGHTING PLANS SHALL BE PROVIDED DURING SITE PLAN SUBMITTAL.
4	BUILDING ELEVATIONS / RENDERINGS TO BE PROVIDED BY ARCHITECT UNDER SEPARATE COVER.
5	FINAL GRADING, UTILITIES, STORMWATER, AND EROSION CONTROL TO BE PROVIDED WITH FINAL ENGINEERING.

SPECIAL USE SUBMITTAL PACKAGE AND DEVELOPMENT IMPACT STATEMENT

Apartments at Grand Prairie - Peoria, Illinois

Project Information

ITEM	INFORMATION
PROJECT	Apartments at Grand Prairie
ADDRESS	W American Prairie Drive, Peoria, Illinois
PARCEL ID	13-11-177-002
LEGAL DESCRIPTION	LOT B OF SHOPPES EAST, A SUBDIVISION OF LOT 1 OF SHOPPES AT GRAND PRAIRIE, A SUBDIVISION OF PART OF LOT 2 OF PEORIA REGIONAL CENTER, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, PART OF THE NORTHEAST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AS SHOWN ON PLAT RECORDED OCTOBER 24, 2005 IN PLAT BOOK 9, PAGE 128 AS DOCUMENT NUMBER 05-35317.
OWNER	Peoria New Mall LLC
APPLICANT / DEVELOPER	PLS Props LLC / Mark Wagner
REPRESENTATIVE	Austin Engineering Co., Inc. / Hayden Ullrich, PE
SITE AREA	5.09 acres +/-
CURRENT ZONING	C-2 Large Scale Commercial
PROPOSED USE	84 dwelling units in 4 apartment buildings

Special Use Request

The applicant requests Special Use approval for an 84-unit multifamily residential development in 4 apartment buildings within the C-2 Large Scale Commercial District. The only requested waiver is a density waiver. The otherwise allowable density is 15.09 dwelling units per acre; the proposed density is approximately 16.50 dwelling units per acre, resulting in a requested increase of approximately 1.41 dwelling units per acre.

Application / Form Information

ITEM	INFORMATION
TYPE OF REQUEST	Special Use
EXISTING USE	Vacant / undeveloped
PROPOSED USE	84 dwelling units in 4 apartment buildings
PARKING REQUIRED	126 spaces
PARKING PROVIDED	170 spaces
SEWER PROVIDED	Public GPSD
FIRE DISTRICT	City of Peoria
SCHOOL DISTRICT	Dunlap CUSD #323
LIBRARY SERVICE	Peoria Public Library / North Branch service area
PRIVATE STREETS PROPOSED	No
PROJECT WITHIN CITY LIMITS	Yes

UDC / Special Use Site Plan Requirements

ITEM	INFORMATION
PROPOSED AND EXISTING STRUCTURES	Shown on Special Use Exhibit
INGRESS / EGRESS	Shown on Special Use Exhibit
PARKING PLAN / DIMENSIONS	Shown on Special Use Exhibit
SIGN PLAN	Proposed monolithic/monument sign along State Route 91 frontage; final sign permit required
LANDSCAPING / SCREENING / BUFFERING	Shown on Special Use Exhibit; compliance table included
LIGHTING / PHOTOMETRIC PLAN	Conceptual exterior lighting not shown; final photometric plan to be provided with final engineering
SPECIAL DESIGN TREATMENT	Refer to elevations/rendering
BOUNDARY / PROPERTY LINES	Shown on Special Use Exhibit
EASEMENTS	Shown on Special Use Exhibit
ADJACENT STREETS	Shown on Special Use Exhibit
OPEN SPACE / AMENITY AREA	Shown on Special Use Exhibit
NORTH ARROW / SCALE / DATE	Shown on Special Use Exhibit
LEGAL DESCRIPTION	Included on exhibit and as separate attachment
ADJACENT LAND USES / ZONING	Shown on Special Use Exhibit

Landscape Compliance Summary

ITEM	INFORMATION
EXTERIOR / FRONTAGE LANDSCAPING	Required: 721 points; Provided: 728 points; Complies
INTERIOR / PARKING LOT LANDSCAPING	Required: 170 points; Provided: 172 points; Complies
TOTAL SHADE TREES	18
TOTAL ORNAMENTAL / INTERMEDIATE TREES	7
TOTAL SHRUBS	145

Legal Description

LOT B OF SHOPPES EAST, A SUBDIVISION OF LOT 1 OF SHOPPES AT GRAND PRAIRIE, A SUBDIVISION OF PART OF LOT 2 OF PEORIA REGIONAL CENTER, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, PART OF THE NORTHEAST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AS SHOWN ON PLAT RECORDED OCTOBER 24, 2005 IN PLAT BOOK 9, PAGE 128 AS DOCUMENT NUMBER 05-35317.

Submittal Attachments

- Completed Planning and Zoning Commission Application
- Special Use Exhibit
- Development Impact Statement
- Traffic Generation Statement / ITE Supporting Material
- Legal Description
- Architectural Elevations and Renderings

Development Impact Statement

1. Project Summary

The proposed project is an 84-unit multifamily residential development in 4 apartment buildings on an approximately 5.09-acre site located along W American Prairie Drive, Peoria, Illinois. The subject property is identified as Parcel ID 13-11-177-002 and is zoned C-2 Large Scale Commercial. Multifamily residential use requires Special Use approval within the C-2 District.

ITEM	INFORMATION
OWNER	Peoria New Mall LLC
APPLICANT / DEVELOPER	PLS Props LLC / Mark Wagner
SITE AREA	5.09 acres +/-
PROPOSED USE	84 dwelling units in 4 apartment buildings
CURRENT ZONING	C-2 Large Scale Commercial
REQUESTED WAIVER	Density waiver only

2. Density Waiver

The otherwise allowable density is 15.09 dwelling units per acre. The proposed development includes 84 dwelling units on an approximately 5.09-acre site, resulting in a proposed density of approximately 16.50 dwelling units per acre. The requested density increase is approximately 1.41 dwelling units per acre. No other waivers are requested at this time.

3. Existing Site Conditions and Surrounding Uses

The subject property is located within the Shoppes at Grand Prairie commercial area. The surrounding properties, including parcels across State Route 91 and West American Prairie Drive, are identified on the exhibit as C-2 Large Scale Commercial. The project is proposed as a compatible residential use within an established commercial and mixed-use development context.

4. Site Design and Special Design Treatment

The site plan provides internal vehicular circulation, surface parking, detached garage parking, pedestrian sidewalk connections, landscape areas, screening, volume-control area, and open space/amenity areas. Special design treatment shall refer to the architectural elevations/rendering submitted with or under separate cover for the Special Use review.

5. Traffic and Access

A traffic generation statement prepared by DAW Traffic Engineering LLC uses ITE Land Use Code 220, Multifamily Housing (Low-Rise), Not Close to Rail Transit. The proposed development is estimated to generate 593 daily trips, 42 AM peak-hour trips, and 48 PM peak-hour trips. The site plan shows internal circulation and access consistent with the conceptual Special Use exhibit. Final access and construction details will be addressed with final engineering plans.

6. Parking

The project requires 126 parking spaces based on 84 dwelling units at 1.5 spaces per unit. The proposed plan provides 170 total parking spaces, including 98 surface spaces, 7 accessible spaces, and 72 garage spaces. Parking provided exceeds the minimum requirement.

7. Landscaping, Screening, and Buffering

The Special Use exhibit includes conceptual landscaping and screening information. Exterior/frontage landscaping provides 728 points where 721 points are required. Interior/parking lot landscaping provides 172 points where 170 points are required. The minimum planting shown includes 18 shade trees, 7 ornamental/intermediate trees, and 145 shrubs. Dumpster/refuse areas shall be screened on four sides, including access gates, by a solid commercial-grade wood fence, masonry wall, or equivalent material, 6 feet minimum and 7 feet maximum height. Final landscape species, sizes, and installation details shall be provided with final engineering/site plan submittal.

8. Signage

A proposed monolithic/monument sign is anticipated along the State Route 91 frontage of the property near the approximate midpoint. Final sign location, size, and design shall comply with City requirements and shall be reviewed through the applicable sign permit process.

9. Lighting

Conceptual exterior lighting is not shown on the Special Use exhibit. Final exterior lighting and photometric plans shall be provided with the final engineering/site plan submittal. All exterior lighting shall be full cut-off LED fixtures and shall comply with City of Peoria requirements.

10. Utilities and Public Services

Sanitary sewer and water service are available for connection. Illinois American Water Company and the Greater Peoria Sanitary District will be contacted to confirm adequate capacities for the proposed development. Sewer service is public GPSD. The fire district is the City of Peoria. The anticipated school district is Dunlap CUSD #323. The library service is provided by Peoria Public Library, with the North Branch serving the Grand Prairie area. Final utility routing, sizing, and service coordination will be completed with final engineering plans.

11. Stormwater Management

Stormwater management for the project is anticipated to require volume control only because a shared detention basin serves the overall subdivision. The Special Use exhibit identifies an area reserved for stormwater volume control and amenities. Final volume control design, grading, storm sewer, and erosion control details shall be provided with final engineering/site plan submittal.

12. Conclusion

The proposed 84-unit multifamily residential development in 4 apartment buildings is compatible with the surrounding C-2 commercial context and provides sufficient parking, access, landscaping, screening, and utility/stormwater planning for Special Use review. The requested density waiver is the only waiver identified at this time. Final engineering, architectural, landscaping, lighting, and utility details will be provided with subsequent required submittals.

identified at this time. Final engineering, architectural, landscaping, lighting, and utility details will be provided with subsequent required submittals.

DAW TRAFFIC ENG

DATE: 19 May 2026

TO: Devin Birch, Hayden Ullrich
Austin Engineering

FROM: David Wright, PE

RE: Trip Generation Statement
Apartments at Grand Prairie
Peoria, Illinois

Introduction

DAW Traffic Engineering LLC has been retained to prepare a trip generation statement for the proposed Apartments at Grand Prairie development located in the southwest quadrant of IL Rte. 91 & West American Prairie Drive.

The 5.09-acre parcel is zoned C-2 and requires a Special Use permit for the proposed 84-unit apartment building complex.

Trip Generation

A trip generation analysis has been prepared in accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. Table 1 summarizes the trip generation estimates for the proposed development.

Table 1 - ITE Trip Generation

Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Multifamily Housing (Low Rise) Not Close to Rail Transit	220	84	Dwelling Units	593	10	32	30	18

The development is projected to generate 593 daily trips, with 42 AM and 48 PM peak hour trips.

Please contact me at david@dawtraffic-eng.com or at 352.459.6638 with any questions.

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

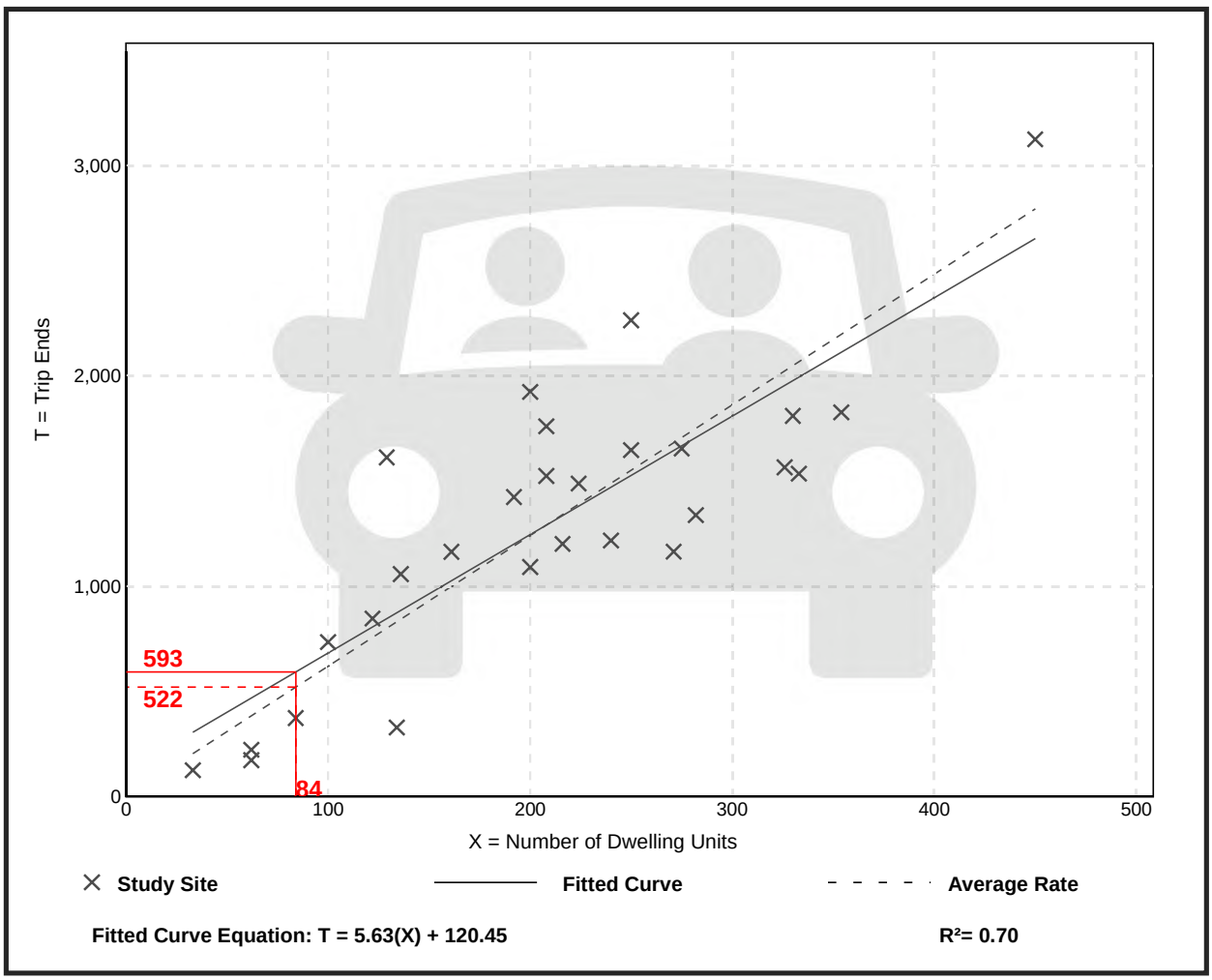
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

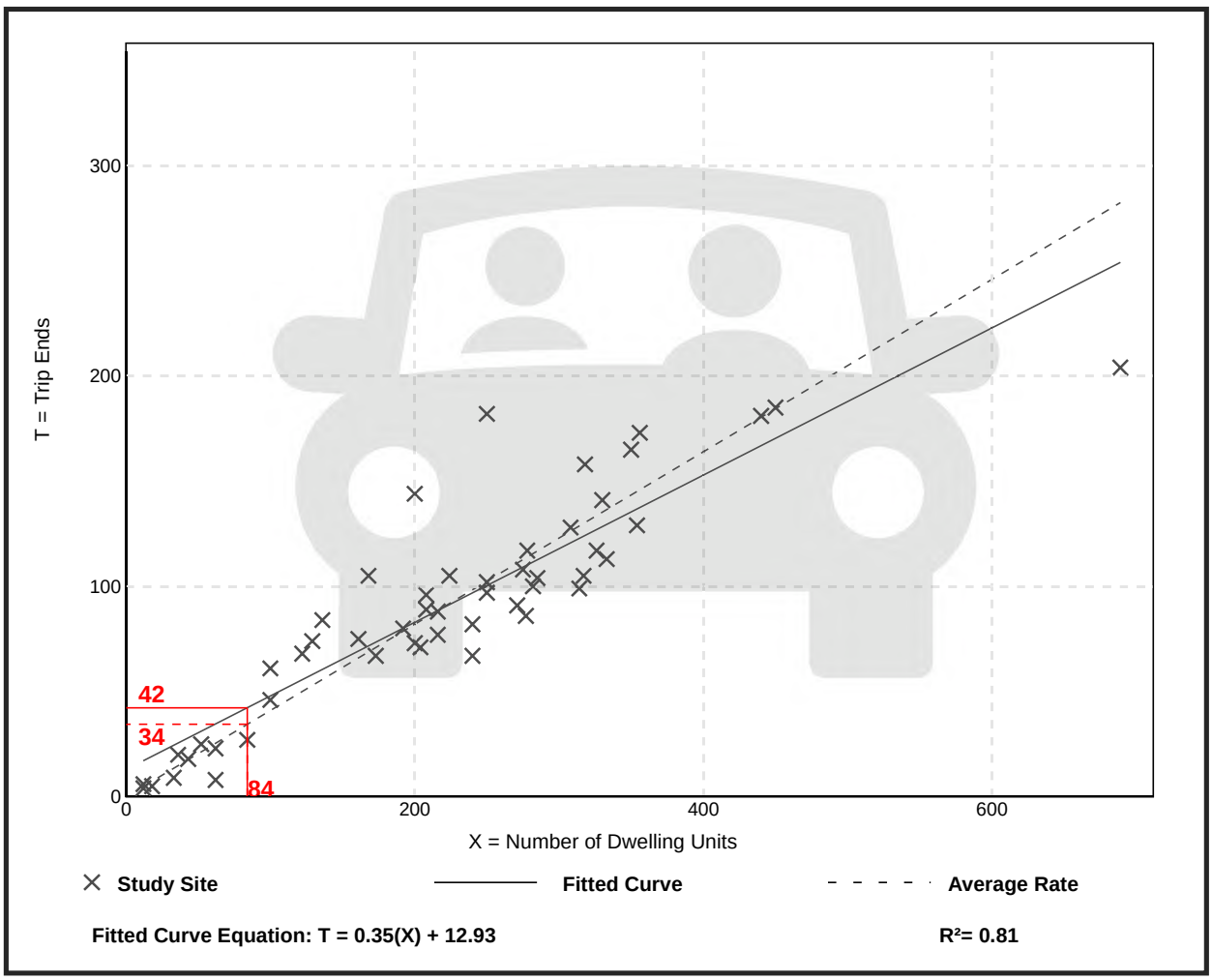
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 51
Avg. Num. of Dwelling Units: 219
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

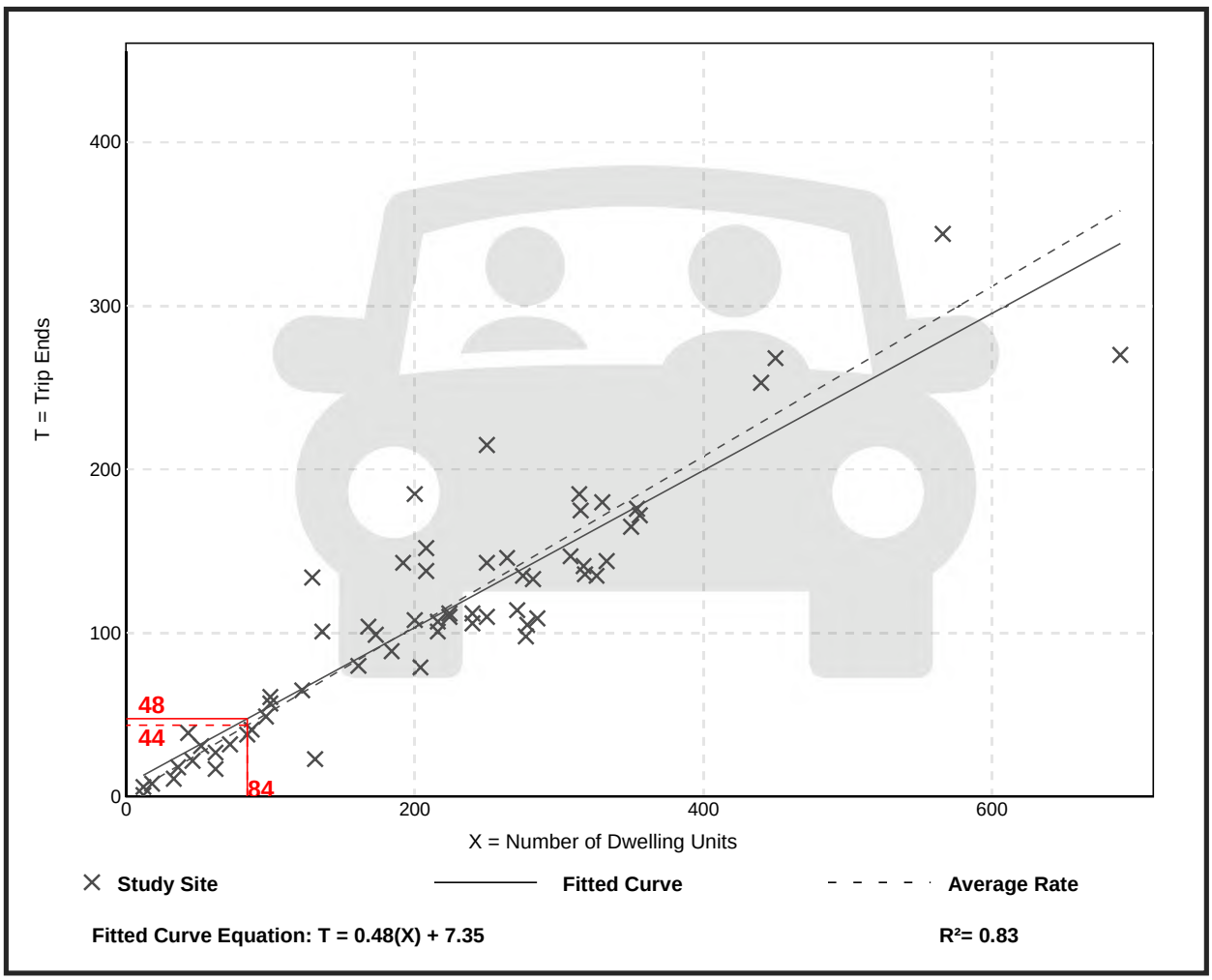
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 61
Avg. Num. of Dwelling Units: 215
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Project:

3 Story, 2-Bed & 3-Bed Apartment Bldgs.
Grand Prarie Apartments
W. American Prarie Dr.
Peoria, Illinois



FRONT & REAR ELEVATION - 2 BED & 3 BED UNITS

Owners:

Professional Leasing &
Real Estate
7227 N. University St.
Peoria, IL

KELLY A. SANNER
Architect Planner Construction Mgr

Project:

3 Story, 2-Bed & 3-Bed Apartment Bldgs.
Grand Prarie Apartments
W. American Prarie Dr.
Peoria, Illinois

Owners:

Professional Leasing &
Real Estate
7227 N. University St.
Peoria, IL

KELLY A. SANNER
Architect Planner Construction Mgr

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S-2 Framing Plans, Details
S-2 Roof Framing Plan, Details

A-1 Main Level, 2nd Level Plan
A-2 3rd Level Plan
A-3 1/4" Scale Plans of 2 Bed, 3 Bed & ADA, Schedules
A-4 Front, Rear & Side Elevations, Deck Details
A-5 Building Section, Stairs, Details
A-6 Wall Sections

ME-1 Plumbing & Electrical Plans, Notes & Legend: Hvac Plan, Notes & Legends - 2 BED
ME-2 Plumbing & Electrical Plans, Notes & Legends-3 Be
ME-3 Hvac Plans, Notes & Legends-3 Bec

GA-1 12 Stall Garage Foundation, Plan, Elevation & Details
GA-2 17 Stall Garage Foundation, Plan, Elevation & Details
GA-3 14 Stall Garage Foundation, Plan, Elevation & Details

General Notes:

PROJECT: 3 STORY, 2-BED & 3-BED APARTMENT BLDGS. GRAND PRARIE APARTMENTS

ADDRESS: W. AMERICAN PRARIE DR.

CITY: PEORIA STATE: ILLINOIS

INTERNATIONAL BUILDING CODES: 2018 IBC
USE GROUP CLASSIFICATION: GROUP R2
TYPE CONSTRUCTION CLASSIFICATION: TYPE VB
ZONING CLASSIFICATION:

DESIGN LOADS:	LIVE	DEAD
ROOF:	30 PSF	10 PSF
WIND:	20 PSF	115 MPH
FLOOR:	50 PSF	10 PSF

SOIL COMPACTION: 2000 PSF ASSUMED
WIND EXPOSURE CATEGORY: B
GROUND SNOW LOAD: 30 psf
SIESMIC FACTORS:
USE GROUP: 1
IMPORTANCE FACTOR: 1
Ss: 25.86 S_{DS}: 0.262
S_1: 11.63 S_{DS1}: 0.164

STRUCTURAL DESIGN STANDARDS: LRFD
SEISMIC DESIGN CATEGORY: II, B, C

THIS SET OF PLANS AND/OR SPECIFICATIONS MEETS THE REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE EFFECTIVE APRIL 24, 1997

NAME: KELLY A. SANNER TITLE: ARCHITECT

ORGANIZATION

CODES:

ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE TO THE BEST STANDARDS OF THE TRADES INVOLVED AND IN ACCORDANCE TO ALL CITY CODES AND ORDINANCES: 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL MECHANICAL AND FUEL GAS CODE, 2018 ILLINOIS PLUMBING CODE, 2017 NATIONAL ELECTRICAL CODE, 2018 ILLINOIS ACCESSIBILITY CODE, THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, 2018 ILLINOIS ENERGY CONSERVATION CODE, AND THE ILLINOIS ARCHITECTURE PRACTICE ACT

STATEMENT OF COMPLIANCE

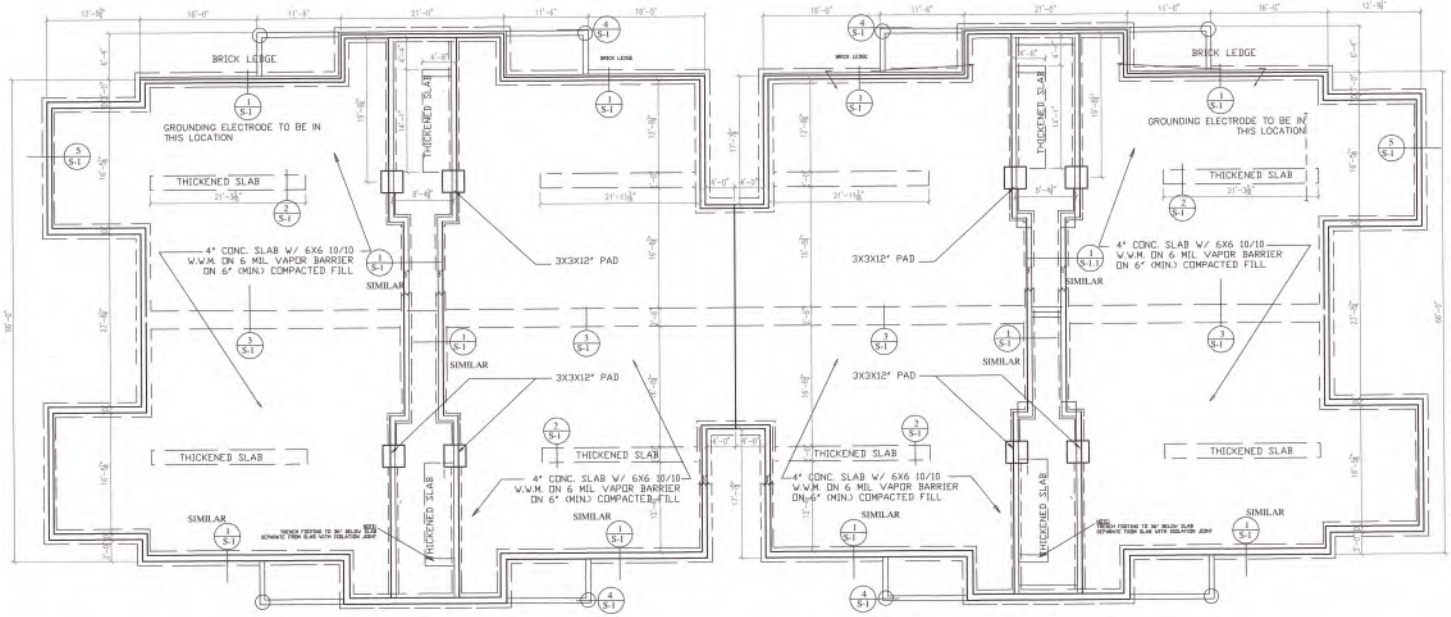
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF ENVIRONMENTAL BARRIERS ACT (ILL. REV. STAT. 1985, CH. 111, PARS. 3711 et SEQ. AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE, 71 ILL. ADM CODE 400.

SIGNED: Kelly A Sanner ARCHITECT

STATE OF ILLINOIS KELLY A. SANNER 001-009602 EXP. 11/30/2026 LICENSED ARCHITECT

ILLINOIS REGITRATION NO.:

DATE: JUNE 2, 2026



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

FRONT NORTH VARIES

1.01 CONCRETE

A. ALL CONCRETE SHALL BE ON APPROVED READY-MIXED CONCRETE WITH COMPRESSIVE STRENGTH OF 3,500 psi AT 28 DAYS. ANY CONDITION IN PLACE THAT FAILS TO MEET STRENGTH REQUIREMENTS SHALL BE REPLACED BY THE GENERAL CONTRACTOR, AT NO COST TO OWNER.

B. ALL FOOTINGS SHALL BEAR ON FIRM, INDISTURBED SOIL. ELEVATIONS OF FOOTINGS WHERE DETERMINED AS ACCURATLEY AS POSSIBLE, AND SHALL BE ADJUSTED AS REQUIRED TO MAINTAIN THE ABOVE MINIUM AT NO INCREASE IN CONTRACT PRICE. NO FOOTING TO BEAR ON TOPSOIL OR BLACK EARTH.

C. BOTH THE LOWER FLOOR SLAB AND THE MAIN FLOOR STRUCTURED SYSTEM ARE TO BE INSTALLED BEFORE ANY BLACKFILL IS PLACED AT BEARING OR EXTERIOR WALLS.

D. NO CONCRETE SHALL BE POURED IN EXCAVATIONS CONTAINING WATER.

E. REINFORCING MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE." (ASI 318)

F. DEFORMED NEW BILLET-STEEL BARS - ASTM 615 HAVING A YIELD POINT OF 60,000 psi.

G. WELDED WIRE FABRIC - ASTM A185.

H. THE USE OF CALCIUM CHLORIDE IS PROHIBITED.

2.01 FORMING AND PLACING

A. FORM SHALL BE OF SUFFICIENT STRENGTH AND TIGHTNESS TO PREVENT DISTORTATION AND LEAKAGE AND SHALL BE TRUE TO ELEVATIONS, LINES, AND DIMENSIONS OF FINISHED CONCRETE.

B. CONCRETE SHALL BE MANUALLY TAMPED OR MECHANICALLY VIBRATED UNTIL VOIDS HAVE BEEN ELIMINATED AND A COMPACT CONSISTENCY ACHIVED.

3.01 CURING

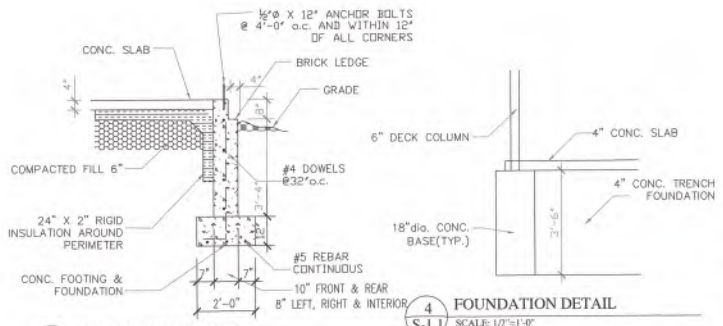
A. FLAT SURFACES SHALL BE PROTECTED AGAINST LOSS OF MOISTURE.

B. CONCRETE WALL FORMS SHALL NOT BE STRIPPED IN LESS THAN TWENTY-FOUR HOURS.

4.01 FINISHES

A. SMOOTH-RUBBED FINISH EXTERIOR WALS ABOVE GRADE: PRODUCED ON FRESHLY HARDENED CONCRETE. ALL PATCHING SHALL BE DONE IMMEDIATLEY AFTER FORM REMOVAL. RUBBING SHALL BE COMPLETED NOT LATER THAN THE FOLLOWING DAY. SURFACES SHALL BE WETTED AND RUBBED WITH CARBORUNDUM OR OTHER ABRASIVE, UNTIL A UNIFORM COLOR AND TEXTURE ARE PRODUCED. NO CEMENT GROUT OR SLUSH SHALL BE USED OTHER THAN THE CEMENT POSLE BRWON FROM GREEN CONRETE ITSELF BY RUBBING PROCESS.

B. SEALER: REFER TO ROOM FINISH SCHEDULE FOR FLOOR SEALER

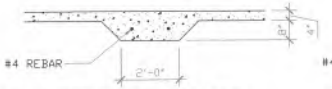


1 S-1.1 FOUNDATION DETAIL

SCALE: 1/2"=1'-0"

4 S-1.1 FOUNDATION DETAIL

SCALE: 1/2"=1'-0"



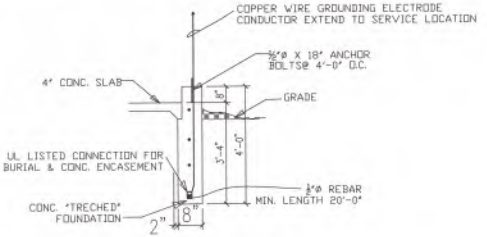
2 S-1.1 THICKENED SLAB DETAIL

SCALE: 1/2"=1'-0"



3 S-1.1 THICKENED SLAB DETAIL

SCALE: 1/2"=1'-0"



5 S-1.1 GROUNDING DETAIL

NO SCALE

NOTE:
BUILDING STEEL AND UNDERGROUND WATER PIPING TO BE USED AS PART OF GROUNDING

3 STORY APARTMENTS, 2 & 3-BED UNITS

GRAND PRARIE APARTMENTS

W. AMERICAN PRARIE DR.
PEORIA, ILLINOIS

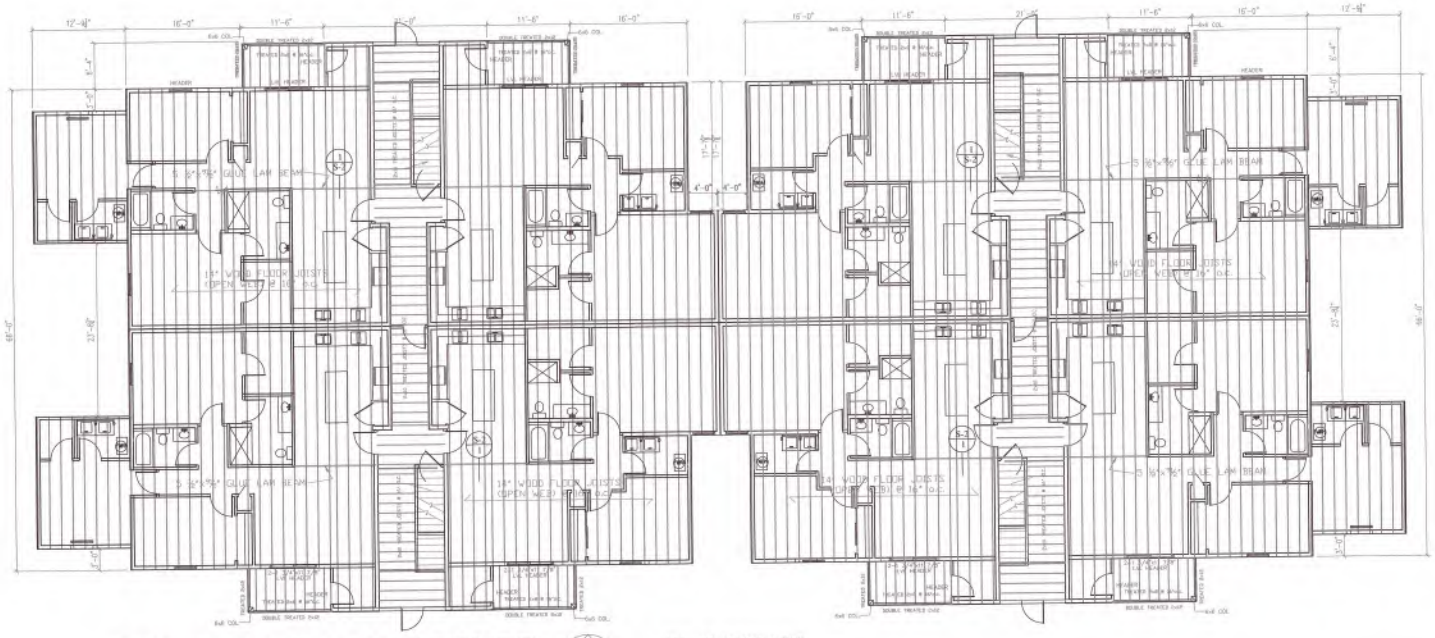
Project No. 25-22-B
DRAWN BY KAS

KELLY A. SANNER
Architect ▼ Planner ▼ Construction Mgr
3822 Camp Cilca Rd.
Cantrall, IL 62625
CEL 217-971-1132

08/14/25

Date
08/27/25
09/04/25
12/18/25
02/10/26
03/06/26
04/02/26
06/02/26

Sheet No. S-1

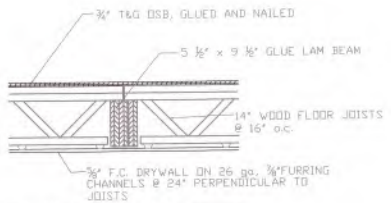


FLOOR FRAMING PLAN @ SECOND & THIRD LEVEL

SCALE: 1/8"=1'-0"

FRONT
NORTH VARIES

NOTE: TYP HEADERS 2-2X12 WITH 2 "CRIPPLES" EACH END



1/S-2 DETAIL @ FLOOR TRUSS

SCALE: 1"=1'-0"

3 STORY APARTMENTS, 2 & 3-BED UNITS

GRAND PRARIE APARTMENTS

W. AMERICAN PRARIE DR.

PEORIA, ILLINOIS

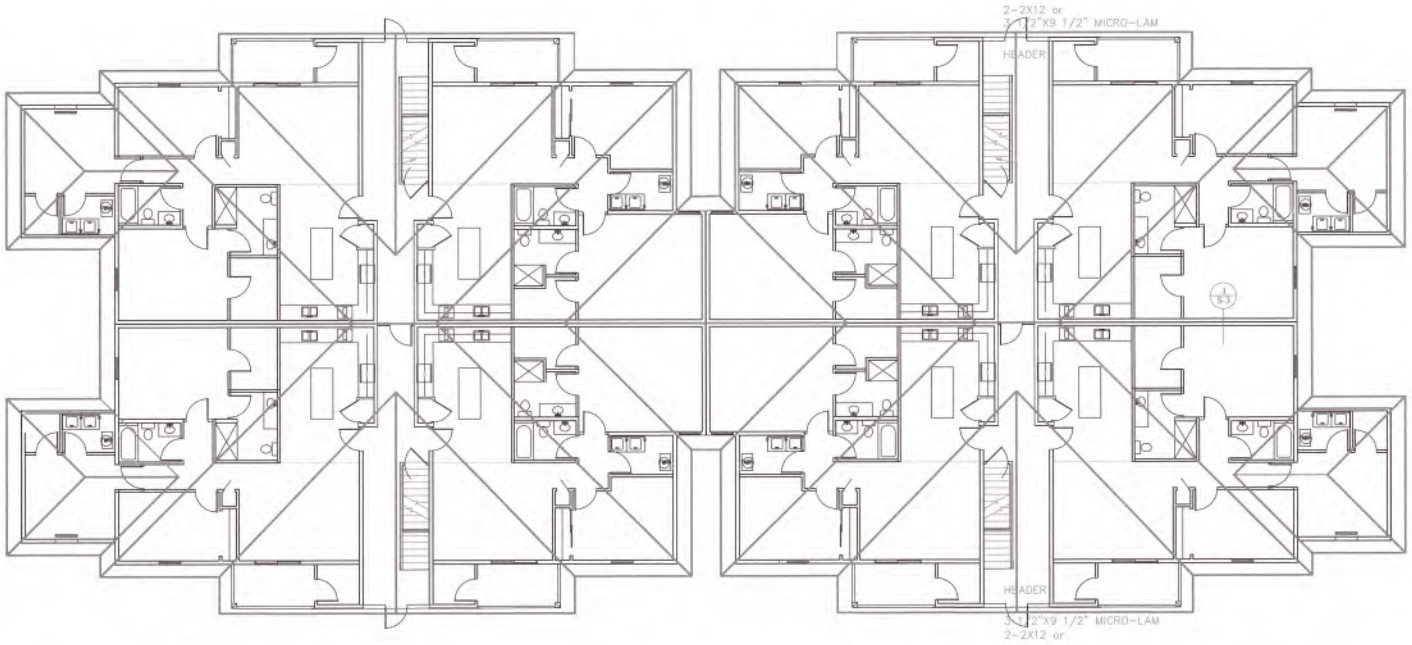
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Date 08/14/25
08/29/25
09/04/25
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02/10/26
03/06/26
04/07/26
06/02/26

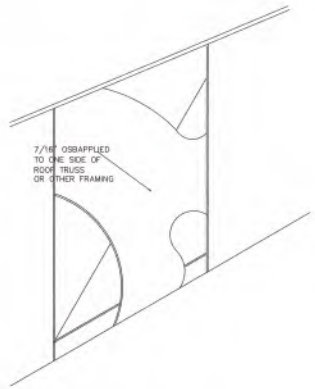
Sheet No. S-2



ROOF FRAMING PLAN

SCALE: 1/8"=1'-0"

FRONT NORTH VARIES



1 S-3 DRAFTSTOP DETAIL

SCALE: NO SCALE

3 STORY APARTMENTS, 2 & 3-BED UNITS

GRAND PRARIE APARTMENTS

W. AMERICAN PRARIE DR.

PEORIA, ILLINOIS

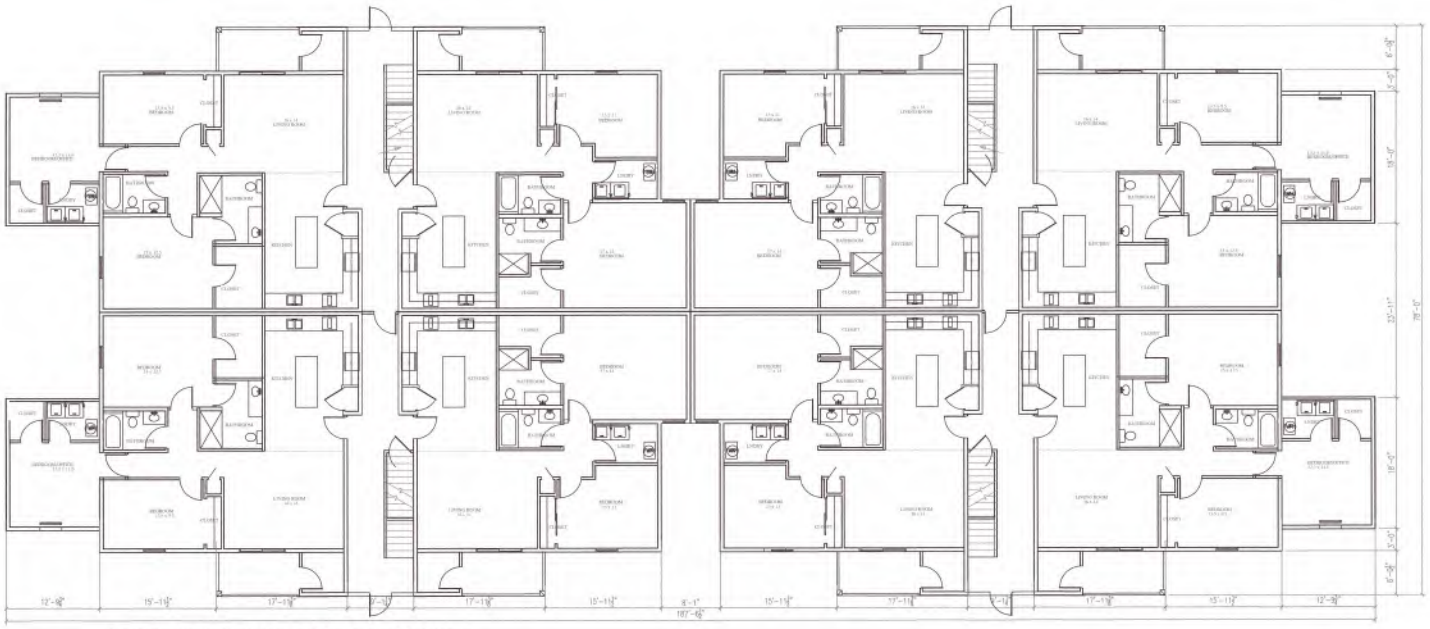
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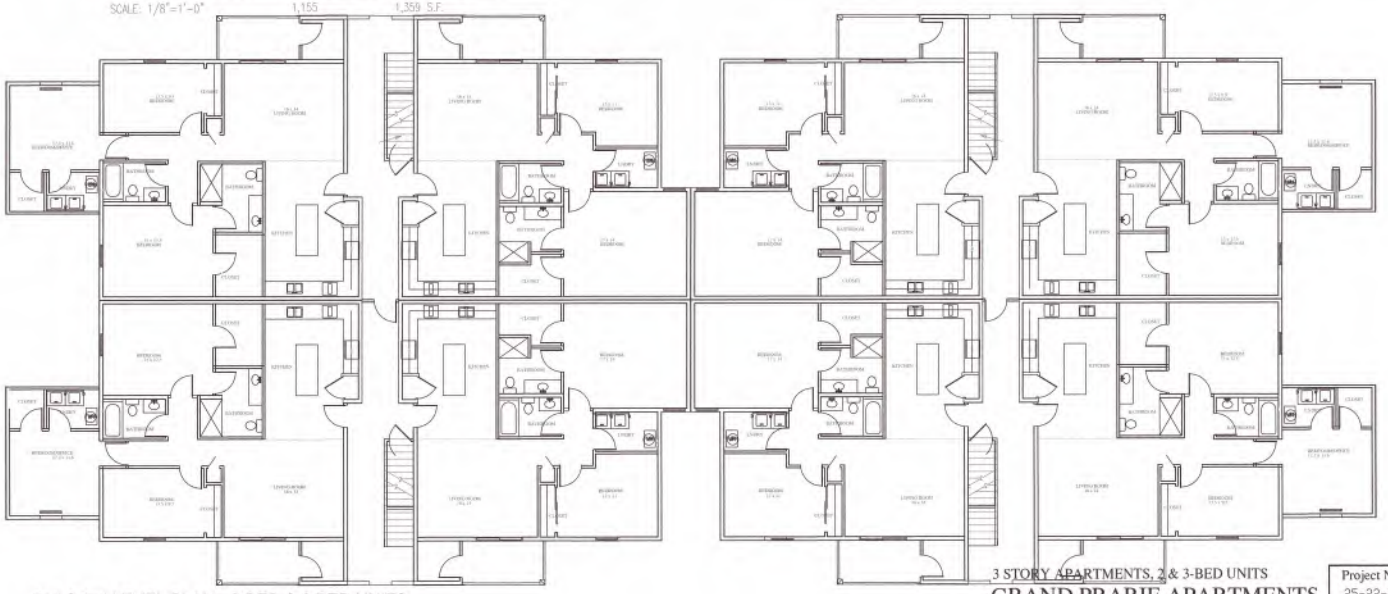
Date 08/14/25 ~~08/19/25~~ ~~09/04/25~~ ~~12/18/25~~ 02/10/26 03/06/26 04/02/26 06/02/26

Sheet No. S-3



LOWER LEVEL PLAN - 2 BED & 3 BED UNITS

SCALE: 1/8"=1'-0" 1,155 1,359 S.F.



2nd & 3rd LEVEL PLAN - 2 BED & 3 BED UNITS

SCALE: 1/8"=1'-0" 1,155 1,359 S.F.

3 STORY APARTMENTS, 2 & 3-BED UNITS

GRAND PRARIE APARTMENTS

W. AMERICAN PRARIE DR.

PEORIA, ILLINOIS

Project No.	25-22-B
DRAWN BY	KAS

KELLY A. SANNER

Architect ▼ Planner ▼ Construction Mgr

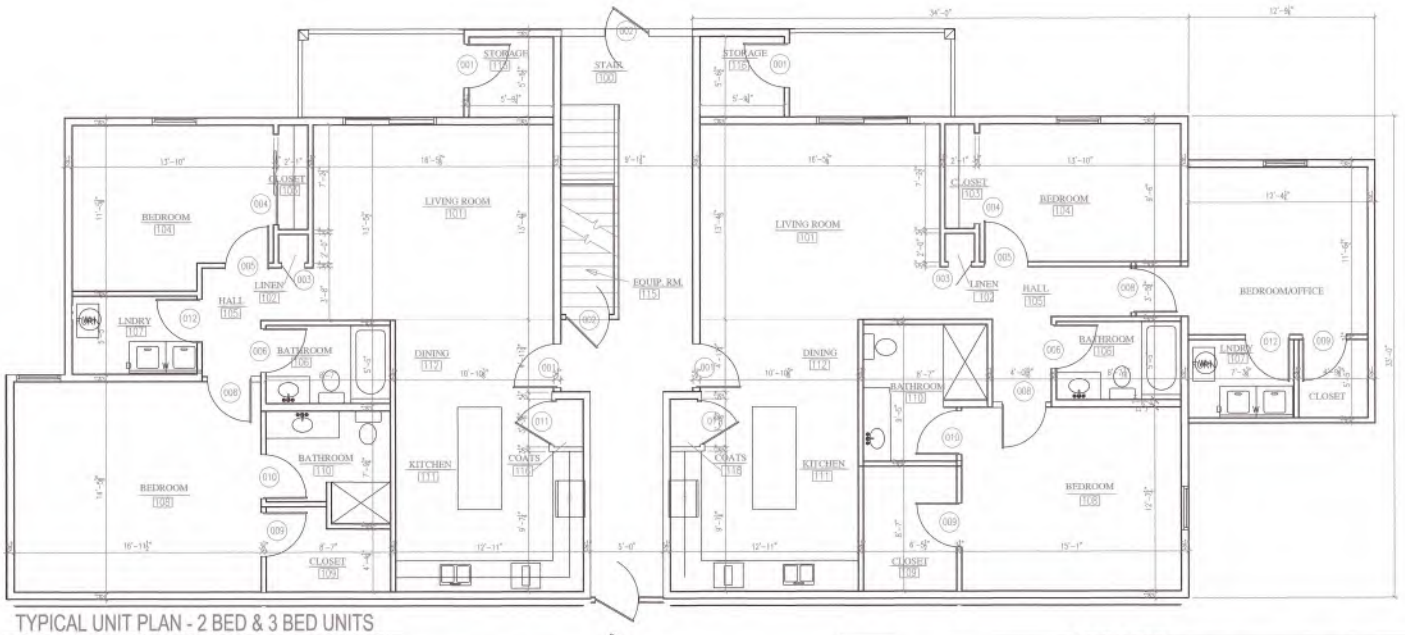
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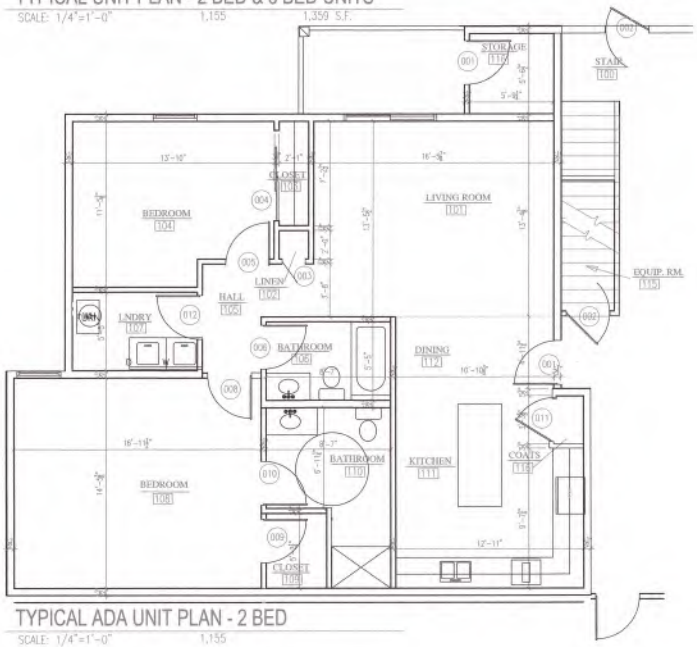
Date	08/14/25 08/19/25 09/04/25 12/18/25 02/10/26 03/06/26 04/02/26 06/02/26

Sheet No. A-1



TYPICAL UNIT PLAN - 2 BED & 3 BED UNITS

SCALE: 1/4"=1'-0" 1,155 1,359 S.F.



TYPICAL ADA UNIT PLAN - 2 BED

SCALE: 1/4"=1'-0" 1,155

TYP DOOR SCHEDULE

MARK	DOOR ELEV.	DOOR MATERIAL	SIZE WIDTH	SIZE HEIGHT	SIZE THKNS.	FRAME TYPE	FRAME MATERIAL	FRAME THROAT	DETAILS HEAD	DETAILS JAMB	HDW.	LABEL	REMARKS
001		METAL	3'-0"	6'-8"	1 3/4"		METAL	4 3/4"	H2	J2		1-HR.	
002		METAL	3'-0"	6'-8"	1 3/4"		METAL	4 3/4"	H2	J2		1-HR.	
003		WOOD	1'-8"	6'-8"	1 3/8"		WOOD	4 3/4"	H2	J2			
004		WOOD	5'-0"	6'-8"	1 3/8"		WOOD	4 3/4"	H2	J2			SLIDING
005		WOOD	3'-0"	6'-8"	1 3/8"		WOOD	4 3/4"	H2	J2			
006		WOOD	3'-0"	6'-8"	1 3/8"		WOOD	4 3/4"	H2	J2			
007		WOOD	2'-6"	6'-8"	1 3/8"		WOOD	4 3/4"	H2	J2			
008		WOOD	3'-0"	6'-8"	1 3/8"		WOOD	4 3/4"	H2	J2			
009		WOOD	3'-0"	6'-8"	1 3/8"		WOOD	4 3/4"	H2	J2			
010		WOOD	3'-0"	6'-8"	1 3/8"		WOOD	4 3/4"	H2	J2			
011		WOOD	3'-0"	6'-8"	1 3/8"		WOOD	4 3/4"	H2	J2			
012		WOOD	3'-0"	6'-8"	1 3/8"		WOOD	4 3/4"	H2	J2			

TYP ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
100	STAIR	CONC.	WOOD	SIDING	PTD. GYP	VARIES	
101	LIVING ROOM	C	WOOD	PTD. GYP	PTD. GYP	8'-1"	
102	LINEN	C	WOOD	PTD. GYP	PTD. GYP	8'-1"	
103	CLOSET	C	WOOD	PTD. GYP	PTD. GYP	8'-1"	
104	BEDROOM	C	WOOD	PTD. GYP	PTD. GYP	8'-1"	
105	HALL	C	WOOD	PTD. GYP	PTD. GYP	8'-1"	
106	BATHROOM	CER. TILE	WOOD	PTD. GYP	PTD. GYP	8'-1"	
107	LAUNDRY/FURNACE	CER. TILE	WOOD	PTD. GYP	PTD. GYP	8'-1"	
108	BEDROOM	C	WOOD	PTD. GYP	PTD. GYP	8'-1"	
109	CLOSET	C	WOOD	PTD. GYP	PTD. GYP	8'-1"	
110	BATHROOM	CER. TILE	WOOD	PTD. GYP	PTD. GYP	8'-1"	
111	KITCHEN	CER. TILE	WOOD	PTD. GYP	PTD. GYP	8'-1"	
112	DINING	CER. TILE	WOOD	PTD. GYP	PTD. GYP	8'-1"	
113	PANTRY	CER. TILE	WOOD	PTD. GYP	PTD. GYP	8'-1"	
114	CORRIDOR	DECK	WOOD	SIDING	PTD. GYP	VARIES	
115	EQUIPMENT ROOMS	CONC.	WOOD	PTD. GYP	PTD. GYP	VARIES	
116	STORAGE	C	WOOD	PTD. GYP	PTD. GYP	8'-1"	

NOTE; ALL INTERIOR FINISHES TO BE CLASS "B" WITH FLAMESPREAD OF 26-75 & SMOKE DEVELOPED OF 0-450.

ABBREVIATIONS

CER. TILE – CERAMIC TILE
V.C.T. – VINYL COMPOSITION TILE
Q. TILE – QUARRY TILE
S.A.T.– TEGULAR CLASS "A", FISSURED, NON-DIRECTIONAL TILE 2'x2'
S.A.T.@2 – VINYL FACED WASHABLE
RUBBER – 4" RUBBER BASE
PTD. GYP. BD.– PAINTED GYPSUM BOARD
PTD. C.M.U. – PAINTED CONCRETE MASONRY
V – VINYL
C – CARPET

WALL TYPE (ALL WALLS TO RECEIVE 3 1/2" FIBERGLAS INSUL FOR SOUND)

A – 5/8" DRYWALL BOTH SIDES OF WOOD STUDS @ 16" o.c.
B – 5/8" FC DRYWALL BOTH SIDES OF WOOD STUDS @ 16" o.c. (1-hr. RATED)
C – 5/8" DRYWALL ON WOOD STUDS @ 16" o.c., 7/16" OSB, BRICK AND SIDING

NOTE

1) ALL INSULATION (WALLS AND ATTIC) SHALL HAVE A MAXIMUM FLAME/SMOKE RATING OF 25/450.

2) ALL INTERIOR FLOOR FINISHES SHALL HAVE A MINIMUM CLASS II FIRE RESISTANCE RATING.

3 STORY APARTMENTS, 2 & 3-BED UNITS

GRAND PRARIE APARTMENTS

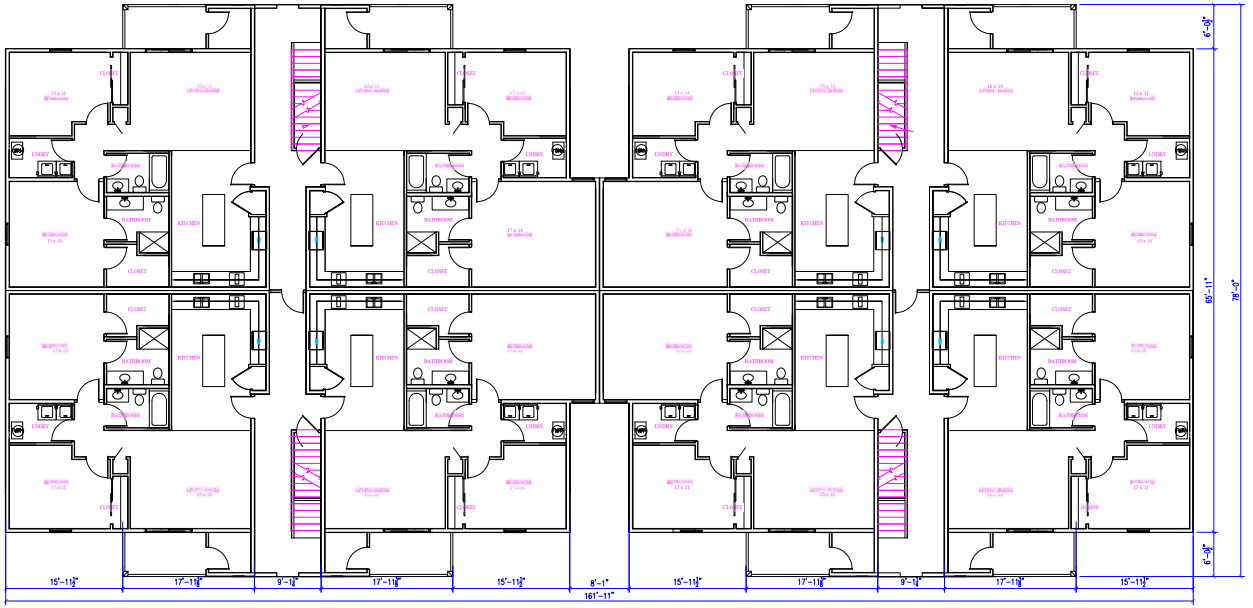
W. AMERICAN PRARIE DR.
PEORIA, ILLINOIS

Project No. 25-22-B
DRAWN BY KAS

KELLY A. SANNER
Architect ▼ Planner ▼ Construction Mgr
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CEL 217-971-1132

Date: 08/14/25, 09/04/25, 12/18/25, 02/10/26, 03/06/26, 04/02/26, 06/02/26

Sheet No. A-2



3rd LEVEL PLAN - 2 BED

SCALE: 1/8"=1'-0" 1,155

3 STORY APARTMENTS, 2 & 3-BED UNITS

GRAND PRARIE APARTMENTS

W. AMERICAN PRARIE DR.

PEORIA, ILLINOIS

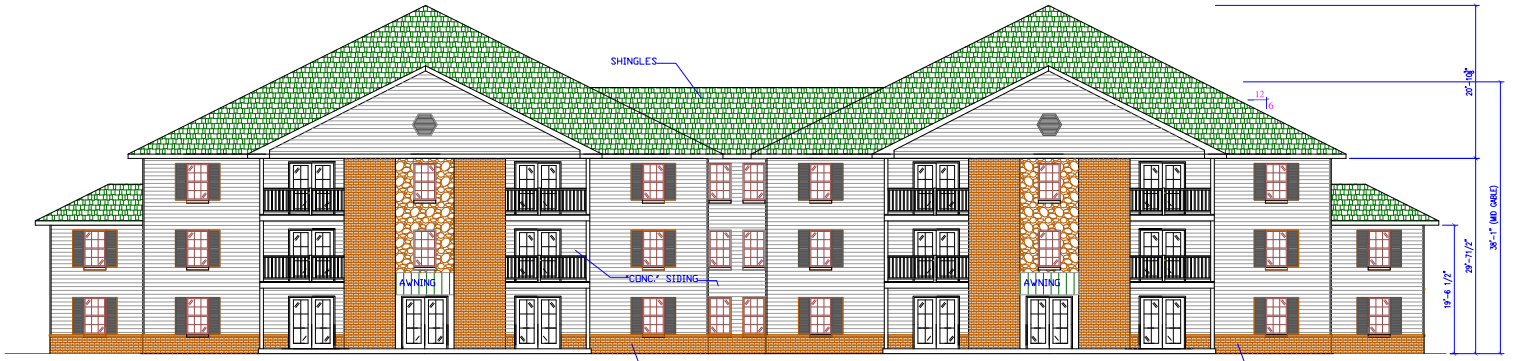
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Sheet No. A-2



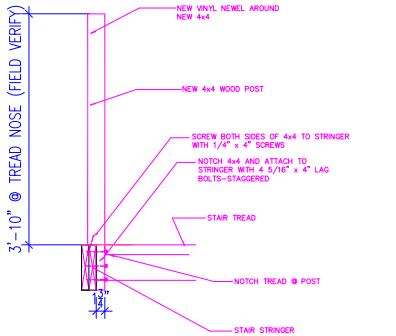
FRONT & REAR ELEVATION - 2 BED & 3 BED UNITS

SCALE: 1/8"=1'-0"



SIDE ELEVATIONS - 2 BED & 3 BED UNITS

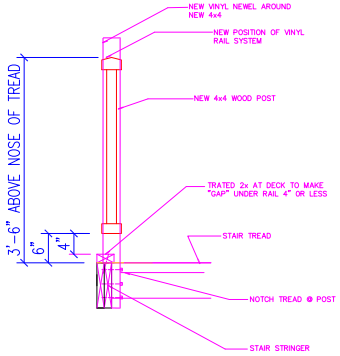
SCALE: 1/8"=1'-0"



1 A-4.1 NEWEL POST ATTACHMENT-STAIR

SCALE: 1" = 1'-0"

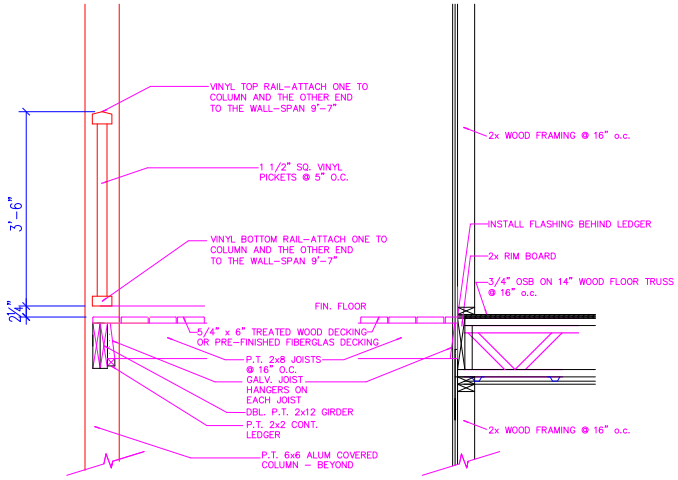
NOTE: RAIL SUPPORT DETAILS PROVIDED BY MANUFACTURER RAIL SYSTEM TO SUPPORT 250 lb. OUTWARD THRUST



2 A-4.1 REVISED "GUARDRAIL" POSITION-STAIR

SCALE: 1" = 1'-0"

NOTE: RAIL SUPPORT DETAILS PROVIDED BY MANUFACTURER RAIL SYSTEM TO SUPPORT 250 lb. OUTWARD THRUST



1 A-3.1 DECK DETAIL

SCALE: 1" = 1'-0"

NOTE: RAIL SUPPORT DETAILS PROVIDED BY MANUFACTURER RAIL SYSTEM TO SUPPORT 250 lb. OUTWARD THRUST

3 STORY APARTMENTS, 2 & 3-BED UNITS

GRAND PRARIE APARTMENTS

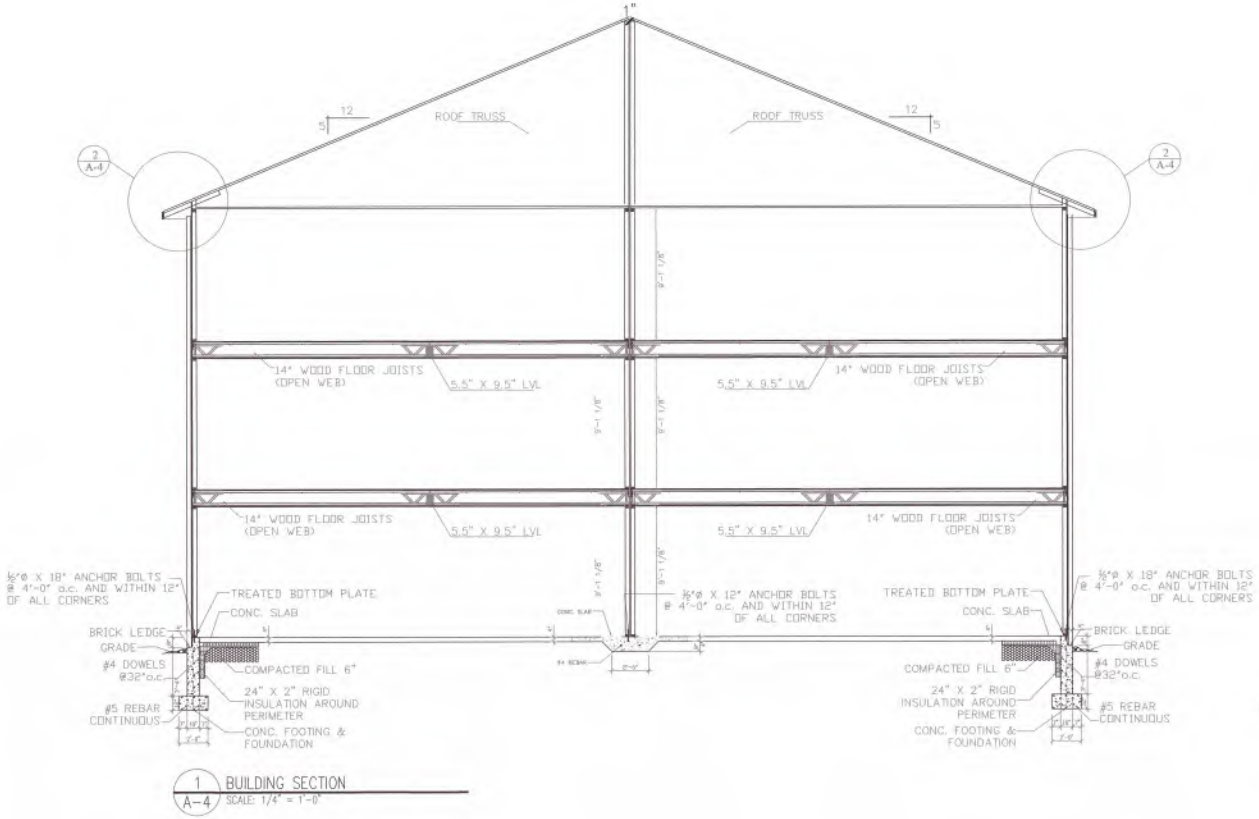
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PEORIA, ILLINOIS

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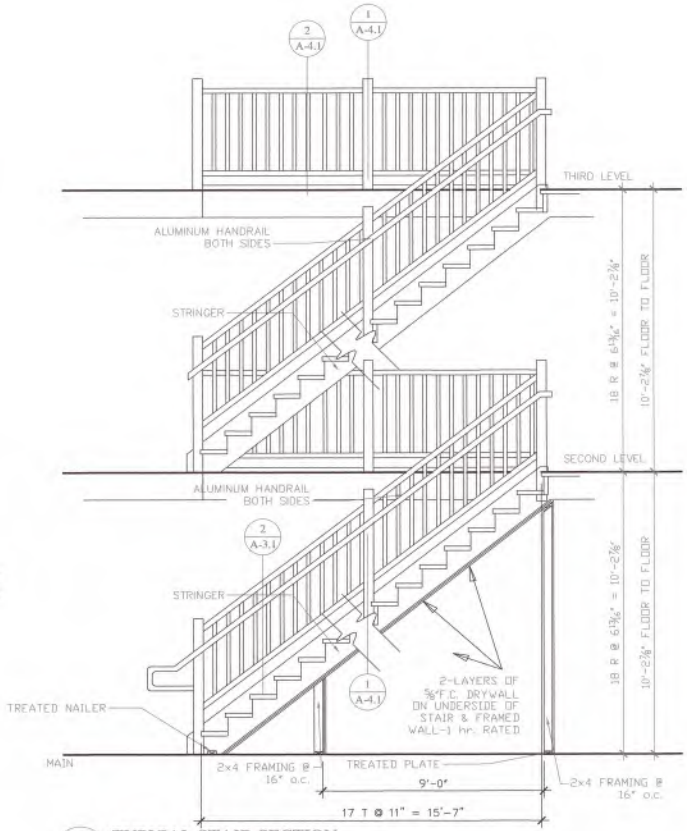
KELLY A. SANNER
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CEL 217-971-1132

Date 08/14/25, 08/19/25, 09/04/25, 12/18/25, 02/10/26, 03/06/26, 04/02/26, 06/02/26

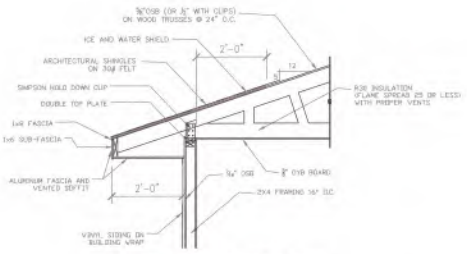
Sheet No. A-4



1 A-4 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 A-4 TYPICAL STAIR SECTION
SCALE: 1/2"=1'-0"



2 A-4 TRUSS ANCHOR DET.
SCALE: 1/2"=1'-0"

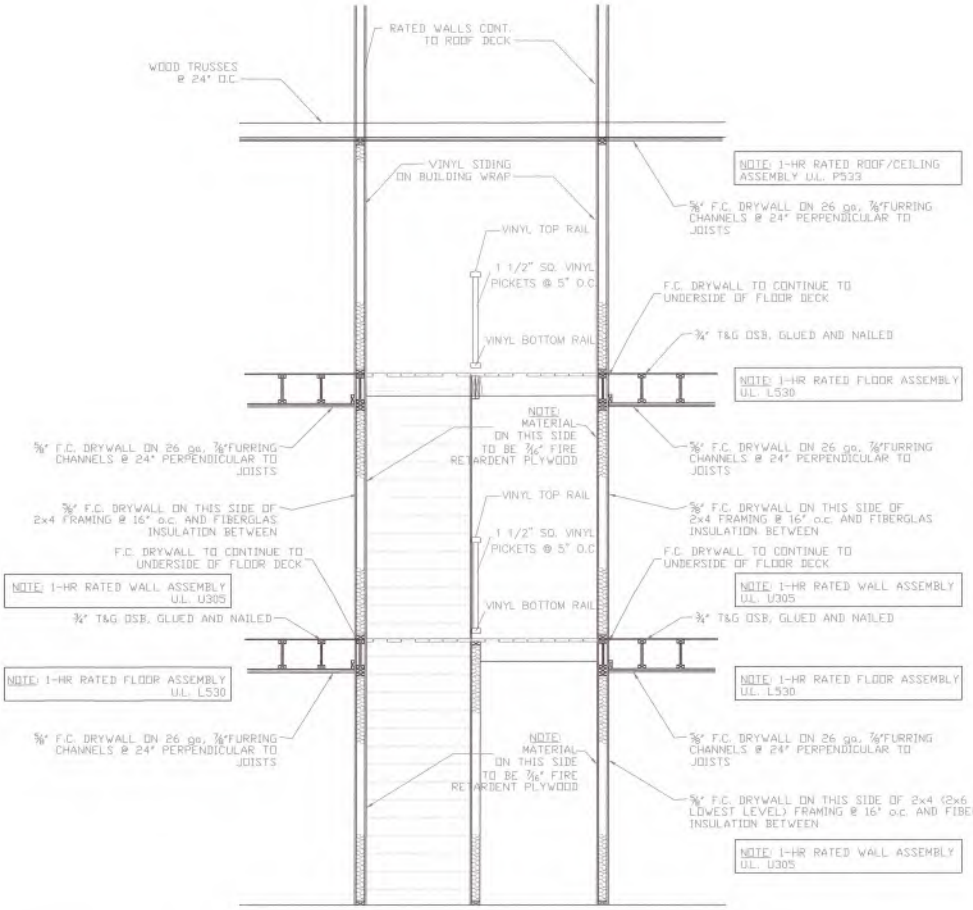
3 STORY APARTMENTS, 2 & 3-BED UNITS
GRAND PRARIE APARTMENTS
W. AMERICAN PRARIE DR.
PEORIA, ILLINOIS

Project No. 25-22-B
DRAWN BY KAS

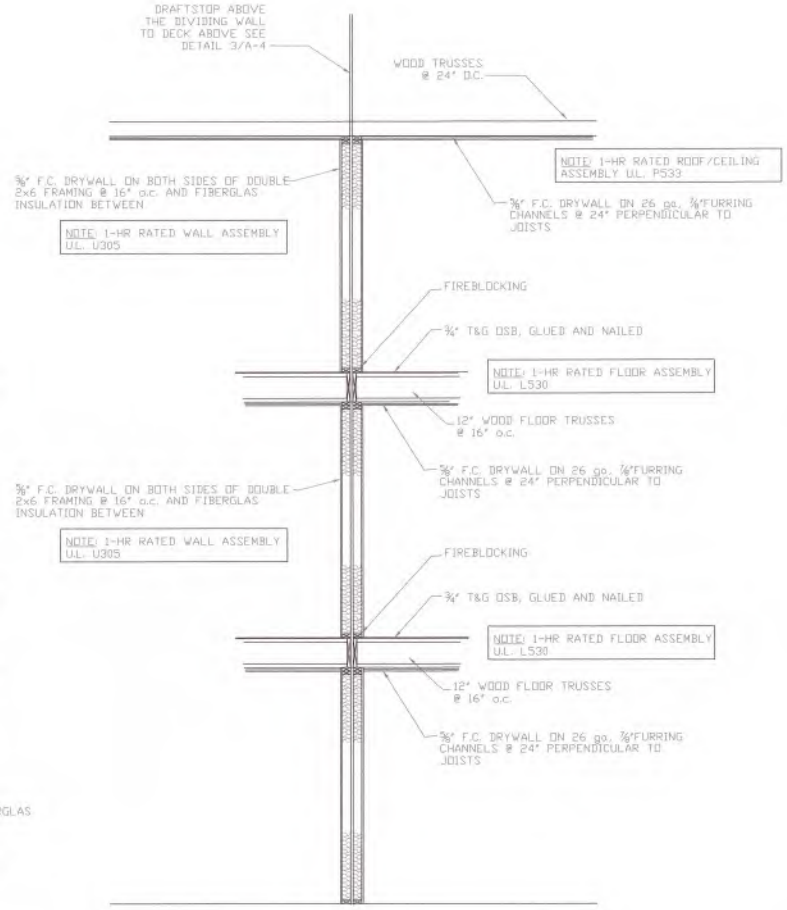
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Date 08/14/25, 09/04/25, 12/18/25, 02/10/26, 03/06/26, 04/02/26, 06/02/26

Sheet No. A-4



1 / A-5 DETAIL OF FIRE RATED WALLS AT STAIRS
SCALE: 1/2"=1'-0"



2 / A-5 DETAIL OF FIRE RATED WALLS BETWEEN UNITS
SCALE: 1/2"=1'-0"

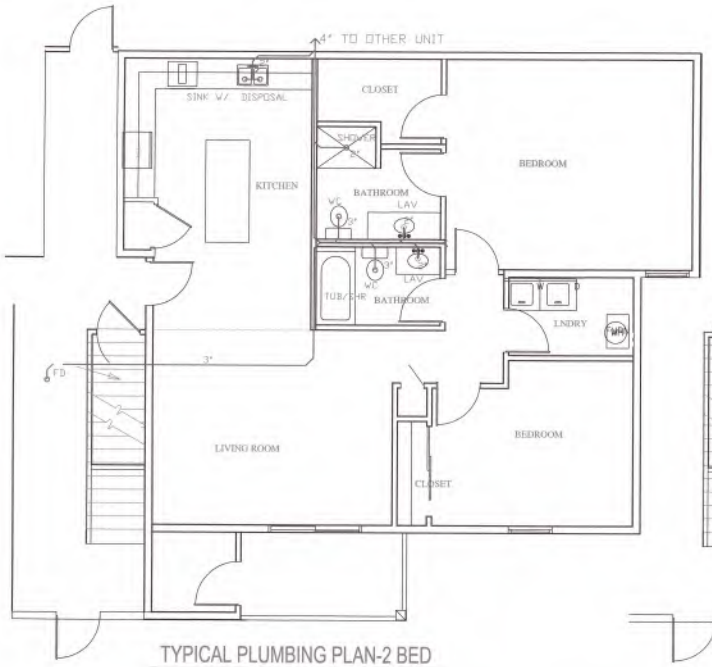
3 STORY APARTMENTS, 2 & 3-BED UNITS
GRAND PRARIE APARTMENTS
W. AMERICAN PRARIE DR.
PEORIA, ILLINOIS

Project No. 25-22-B
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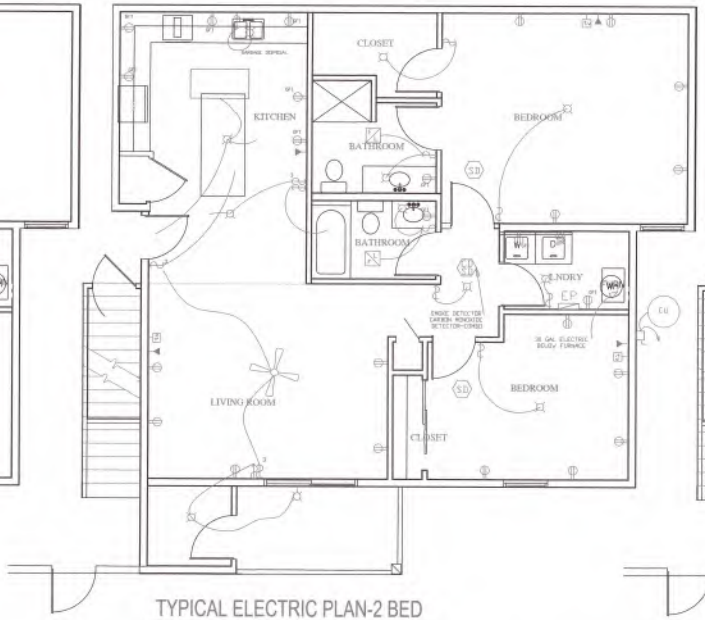
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Sheet No. A-5



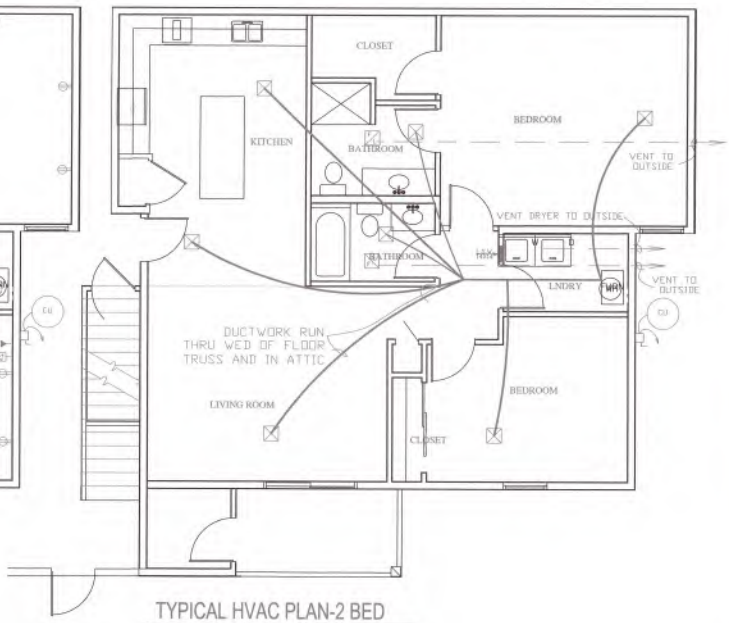
TYPICAL PLUMBING PLAN-2 BED

SCALE: 1/4"=1'-0"



TYPICAL ELECTRIC PLAN-2 BED

SCALE: 1/4"=1'-0"



TYPICAL HVAC PLAN-2 BED

SCALE: 1/4"=1'-0"

PLUMBING GENERAL NOTES:

THE WORK TO BE PERFORMD SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, CONSTRUCTION FACILITIES AND INCIDENTALS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF ALL PLUMBING AND PIPING WORK AS SHOWN AND INDICATED ON THE CONTRACT DRAWINGS, AND/OR HEREIN SPECIFIED WITH THE INTENT THAT THE INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT AND READY FOR USE. THE INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES, NFPA, AND ILLINOIS PLUMBING CODE.

PIPES AND PIPE FITTINGS:

WATER SERVICE LINE TO BE INSTALLED W/10'-0" FROM ANY DRAIN OR SEWER.

ALL DRAINS TO BE PROPERLY TRAPPED AND VENTED.

WASTE AND VENT PIPING - SCHEDULE 40 PVC PIPING WITH SOLVENT WELDED JOINTS. NO SCHEDULE 35 PVC TO BE USED.

ABOVE SLAB DOMESTIC WATER PIPING TYPE L HARD COPPER WITH WROUGHT SWEATED FITTINGS.

BELOW GRADE DOMESTIC WATER PIPING TYPE K HARD COPPER.

ABOVE GROUND GAS PIPING - SCHEDULE 40 BLACK STEEL WITH MALLEABLE, SCREWED FITTINGS.

EXTERIOR SEWER PIPING

A. SANITARY SEWERS: SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS, OR ASTM D-3034, WITH RING-TIGHT ASTM D-3212 FLEXIBLE JOINTS.

PLUMBING LEGEND

- ——— = SANITARY LINE
- ——— = 1½" VENT TO CLOSEST 4" VT
- ● = 3"FLOOR DRAIN
- WC = WATER CLOSET
- LAV = LAVATORY
- SK = SINK
- WH = WATER HEATER

NOTE:

1) BUILDING TO BE FULLY SPRINKLERED. LAYOUT AND CALCULATIONS TO BE PROVIDED BY SPRINKLER CONTRACTOR.

ELECTRICAL LEGEND

- WIRE RUN CONCEALED IN WALL OR CEILING
- CONDUIT RUN EXPOSED
- BRANCH CIRCUIT HOME RUN TO PANEL. P-16 INDICATES CURCUIT NO. IN PANEL
- Φ DUPLEX RECEPTACLE OUTLET - 12" AFF UNLESS OTHERWISE NOTED
- GFI GROUND FAULT INTERCEPTOR OUTLET
- W.P. WATER PROTECTED DUPLEX RECEPTACLE
- SPECIAL PURPOSE OUTLET 208/220
- TELEPHONE OUTLET - 12" AFF UNLESS NOTED
- ELECTRICAL PANEL 125 AMP
- 2X4 SURFACE MOUNTED FLUORESCENT FIXTURE
- EMERGENCY LIGHT FIXTURE
- $ SWITCH SINGLE POLE - 48" AFF - BORIC TYPE
- $3 SWITCH, THREE WAY - 48" AFF - BORIC TYPE
- $D SWITCH, DIMMER - 48" AFF
- SURFACE MOUUTED INCANDESCENT
- RECESSED MOUUTED INCANDESCENT
- FAN/LIGHT COMBINATION VENT TO OUTSIDE
- FAN/LIGHT COMBINATION
- TV CABEL
- SD SMOKE (DETECTOR) ALARM
- CU CONDENSING UNIT (13 SEER)
- W.P. 75 WATT WALL PACK ON PHOTO CELL

ELECTRICAL NOTES

1. SEE PANELBOARD SCHEDULE FOR ELECTRICAL LOADS.
2. ALL ELECTRICAL WORK IS TO BE PERFORMED BY A REGISTERED ELECTRICAL CONTRACTOR IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
3. CONTRACTOR SHALL PAY REQUIRED MUNICIPAL PERMIT AND INSPECTION FEES.
4. ALL ELECTRICAL EQUIPMENT SHALL BE NEW U.L. LISTED AND LABELED.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE NECESSARY SUPPORT FOR THE CEILING MOUNT CHANDELIERS, CEILING FANS, AND WALL MOUNT FIXTURES.
6. VERIFY PROPER LOCATION OF EQUIPMENT, OUTLETS AND CONTROLS, MOUNTING HEIGHTS, SIZE AND NUMBER OF WIRES, ETC. REQUIRED PRIOR TO ROUGHING-IN.
7. ALL WIRE TO BE MIN #12 THHN AND CONFORM TO NFPA 70 AND THE NATIONAL ELECTRICAL CODE.
8. ALL WIRING IN PANELS SHALL BE NEAT, ROUNDED CORNERS, TIED IN BUNDLES WITH APPROVED TIES.
9. WHERE LIGHT FIXTURES ARE TO BE INSTALLED, FOR CEILING TYPE, CONTRACTOR SHALL EXAMINE THE COMPLETE AREAS AS WELL AS EACH INDIVIDUAL ROOM INTERFERENCE WITH PIPING, BEAMS, DUCTS, ETC. AND WHERE ANY SUCH INTERFERENCES OCCUR FIXTURES IN EACH ROOM OR AREA MUST BE HUNG THE SAME DISTANCES ABOVE THE FLOOR, UNLESS OTHERWISE NOTED AND MUST NOT BE HIDDEN OR OBSTRUCTED, WHOLLY, OR IN PART, BY ANY DUCTS, HOODS, PIPING, ETC. RUNNING DIRECTLY UNDER SAME.
10. INSTALL FIREALRAM/SMOKE DETEC.
11. ALL 15 & 20 AMP BRANCH CIRCUITS SHAL BE ARC-FAULT PROTECTED BY A LISTED ARC-FAULT INTERRUPTER.
12. ALL OUTDOOR AND KITCHEN RECEPTCALES SHALL BE GFCI PROTECTED
13. THE KITCHEN SHALL BE PROVIDED WITH A MINIMUM OF TWO 20 AMP BRANCH CIRCUITS
14. A 125 VOLT SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25' FOR ALL AC EQUIP. AND BE GFCI PROTECTED OF WEATHER PROOF DESIGN
15. CLOSET LIGHTS SHALL BE ENCLOSED AND INSTALLED 12" (MIN.) FROM NEAREST POINT OF SHELVING STORAGE.

ELECTRICAL PANEL			
DESCRIPTION	120/240 ,1Φ	W,3N,125AMP. MLO,FLUSH MOUNTED	
KITCHEN GFCI	1P 20	CIR 1,2,3,4	
BATHRM GFCI	1P 20	CIR 5,6	
ELEC FURN	2P 40	CIR 7,8	
ELEC.WATER HTR.	2P 30	CIR 9,10	
CU	2P 20	CIR 11,12	
OUTLET,LIGHT	1P 20	CIR 13,14,15,16	
OUTLET,LIGHT	1P 20	CIR 17,18,19,20	
PANEL DATA: CONNECTED LOAD 159 KV; DEMAND LOAD 6.4 KV			

HVAC GENERAL NOTES:

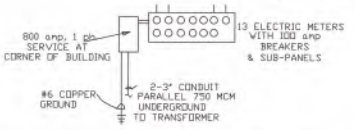
1) ALL HVAC WORK TO BE PERFORMED IN ACCORDANCE TO APPLICABLE STATE AND LOCAL REQUIREMENTS.

NOTE:

RANGE HOODS ARE VENTLESS

HVAC LEGEND:

- ——— = RETURN DUCT
- ——— = SUPPLY DUCT (DIFFUSERS SET SO THAT FLEXIBLE DUCTWORK IS NO LONGER THAN 14'-0"
- FURN = ELECTRIC FURNACE
- CU = CONDENSING UNIT (13 SEER)
- ☒ = DIFUSSER @ CEILING WITH FIRE DAMPERS
- T = THERMOSTAT-PROGRAMMABLE
- = RETURN AIR (HIGH ON WALL)



ELECTRIC SERVICE DIAGRAM

NO SCALE

3 STORY APARTMENTS, 2 & 3-BED UNITS

GRAND PRARIE APARTMENTS

W. AMERICAN PRARIE DR.

PEORIA, ILLINOIS

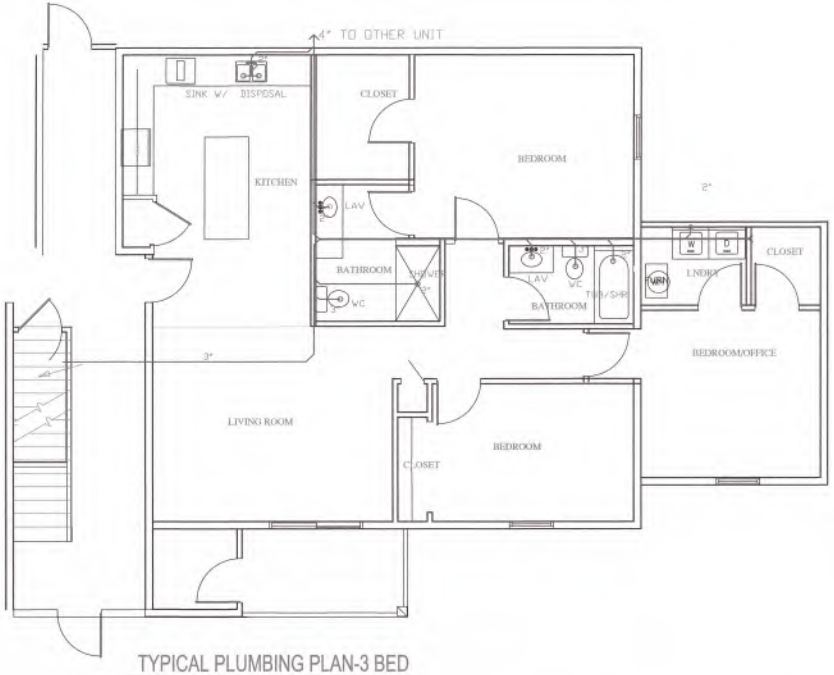
Project No. 25-22-B

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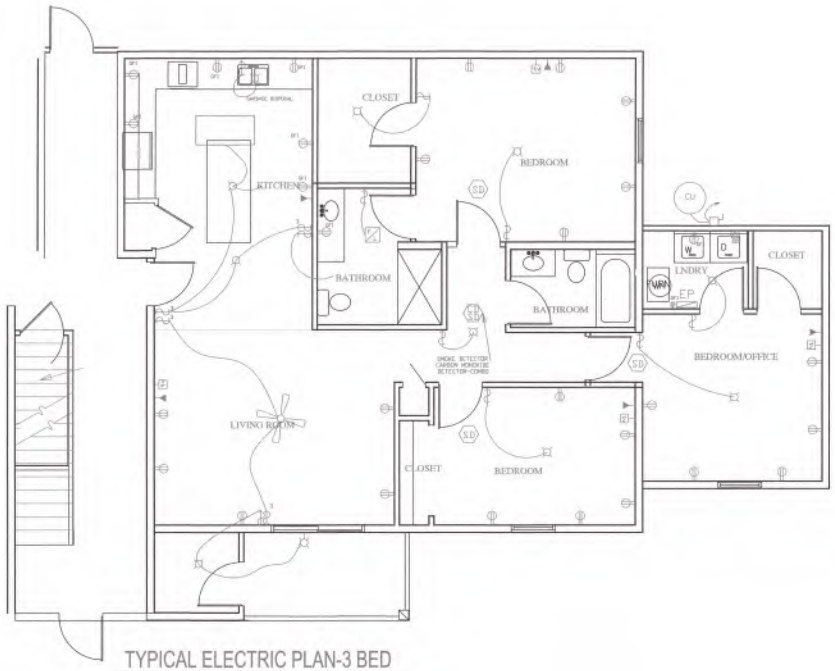
Date 08/19/25, 09/04/25, 12/18/25, 02/10/26, 03/06/26, 04/02/26, 06/02/26

Sheet No. MEP-1



TYPICAL PLUMBING PLAN-3 BED

SCALE: 1/4"=1'-0"



TYPICAL ELECTRIC PLAN-3 BED

SCALE: 1/4"=1'-0"

PLUMBING GENERAL NOTES:

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———	= 1½" VENT TO CLOSEST 4" VT
●	= 3"FLOOR DRAIN
WC	= WATER CLOSET
LAV	= LAVATORY
SK	= SINK
WH	= WATER HEATER

NOTE:

D. BUILDING TO BE FULLY SPRINKLERED. LAYOUT AND CALCULATIONS TO BE PROVIDED BY SPRINKLER CONTRACTOR.

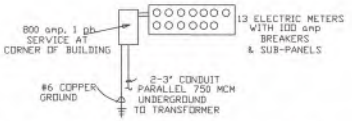
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- CONDUIT RUN EXPOSED
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- $ SWITCH SINGLE POLE - 48" AFF - DORIC TYPE
- $3 SWITCH, THREE WAY - 48" AFF - DORIC TYPE
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- FAN/LIGHT COMBINATION VENT TO OUTSIDE
- FAN/LIGHT COMBINATION
- TV CABEL
- SD SMOKE (DETECTOR) ALARM
- CU CONDENSING UNIT (13 SEER)
- W.P. 75 WATT WALL PACK ON PHOTO CELL

ELECTRICAL NOTES

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12. ALL OUTDOOR AND KITCHEN RECEPTCALES SHALL BE GFCI PROTECTED
13. THE KITCHEN SHALL BE PROVIDED WITH A MINIMUM OF TWO 20 AMP BRANCH CIRCUITS
14. A 125 VOLT SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25' FOR ALL AC EQUIP. AND BE GFCI PROTECTED OF WEATHER PROOF DESIGN
15. CLOSET LIGHTS SHALL BE ENCLOSED AND INSTALLED 12" (MIN.) FROM NEAREST POINT OF SHELVING STORAGE.

ELECTRICAL PANEL			
DESCRIPTION	120/240 .1#	W.SN.125AMP. MLO,FLUSH MOUNTED	
KITCHEN GFCI	1P 20	CIR 1,2,3,4	
BATHRM GFCI	1P 20	CIR 5,6	
ELEC FURN	2P 40	CIR 7,8	
ELEC.WATER HTR.	2P 30	CIR 9,10	
CU	2P 20	CIR 11,12	
OUTLET/LIGHT	1P 20	CIR 13,14,15,16	
OUTLET/LIGHT	1P 20	CIR 17,18,19,20	
PANEL DATA			
CONNECTED LOAD	13.9 KV		
DEMAND LOAD	6.4 KV		



ELECTRIC SERVICE DIAGRAM

NO SCALE

3 STORY APARTMENTS, 2 & 3-BED UNITS

GRAND PRARIE APARTMENTS

W. AMERICAN PRARIE DR.

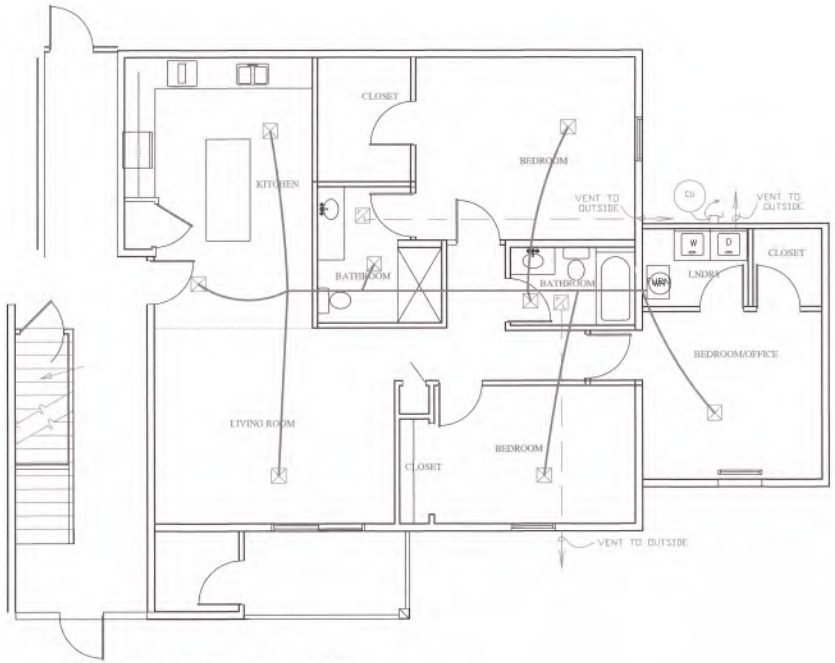
PEORIA, ILLINOIS

Project No. 25-22-B

DRAWN BY KAS

KELLY A. SANNER
Architect ▼ Planner ▼ Construction Mgr
3822 Camp Cilca Rd.
Cantrill, IL 62625
CEL 217-971-1132

Date	Sheet No.
08/14/25	MEP-2
08/19/25	
08/04/25	
12/18/25	
02/10/26	
03/06/26	
04/02/26	
06/02/26	



TYPICAL HVAC PLAN-3 BED

SCALE: 1/4"=1'-0"

HVAC GENERAL NOTES:

ALL HVAC WORK TO BE PERFORMED IN ACCORDANCE TO APPLICABLE STATE AND LOCAL REQUIREMENTS.

NOTE:

RANGE HOODS ARE VENTLESS

HVAC LEGEND:

= RETURN DUCT

= SUPPLY DUCT (DIFFUSERS SET SO THAT FLEXIBLE DUCTWORK IS NO LONGER THAN 14'-0"

FURN = ELECTRIC FURNACE

CU = CONDENSING UNIT (13 SEER)

= DIFUSSER @ CEILING WITH FIRE DAMPERS

T = THERMOSTAT-PROGRAMMABLE

= RETURN AIR (HIGH ON WALL)

3 STORY APARTMENTS, 2 & 3-BED UNITS

GRAND PRARIE APARTMENTS

W. AMERICAN PRARIE DR.

PEORIA, ILLINOIS

Project No. 25-22-B

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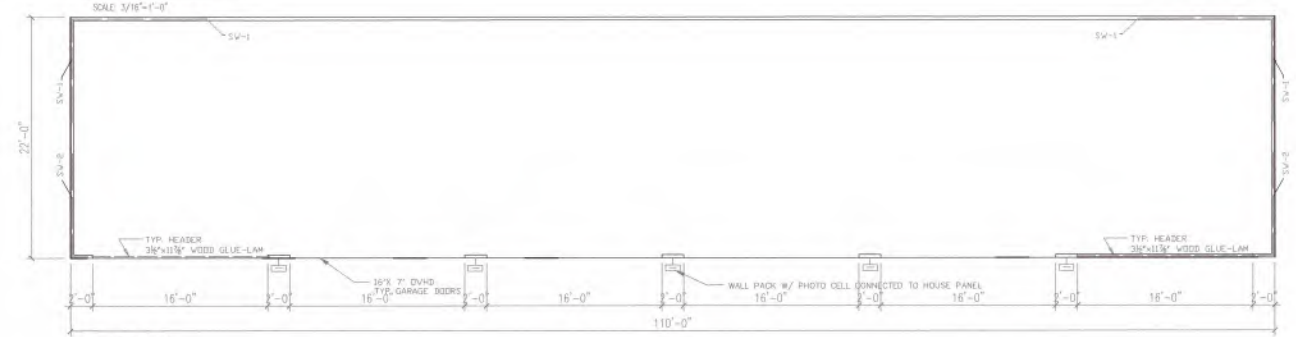
Date 08/14/25, 08/19/25, 09/04/25, 12/18/25, 02/10/26, 03/06/26, 04/02/26, 06/02/26

Sheet No. MEP-3



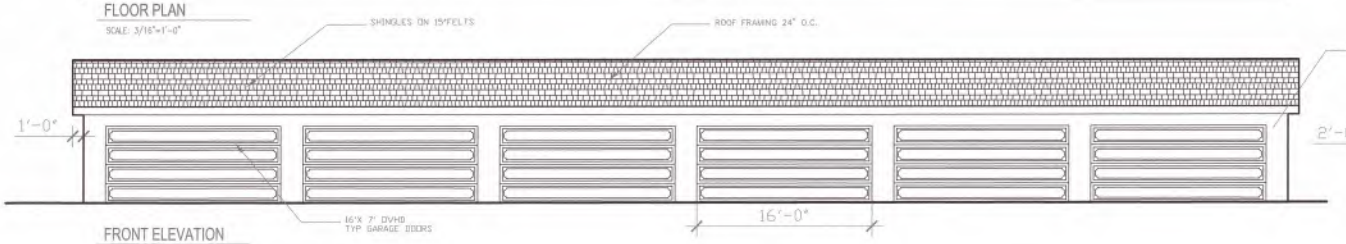
FOUNDATION PLAN

SCALE: 3/16"=1'-0"



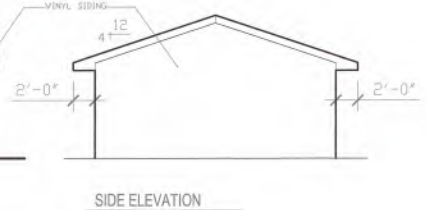
FLOOR PLAN

SCALE: 3/16"=1'-0"



FRONT ELEVATION

SCALE: 3/16"=1'-0"



SIDE ELEVATION

SCALE: 3/16"=1'-0"



SHEAR WALL ELEVATION

SCALE: 1/4"=1'-0"

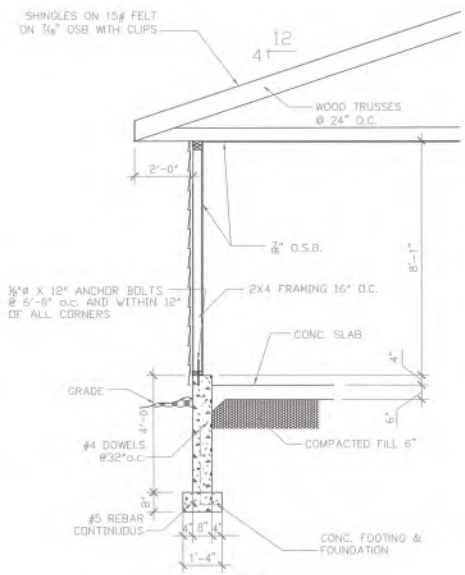
SHEAR WALL SCHEDULE

MARK	SHEATHING	NAILS	SPACING EDGE	SPACING INT.	ANCHOR BOLT SPACING	HOLDOWNS
SW-1	5/8" STRUCT. PLYWOOD/OSB ONE FACE	10d	4"	12"	5/8" ø @ 16" o.c.	USP PHD5 HOLDOWN ANCHOR EACH END PROVIDE 2 - 2 x 4 STUDS EACH END
SW-2	5/8" STRUCT. PLYWOOD/OSB ONE FACE	10d	6"	12"	5/8" ø @ 48" o.c.	USP PHD5 HOLDOWN ANCHOR EACH END PROVIDE 2 - 2 x 4 STUDS EACH END

FRAMING FOR SHEAR WALLS SHALL BE 2 x 4 STUDS @ 16" o.c. PROVIDE 2 - 2 x 4 STUDS MIN. BACK TO BACK AT END OF EACH SHEAR WALL.

USP PHD5 USE 5/8" ø x 24" ANCHOR BOLTS. $\frac{3}{4}$"ø

ALL WALL SHEATHING SHALL BE APA RATED, LONG DIMENSION OF SHEATHING MAY BE APPLIED PARALLEL OR PERPENDICULAR TO FRAMING.



WALL SECTION

SCALE: 1/2"=1'-0"

12 SPACES

3 STORY APARTMENTS, 2 & 3-BED UNITS

GRAND PRARIE APARTMENTS

W. AMERICAN PRARIE DR.

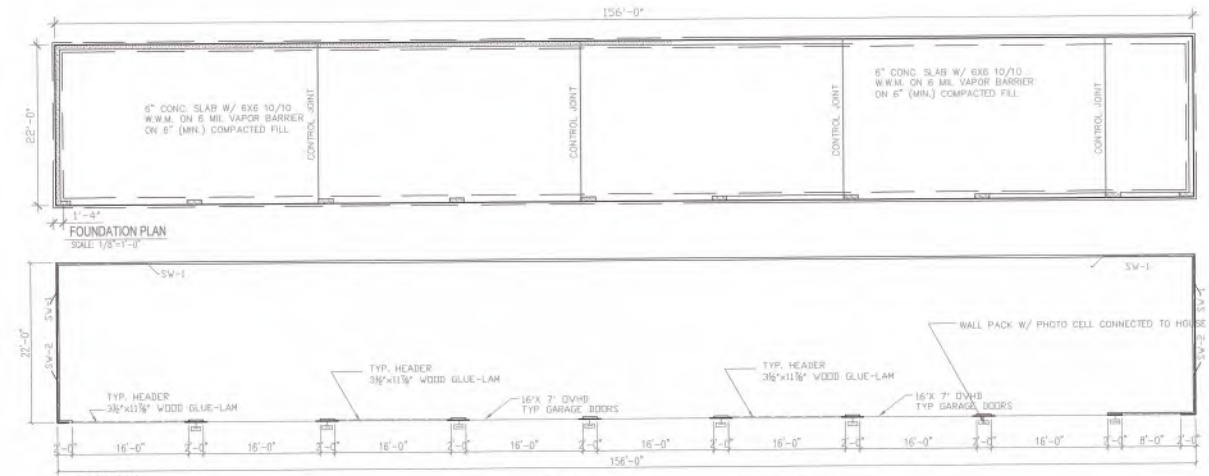
PEORIA, ILLINOIS

Project No. 25-22-B

DRAWN BY KAS

KELLY A. SANNER
Architect ▼ Planner ▼ Construction Mgr
3822 Camp Cilco Rd.
Cantrall, IL 62625
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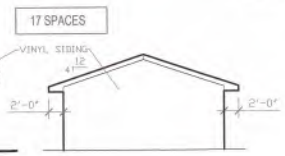
Date	Sheet No.
08/14/25 09/15/25 09/04/25 12/18/25 02/10/26 03/06/26 04/02/26 06/02/26	GA-1



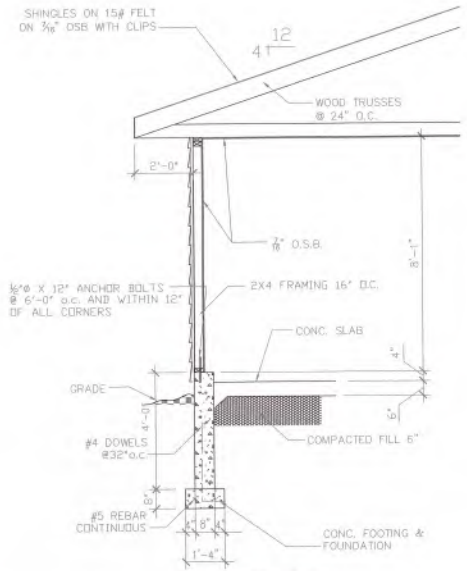
FOUNDATION PLAN
SCALE: 1/8"=1'-0"

FLOOR PLAN

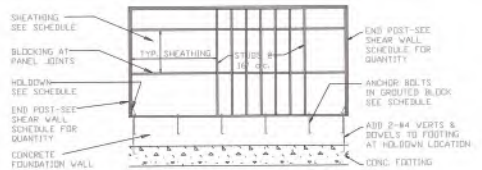
FRONT ELEVATION
SCALE: 1/8"=1'-0"



SIDE ELEVATION
SCALE: 1/8"=1'-0"



WALL SECTION
SCALE: 1/2"=1'-0"



SHEAR WALL ELEVATION
SCALE: 1/4"=1'-0"

SHEAR WALL SCHEDULE

MARK	SHEATHING	NAILS	SPACING EDGE	SPACING INT.	ANCHOR BOLT SPACING	HOLDOWNS
SW-1	5/8" STRUCT. PLYWOOD/OSB ONE FACE	10d	4"	12"	5/8" ø @ 35" o.c.	USP PHDS HOLDOWN ANCHOR EACH END PROVIDE 2 - 2 x 4 STUDS EACH END
SW-2	5/8" STRUCT. PLYWOOD/OSB ONE FACE	10d	6"	12"	5/8" ø @ 48" o.c.	USP PHDS HOLDOWN ANCHOR EACH END PROVIDE 2 - 2 x 4 STUDS EACH END

FRAMING FOR SHEAR WALLS SHALL BE 2 x 4 STUDS @ 16" o.c. PROVIDE 2 - 2 x 4 STUDS MIN. BACK TO BACK AT END OF EACH SHEAR WALL.

USP PHDS USE 5/8" ø x 24" ANCHOR BOLTS. 24"

ALL WALL SHEATHING SHALL BE APA RATED, LONG DIMENSION OF SHEATHING MAY BE APPLIED PARALLEL OR PERPENDICULAR TO FRAMING

3 STORY APARTMENTS, 2 & 3-BED UNITS

GRAND PRARIE APARTMENTS

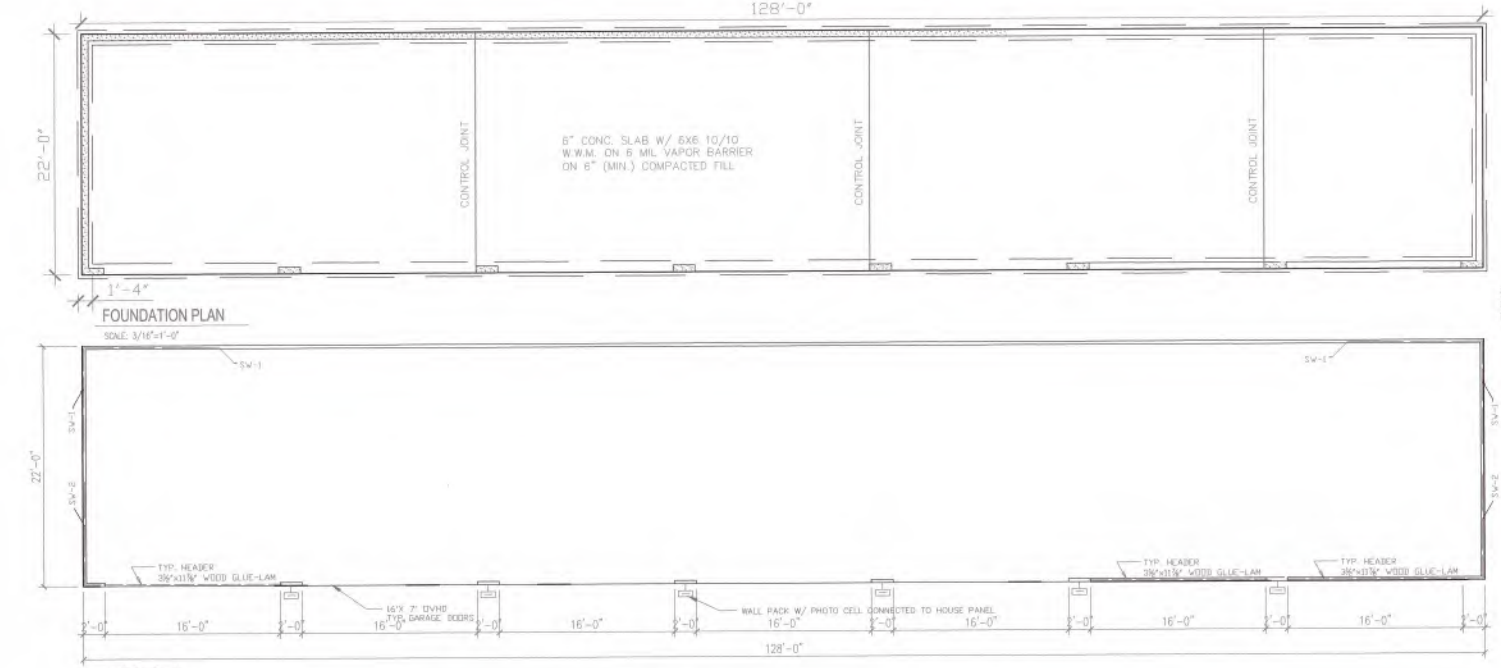
W. AMERICAN PRARIE DR.
PEORIA, ILLINOIS

Project No. 25-22-B
DRAWN BY KAS

KELLY A. SANNER
Architect ▼ Planner ▼ Construction Mgr
3822 Camp Cilea Rd.
Cantrall, IL 62625
CEL 217-971-1132

Date
08/14/25
08/19/25
09/04/25
12/18/25
02/10/26
03/06/26
04/02/26
06/02/26

Sheet No. GA-2



FOUNDATION PLAN

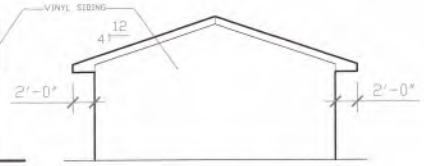
SCALE: 3/16"=1'-0"

FLOOR PLAN

SCALE: 3/16"=1'-0"

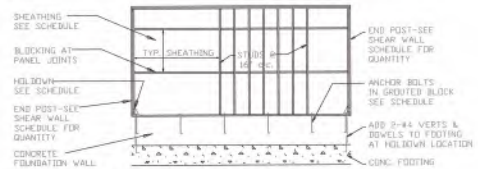
FRONT ELEVATION

SCALE: 3/16"=1'-0"



SIDE ELEVATION

SCALE: 3/16"=1'-0"



SHEAR WALL ELEVATION

SCALE: 1/4"=1'-0"

SHEAR WALL SCHEDULE

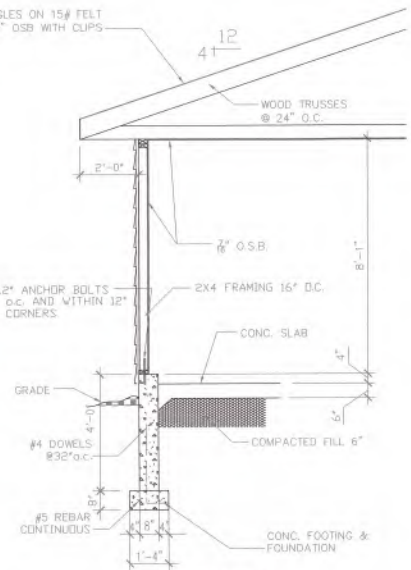
MARK	SHEATHING	NAILS	SPACING EDGE	SPACING INT.	ANCHOR BOLT SPACING	HOLDOWNS
SW-1	5/8" STRUCT. PLYWOOD/OSB ONE FACE	10d	4"	12"	5/8" ø @ 16" o.c.	USP PHDS HOLDOWN ANCHOR EACH END PROVIDE 2 - 2 x 4 STUDS EACH END
SW-2	5/8" STRUCT. PLYWOOD/OSB ONE FACE	10d	6"	12"	5/8" ø @ 48" o.c.	USP PHDS HOLDOWN ANCHOR EACH END PROVIDE 2 - 2 x 4 STUDS EACH END

FRAMING FOR SHEAR WALLS SHALL BE 2 x 4 STUDS @ 16" o.c. PROVIDE 2 - 2 x 4 STUDS MIN. BACK TO BACK AT END OF EACH SHEAR WALL.

USP PHDS USE 5/8" ø x 24" ANCHOR BOLTS. 22½"

ALL WALL SHEATHING SHALL BE APA RATED. LONG DIMENSION OF SHEATHING MAY BE APPLIED PARALLEL OR PERPENDICULAR TO FRAMING

14 SPACES



WALL SECTION

SCALE: 1/2"=1'-0"

3 STORY APARTMENTS, 2 & 3-BED UNITS

GRAND PRARIE APARTMENTS

W. AMERICAN PRARIE DR.

PEORIA, ILLINOIS

Project No.	25-22-B
DRAWN BY	KAS

KELLY A. SANNER
Architect ▼ Planner ▼ Construction Mgr
3822 Camp Cilca Rd.
Cantrall, IL 62625
CEL 217-971-1132

Date
08/14/25
08/19/25
09/04/25
12/18/25
02/10/26
03/06/26
04/02/26
06/02/26

Sheet No. GA-3

PZ 221-2026
Hold a Public Hearing and forward a recommendation to City Council on the request of Jessica E. Perry for The Donald A. Flexer Irrevocable Trust, to rezone property from a Class O1 (Arterial Office) District to a Class R6 (Multi-Family Residential) District for the property located at 1428 W Northmoor Road (Parcel Identification Number 14-17-326- 004), Peoria, IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request. The Development Review Board recommends approval.

Commissioner Unes stated that this property was once a rectory that belonged to the Diocese and asked if this is private property now. Ms. Weick stated yes. Ms. Weick stated that it was transferred to a private owner.

Petitioner's representative, Jessica Ball, did not have any further comments.

Chairman Martin opened the public hearing at 1:45 PM.

With no public testimony presented, the public hearing was closed at 1:45 PM.

Commissioner Heard read the Findings of Facts.

Motion:
Commissioner Unes made a motion to APPROVE with staff's conditions and waivers; seconded by Commissioner Ghareeb.

The motion was approved unanimously by voice vote 6 to 0.

Speakers were sworn in by Julia Rose.

PZ 223-2026
Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Wagner of PLS PROPS, LLC, on behalf of Peoria New Mall, LLC, to amend existing Special Use Ordinance No. 13,932, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the construction of 4 apartment buildings with 84 total units for the property located at the intersection of West American Prairie Drive and North Route 91 (Parcel Identification Number 13-11-177-002) and commonly known as The Shoppes at Grand Prairie (Parcel Identification Nos. 13-10-201-012, 13-10-201-013, 13-10-201-014, 13-10-201-015, 13-10-201-016, 13-10-201-017, 13-02-351-003, 13-02-351-005, 13-02-351-006, 13-11-100-001, 13-11-101-002, 13-11-101-003, 13-11-126-001, 13-11-126-004, 13-11-126-005, 13-11-126-009, 13-11-126-011, 13-11-126-012, 13-11-126-013, 13-11-126-014, 13-11-126-015, 13-11-177-001, 13-11-177-002, 13-11-176-001, 13-11-176-002, 13-11-176-003, 13-11-176-005, 13-11-176-007, 13-11-176-010, 13-11-176-011, 13-11-176-012, 13-11-176-013, 13-11-151-002, 13-11-151-003, 13-11-151-005, 13-11-151-006, 13-11-151-009, 13-11-151-010, 13-11-151-011, 13-11-151-012, 13-11-151-013, 13-11-151-014, 13-11-151-017, 13-11-151-016, 13-11-151-019, 13-11-151-021, 13-11-151-024, 13-11-151-026, 13-11-151-027, 13-11-151-028), Peoria, IL (Council District 4)

Urban Planner, Julia Rose, Community Development Department, read the case into the record and summarized the request. The Development Review Board recommends approval with the following waiver and conditions:

1) Waiver to increase the density from 15.02 dwelling units per acre to 16.50 dwelling units per acre.
2) Add a minimum of 6 bike parking spaces pursuant to UDC Section 8.1.6.3 Bike Parking Requirements (All Districts).
3) Design dumpster enclosure in accordance with Chapter 13, Section 13-40.
4) Install 146 points from the tree classification for the front yard along W American Prairie Dr.
5) Install 422 points from the tree classification for the front yard along N Route 91.
6) Install 170 points (9 trees) from the shade tree classification within curbed islands or divider medians within the interior of the parking lot. Parking lot islands shall be curbed with concrete or a functionally equivalent material.
7) All mulch placed within or directly adjacent to a parking lot shall be shredded hardwood bark or cypress mulch pursuant to UDC Section 8.2.12.A.3 Mulching Requirements. Gravel mulch, river rock, or like rock is not permitted within or directly adjacent to parking lots.
8) All new rooftop and ground mount mechanical equipment and utilities to be screened pursuant to Chapter 13, Section 601.3.
9) Submit and receive approval for photometric plan compliant with UDC Section 8.5.
10) Provide documentation verifying legal access to the subject property.
11) Install a multi-use path in the right-of-way along the N Route 91 frontage per City and IDOT requirements.
12) Install sidewalk along the W American Prairie frontage.
13) Submit and receive approval for stormwater volume control prior to construction.
14) Submit and receive approval for stamped building, life safety, and fire plans for review and approval prior to construction.

The Development Review Board recommends denial of the following waivers requested:

1) Waiver to eliminate multi-use path installation along the property frontage on N Route 91.
2) Waiver to eliminate sidewalk installation along the property frontage on W American Prairie Dr.

Chairman Martin asked what the game plan is for the sidewalks as it has been a topic of issue for some time. Ms. Schmidt stated that the multi-use path would be a continuation of the path that is installed along the Casey's frontage on the other side of American Prairie. Ms. Schmidt stated that Staff confirmed there are no objections from IDOT but request a crosswalk be added to the IL 91-American Prairie intersection and the multi-use path lead to the parking lot south of the subject property. Pedestrians do not enter the roadway where the path ends. Chairman Martin verified that the sidewalk will end at the mall parking lot. Ms. Schmidt stated that yes, it will end in the mall parking lot. Ms. Rose stated that it will end there for now until there is further development or the multi-use path installation is continued. Ms. Rose stated that the idea of the sidewalk leading to the parking lot is a safer route for pedestrians instead of potentially walking along IL Route 91. Chairman Martin verified that the further development being discussed is regarding further development with the mall. Ms. Rose stated that the sidewalk will eventually follow the Route 91 right-of-way around the parking lot. Ms. Schmidt stated that the intention is for the sidewalk to eventually go all the way to War Memorial, but since this parcel does not go that far it will stop at the mall parking lot until then. Chairman Martin verified if the mall would need to be redeveloped for the sidewalk to go to War Memorial. Ms. Schmidt stated not necessarily, and that the City would most likely install the remainder of the sidewalk at some point in the future. Ms. Rose stated the multi-use path is part of the City's Bike Plan which was recently updated in 2025.

Petitioners, Devon Birch and Mark Wagner, presented the case.

Mr. Birch stated that he is very excited about this project, and the believes multi-family residential properties are needed within the City. Mr. Birch stated they have complied with all of the landscaping requirements and want to make this property look great while fitting into the neighborhood.

Mr. Birch stated he feels there are several factors they want to discuss regarding the two waivers that were submitted regarding installation of the sidewalk and multi-use path. Mr. Birch stated sidewalks were not installed when the Shoppes of Grand Prairie were built and while they are needed, it feels unfair to have their team and funds go towards these sidewalks that should have been installed previously. Mr. Birch stated their opinion is that putting the multi-use path and sidewalk in without further plans on what will be attached adds more of a problem than a benefit. Mr. Birch stated without sidewalks at the bank or further west on American Prairie, installing a sidewalk there would encourage things to happen that should not.

Mr. Birch stated that in the past there have been agreements made for fees in lieu of installation of a sidewalk based on a square footage price they are willing to consider for this project. Mr. Birch stated that there is nothing to the east of Route 91 that would allow for development of sidewalks or connectivity, and it will take several years before anything is redeveloped over there that would require it.

Mr. Birch acknowledged that the Casey's in the area did oblige with the sidewalk request but is unsure if they submitted their own waiver and were denied. Mr. Birch stated that they do not have gas station money, and that their funds for this project are important to them. Mr. Birch stated that he would like to wait to install any sidewalks until there is a broader plan from the City showing what needs to be done to rectify what the original developers in the area were supposed to do.

Mr. Birch asked if they are only required to do a crossing for only American Prairie or for both American Prairie and Route 91. Mr. Birch stated that a crossing is not just painting stripes but that it comes with several other crosswalk necessities which equals even higher material and labor costs than what they are already paying. Mr. Birch stated that there is a lot of risk involved in projects like this one, and they would like some consideration since they are bringing in a $20 million development to this lot that has been vacant for approximately 27 years.

Mr. Wagner stated that PLS currently manages 2,500 doors of property and that this specific property is his seventh within the city. All PLS buildings are 100% full today and there is a need for housing that he has never seen before. Mr. Wagner stated that he is finishing up a project downtown which will assist with that. Mr. Wagner stated that they want this property to be where it is in order to try and keep the mall nearby alive by having tenants live close enough to visit it regularly. Mr. Wagner stated that the benefit of this project outweighs the possibility of making a sidewalk that currently does not and may not ever go anywhere.

Commissioner Unes asked if the petitioners are strictly against sidewalks. Mr. Birch stated that he is not against sidewalks in general, but he is against them in this particular case. Commissioner Unes stated that sidewalks have been one of the biggest hassles that the Commission has had to handle. Commissioner Unes stated that the City prefers sidewalks so that people can walk around and asked to verify that there would be no sidewalks on the property. Mr. Birch stated that there will be internal sidewalks on the interior of property, but the sidewalk on the right-of-way will not have any purpose without any connecting sidewalks to adjacent properties.

Commissioner Heard verified that the petitioners would be open to paying a fee in lieu of installing the sidewalks. Mr. Birch stated that would be a discussion to have with Mr. Wagner, and that paying a fee was something that was done for past projects. Mr. Birch stated that it is a possibility for them to do that for the American Prairie sidewalk but not the multi-use path since there are so many unknowns surrounding it. Mr. Wagner agreed with Mr. Birch and reiterated that both the sidewalk and the multi-use path would go to nowhere, and no one in the area would have any use for it.

Commissioner Heard stated that he understands not wanting to spend extra money on a sidewalk that does not lead anywhere even though there is an overarching goal and hope for future development. He stated that this project is a welcome one with it increasing the foot-traffic of the nearby businesses, and that he supports this project 100%.

Commissioner Heard asked if pets are going to be permitted on the property. Mr. Wagner stated yes, pets will be allowed. Commissioner Heard asked where on the property tenants will walk their pets if there is not a sidewalk. Mr. Birch stated that there are going to be internal sidewalks on the property and that there will be a small lawn for pets to use.

Commissioner Ghareeb stated that the petitioners should keep in mind that they are changing the way this area operates regarding foot traffic versus car traffic. Commissioner Ghareeb stated that while it is understandable at the moment to ask why a sidewalk to nowhere is being built in a certain area, if everyone were to ask that question and respond with not making a sidewalk there would be no sidewalks. He stated that he can understand not wanting to make a sidewalk on Route 91, but it is more important for there to be one on American Prairie Dr, especially if people want to walk to nearby local businesses instead of drive. Commissioner Ghareeb stated that there is a memo for the traffic, but there is nothing about the impact of them adding residents to this area will be on the intersection, and this may be one of the reasons the crosswalk is important. Mr. Birch stated that the memo was subbed out to a consultant, and he cannot speak to that without preparing and knowing what the level of service change there was. Mr. Birch stated that there was never a request for more information when the memo was submitted to Staff and Public Works. Mr. Birch stated that if there was a sidewalk right now on the property, that there would need to at least be a north to south crosswalk along American Prairie.

Commissioner Unes stated that the City is saying that sidewalks are needed, and that the Commission needs to be careful in not setting a precedent here.

Ms. Rose stated that in regard to the inquiry about Casey's, a Special Use amendment was not required since gas stations are allowed in a C2 district. Ms. Rose stated that they did not ask for any waivers or they would have had to amend the Special Use. The multi-use path and sidewalk was installed as required by the City in the building permit.

Chairman Martin opened the public hearing at 2:24 PM.

With no public testimony presented, the public hearing was closed at 2:24 PM.

Commissioner Heard read the Findings of Facts.

Motion:
Commissioner Heard made a motion to APPROVE with staff's conditions and waivers; seconded by Commissioner Barry.

Commissioner Heard reiterated that he is in full support of the development and understands the limits of the petitioner. He stated he believes City Council has the tools to either accept this as is or make a reasonable compromise with the petitioners and is positive that the Council wants this development to happen. Commissioner Heard stated that he believes the Council would not want to hold up a promising development like this one for the sake of a sidewalk that does not have a clear purpose as of yet. Commissioner Heard stated that part of the job of this Commission is to think to the future to where this path could go, and Council will determine if the need is immediate or not. Chairman Martin agreed.

The motion was approved unanimously by voice vote 6 to 0.

AN ORDINANCE AMENDING EXISTING SPECIAL USE ORDINANCE NO. 13,932, AS AMENDED, IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR A SHOPPING CENTER TO ALLOW THE CONSTRUCTION OF FOUR (4) APARTMENT BUILDINGS WITH 84 TOTAL UNITS FOR THE PROPERTY LOCATED AT THE INTERSECTION OF WEST AMERICAN PRAIRIE DRIVE AND NORTH ROUTE 91 (PARCEL IDENTIFICATION NUMBER 13-11-177-002) AND COMMONLY KNOWN AS THE SHOPPES AT GRAND PRAIRIE (PARCEL IDENTIFICATION NOS. 13-10-201-012, 13-10-201-013, 13-10-201-014, 13-10-201-015, 13-10-201-016, 13-10-201-017, 13-02-351-003, 13-02-351-005, 13-02-351-006, 13-11-100-001, 13-11-101-002, 13-11-101-003, 13-11-126-001, 13-11-126-004,13-11-126-005, 13-11-126-009, 13-11-126-011, 13-11-126-012, 13-11-126-013, 13-11-126-014, 13-11-126-015, 13-11-177-001, 13-11-177-002, 13-11-176-001, 13-11-176-002, 13-11-176-003, 13-11-176-005, 13-11-176-007, 13-11-176-010, 13-11-176-011, 13-11-176-012, 13-11-176-013, 13-11-151-002,13-11-151-003, 13-11-151-005, 13-11-151-006, 13-11-151-009, 13-11-151-010, 13-11-151-011, 13-11-151-012, 13-11-151-013, 13-11-151-014, 13-11-151-017, 13-11-151-016, 13-11-151-019, 13-11-151-021, 13-11-151-024, 13-11-151-026, 13-11-151-027, 13-11-151-028), Peoria, IL.

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to the existing Special Use for a Shopping Center under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on July 2, 2026, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the CityCouncil finds that to permit such special use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

Section 1. That an amendment to Special Use Ordinance No. 13,932, as amended, for a Shopping Center to construct four (4) apartment buildings with 84 total units is hereby approved for the following described property:

LOT B OF SHOPPES EAST, A SUBDIVISION OF LOT 1 OF SHOPPES AT GRAND PRAIRIE, A SUBDIVISION OF PART OF LOT 2 OF PEORIA REGIONAL CENTER, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, PART OF THE NORTHWEST QUARTER OF SECTION 11, PART OF THE NORTHEAST QUARTER OF SECTION 10, AND PART OF SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP 9, NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AS SHOWN ON PLAT RECORDED OCTOBER 24, 2005 IN PLAT BOOK 9, PAGE 128 AS DOCUMENT NUMBER 05-35317

Parcel Identification Number: 13-11-177-002

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and the following waiver and conditions:

1. Waiver to increase the density from 15.02 dwelling units per acre to 16.50 dwelling units per acre.
2. Add a minimum of 6 bike parking spaces pursuant to UDC Section 8.1.6.3 Bike Parking Requirements (All Districts).
3. Design dumpster enclosure in accordance with Chapter 13, Section 13-40.
4. Install 146 points from the tree classification for the front yard along W American Prairie Dr.
5. Install 422 points from the tree classification for the front yard along N Route 91.
6. Install 170 points (9 trees) from the shade tree classification within curbed islands or divider medians within the interior of the parking lot. Parking lot islands shall be curbed with concrete or a functionally equivalent material.
7. All mulch placed within or directly adjacent to a parking lot shall be shredded hardwood bark or cypress mulch pursuant to UDC Section 8.2.12.A.3 Mulching Requirements. Gravel mulch, river rock, or like rock is not permitted within or directly adjacent to parking lots.
8. All new rooftop and ground mount mechanical equipment and utilities to be screened pursuant to Chapter 13, Section 601.3.
9. Submit and receive approval for photometric plan compliant with UDC Section 8.5.
10. Provide documentation verifying legal access to the subject property.
11. Install a multi-use path in the right-of-way along the N Route 91 frontage per City and IDOT requirements.
12. Install sidewalk along the W American Prairie frontage.
13. Submit and receive approval for stormwater volume control prior to construction.
14. Submit and receive approval for stamped building, life safety, and fire plans for review and approval prior to construction.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

_____ DAY_____, 2026.

APPROVED:

_____
Mayor

ATTEST:

_____
City Clerk

EXAMINED AND APPROVED:

_____
Corporation Counsel

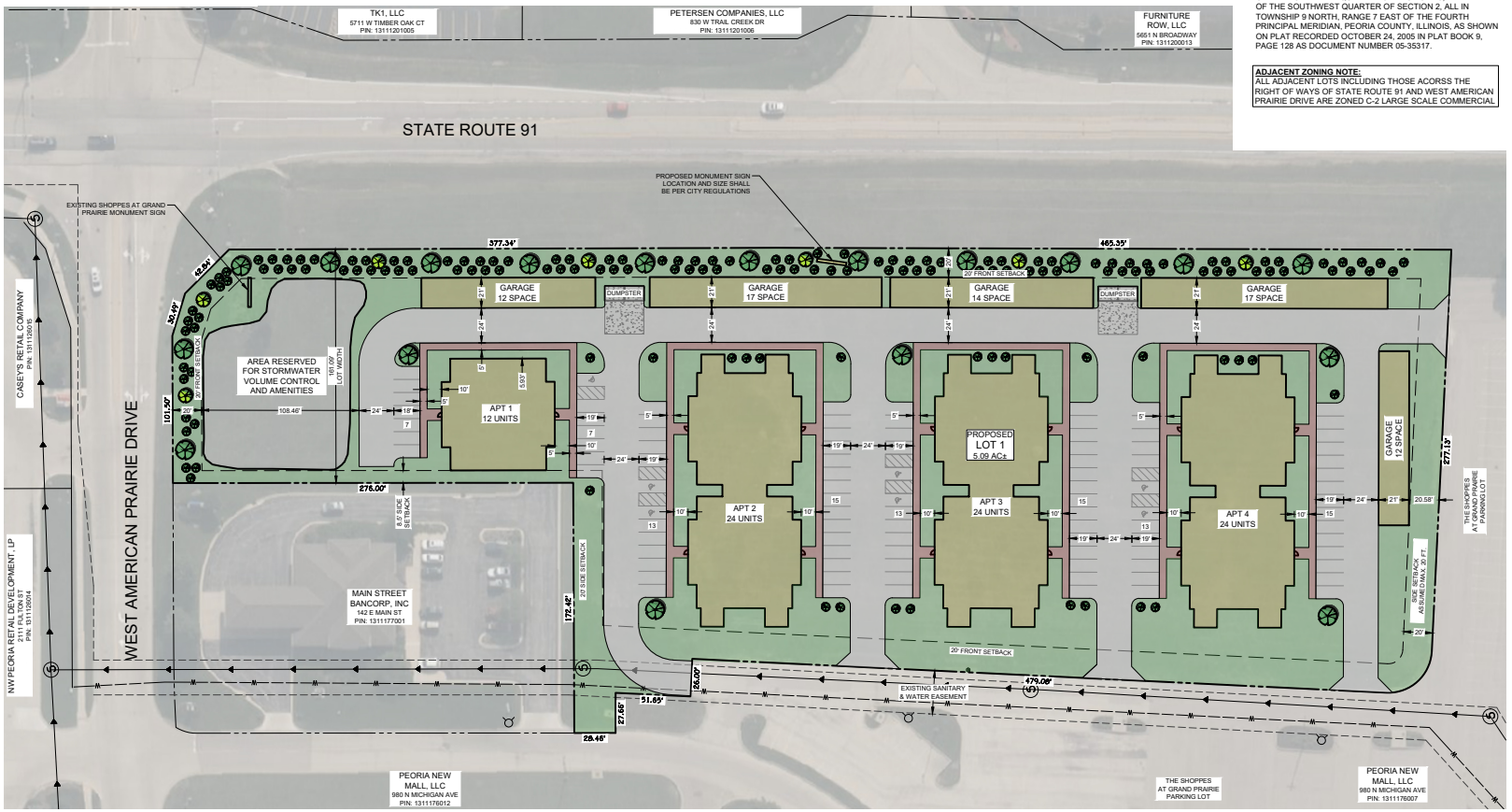
SPECIAL USE EXHIBIT

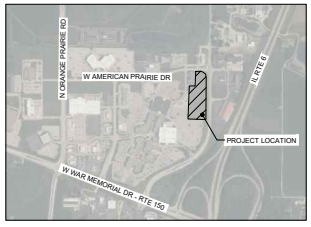
APARTMENTS AT GRAND PRAIRIE - PEORIA IL

LEGAL DESCRIPTION

LOT B OF SHOPPES EAST, A SUBDIVISION OF LOT 1 OF SHOPPES AT GRAND PRAIRIE, A SUBDIVISION OF PART OF LOT 2 OF PEORIA REGIONAL CENTER, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, PART OF THE NORTHEAST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AS SHOWN ON PLAT RECORDED OCTOBER 24, 2005 IN PLAT BOOK 9, PAGE 128 AS DOCUMENT NUMBER 05-35317.

ADJACENT ZONING NOTE:
ALL ADJACENT LOTS INCLUDING THOSE ACORSS THE RIGHT OF WAYS OF STATE ROUTE 91 AND WEST AMERICAN PRAIRIE DRIVE ARE ZONED C-2 LARGE SCALE COMMERCIAL





LOCATION MAP
NOT TO SCALE

0' 40' 80'
Scale in Feet

LANDSCAPE LEGEND

- SHADE TREE
- ORNAMENTAL/ INTERMEDIATE TREE
- SHRUB

LEGEND

- SUBJECT PARCEL PROPERTY LINE
- EXISTING WATER AND SANITARY SEWER EASEMENT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN
- BUILDING SETBACK LINE
- PROPOSED LAWN
- PROPOSED SIDEWALK
- PROPOSED PARKING LOT PAVEMENT

EXTERIOR / FRONTAGE LANDSCAPING

TOTAL EXTERIOR FRONTAGE USED: 1,441.2 FT
REQUIRED LANDSCAPE POINTS: 721 POINTS
REQUIRED TREE POINTS: 361 POINTS
REQUIRED SHRUB POINTS: 361 POINTS

PROVIDED:
13 SHADE TREES @ 20 POINTS = 260 POINTS
7 ORNAMENTAL / INTERMEDIATE TREES @ 15 POINTS = 105 POINTS
121 SHRUBS @ 3 POINTS = 363 POINTS

TOTAL TREE POINTS PROVIDED = 365 POINTS
TOTAL SHRUB POINTS PROVIDED = 363 POINTS
TOTAL FRONTAGE POINTS PROVIDED = 728 POINTS
EXTERIOR / FRONTAGE LANDSCAPING COMPLIES

INTERIOR / PARKING LOT LANDSCAPING

TOTAL PARKING PROVIDED: 170 SPACES
REQUIRED PARKING LOT LANDSCAPE POINTS: 170 POINTS
REQUIRED INTERIOR SHADE TREE POINTS: 85 POINTS

PROVIDED:
5 INTERIOR SHADE TREES @ 20 POINTS = 100 POINTS
24 PARKING LOT SHRUBS @ 3 POINTS = 72 POINTS

TOTAL PARKING LOT POINTS PROVIDED = 172 POINTS
INTERIOR SHADE TREE POINTS PROVIDED = 100 POINTS
INTERIOR / PARKING LOT LANDSCAPING COMPLIES

TOTAL SITE SHADE TREES: 18
TOTAL SITE ORNAMENTAL / INTERMEDIATE TREES: 7
TOTAL SITE SHRUBS: 145

SCREENING NOTES	
ITEM	NOTE
DUMPSTER SCREENING	DUMPSTER / REFUSE AREAS SHALL BE SCREENED ON FOUR SIDES, INCLUDING ACCESS GATES, BY A SOLID COMMERCIAL-GRADE WOOD FENCE, MASONRY WALL, OR EQUIVALENT MATERIAL, 6 FT MINIMUM AND 7 FT MAXIMUM HEIGHT.
MECHANICAL SCREENING	GROUND-MOUNTED AND ROOF-TOP MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED FROM VIEW OF PUBLIC STREETS AND RESIDENTIAL ZONING DISTRICTS IN ACCORDANCE WITH CITY REQUIREMENTS.
TRANSITIONAL BUFFER	NO TRANSITIONAL BUFFER YARD IS REQUIRED BASED ON THE ADJACENT COMMERCIAL / RETAIL USES SHOWN. IF ADJACENT RESIDENTIAL ZONING IS IDENTIFIED DURING CITY REVIEW, BUFFER REQUIREMENTS SHALL BE ADDRESSED WITH THE FINAL LANDSCAPE PLAN.
SIGHT TRIANGLES	LANDSCAPING SHALL BE LOCATED TO MAINTAIN REQUIRED SIGHT DISTANCE AT DRIVEWAYS AND INTERNAL INTERSECTIONS.

PROJECT INFORMATION	
OWNER	PEORIA NEW MALL LLC
PROPERTY ADDRESS	W AMERICAN PRAIRIE DR, PEORIA, IL
PARCEL ID	13-11-177-002
ZONING	C-2 LARGE SCALE COMMERCIAL
PROPOSED USE	84-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT
APPLICANT / DEVELOPER	PLS PROPS. LLC.
SITE AREA	5.09 ACRES

SITE DATA / PARKING SUMMARY	
TOTAL DWELLING UNITS	84
THREE-BEDROOM UNITS	24
TWO-BEDROOM UNITS	60
TOTAL BEDROOMS	192
PARKING PROVIDED	
SURFACE PARKING SPACES	98
ACCESSIBLE SPACES	7
GARAGE SPACES	72
TOTAL PARKING SPACES	170
PARKING REQUIRED	126
PARKING PROVIDED EXCEEDS REQUIREMENT	

SPECIAL USE REQUEST SUMMARY
THE APPLICANT REQUESTS SPECIAL USE APPROVAL FOR AN 84-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT IN THE C-2 LARGE SCALE COMMERCIAL DISTRICT.
THE ONLY REQUESTED WAIVER IS A DENSITY WAIVER. TO THE MAXIUMUM ALLOWABLE 15.09 UNITS/PER ACRE DENSITY
84 UNITS / 5.09 AC = 16.50 UNITS PER ACRE

SETBACK TYPE	REQUIREMENT
FRONT YARD SETBACK	20 FT MINIMUM
CORNER SIDE YARD SETBACK	20 FT MINIMUM
SIDE YARD SETBACK	5% OF PARCEL WIDTH, 20 FT MAXIMUM
REAR YARD SETBACK	5% OF PARCEL WIDTH, 20 FT MAXIMUM
MAXIMUM BUILDING HEIGHT	45 FT

TRAFFIC SUMMARY (PER TRAFFIC MEMO)	
DAILY TRIPS	593
AM PEAK-HOUR TRIPS	42
PM PEAK-HOUR TRIPS	48

GENERAL NOTES	
1	CONCEPTUAL LANDSCAPING AND SCREENING SHOWN FOR SPECIAL USE REVIEW.
2	FINAL LANDSCAPE PLAN AND PHOTOMETRIC PLAN TO BE PROVIDED WITH FINAL ENGINEERING / SITE PLAN SUBMITTAL.
3	SIGN AND LIGHTING PLANS SHALL BE PROVIDED DURING SITE PLAN SUBMITTAL.
4	BUILDING ELEVATIONS / RENDERINGS TO BE PROVIDED BY ARCHITECT UNDER SEPARATE COVER.
5	FINAL GRADING, UTILITIES, STORMWATER, AND EROSION CONTROL TO BE PROVIDED WITH FINAL ENGINEERING.

City Council Communication

Meeting Date: August 11, 2026
Department: Community Development

File Number: 26-210

Subject: 26-210 Communication from the City Manager and Director of Community Development with a Request to Adopt an Ordinance Approving an Amended and Restated Redevelopment Agreement with Peoria Opportunities Foundation and MacArthur Senior Flats LLC, to be Located in the South Village TIF District. (Council District 1)

Background - Describe the Impact if This Is Approved or Denied:

When the matter was adopted by Council, an incorrect version of the agreement was published with the agenda. This version includes the following provisions:

Section 3.1: The developer split the Owner Name and POF name into two separate bullets.

Section 8.1: The developer added a new sentence permitting Merchants Bank of Indiana or its affiliate/designee to be a permitted transferee in the event of a foreclosure sale or deed in lieu of foreclosure.

Section 8.2: The developer added a sentence stating that the City's consent is not required for (i) transfers of investor member interests in the Owner, or (ii) removal/replacement of the Owner's managing member, provided these occur per the Owner's Amended and Restated Operating Agreement.

In addition, following the approval of the RDA by Council, the developer informed the City that the legal descriptions required correction to carve out portions of the parcels dedicated for a roadway. That correction is included in the Amended and Restated item up for approval.

Financial Impact:

$592,733 in South Village TIF funds will be provided to the project.

Neighborhood Concerns:

The project responds to concerns about the need for additional affordable housing in Peoria.

Recommendation supports the following Strategic Plan Priorities:

Reinvest in Neighborhoods, Quality of Life

EEO Certification Number:

Attachments:

1.	HANDOUT - amended ordinance
2.	HANDOUT - amended Schedule 3-A
3.	TIF RDA -Ordinance - Amended and Restated POF and Macarthur Senior Flats LLC
4.	MacArthur Flats Amended TIF RDA

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE REDEVELOPMENT AGREEMENT WITH PEORIA OPPORTUNITIES FOUNDATION AND MACARTHUR SENIOR FLATS LLC

WHEREAS, Section 11-74.4-4 of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-4) provides that no agreement regarding the development of land shall be made except upon the adoption of an ordinance by the corporate authorities;

WHEREAS, the City of Peoria, Illinois (the "City") has, pursuant to statute, designated a redevelopment project area and approved redevelopment plans;

WHEREAS, the City seeks to enter into a Redevelopment Agreement with Peoria Opportunities Foundation and Macarthur Senior Flats LLC (the “Redevelopers") whereby the Redevelopers will construct 48 new residential units on 1.5 acres within the South Village TIF District;

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

1. The Redevelopment Agreement attached hereto is hereby approved.

2. The Mayor, Clerk and other officers of the City are authorized to execute the Redevelopment Agreement and other documents, and to perform all acts, necessary to carry out the intent of this ordinance.

3. This Ordinance shall take effect upon passage and publication as provided by law.

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

SCHEDULE 3 A

PROJECT TIMELINE

The Redeveloper will redevelop the Project in accordance with the Project Timeline below and according to the standards and schedules detailed in Article II. In the event the developer does not meet the Project Timeline, Redeveloper may request and obtain extensions, subject to the approval of the City Manager, or this Agreement will be terminated, subject to the provisions of Article IX. Approval of extensions shall not be unreasonably withheld and shall be given for causes outside of control of Redeveloper with evidence of cause provided to the City Manager prior to expiration of the estimated date as herein stated. Nothing herein stated prevents or prohibits the Redeveloper from completing the project before the expiration of the estimated dates as herein stated.

Activity	Completion	Estimated Date
Council Approval of Redevelopment Agreement		08/11/2026
Signing of Redevelopment Agreement	30 Days from Council Approval	09/11/2026
Submittal of Original Building/Site Plans		05/12/2026
Approval of Building/Site Plans	45 Days from Submittal	09/30/2026
City of Peoria Permit	0 days from approval of Building/Site Plans	09/30/2026
Completion of Construction	18 months from Permit	03/30/2028
Qualified occupancy	6 months from Completion of Construction	09/30/2028
Stabilized occupancy	4 months from QO	01/31/2029

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH PEORIA OPPORTUNITIES FOUNDATION AND MACARTHUR SENIOR FLATS LLC

WHEREAS, Section 11-74.4-4 of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-4) provides that no agreement regarding the development of land shall be made except upon the adoption of an ordinance by the corporate authorities;

WHEREAS, the City of Peoria, Illinois (the "City") has, pursuant to statute, designated a redevelopment project area and approved redevelopment plans;

WHEREAS, the City seeks to enter into an Amended and Restated Redevelopment Agreement with Peoria Opportunities Foundation and Macarthur Senior Flats LLC (the “Redevelopers") whereby the Redevelopers will construct 48 new residential units on 1.5 acres within the South Village TIF District;

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

1. The Amended and Restated Redevelopment Agreement attached hereto is hereby approved.

2. The Mayor, Clerk and other officers of the City are authorized to execute the Amended and Restated Redevelopment Agreement and other documents, and to perform all acts, necessary to carry out the intent of this ordinance.

3. This Ordinance shall take effect upon passage and publication as provided by law.

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

REDEVELOPMENT AGREEMENT

This REDEVELOPMENT AGREEMENT ("Agreement") between **THE CITY OF PEORIA** ("City"), a municipal corporation, **PEORIA OPPORTUNITIES FOUNDATION**, an Illinois not-for-profit corporation ("POF") and **MACARTHUR SENIOR FLATS LLC**, an Illinois limited liability company ("Owner" and, together with POF, collectively, "Redeveloper"), is entered into this **11th day of August 2026**.

RECITALS

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/1174.4-1 *et. seq*, as amended (the "TIF Act"), the City has the authority to provide incentives to owners of real property to acquire, redevelop, rehabilitation and/or upgrade such property by reimbursing such owners for certain costs incurred in connection with the acquisition, redevelopment, rehabilitation and/or upgrades from increases in real estate tax revenues ("Tax Increment") resulting therefrom or from other City revenues to the extent specified and agreed herein; and

WHEREAS, the City has adopted a redevelopment project area known as the **South Village Redevelopment Project Area** (the "Redevelopment Project Area") also referred to herein as "The TIF District" in the City, pursuant to the TIF Act; and

WHEREAS, pursuant to the provisions of the Act, the City has adopted the South Village District Tax Increment Redevelopment Plan (hereinafter referred to as the "Redevelopment Plan") pertaining to the redevelopment of the Redevelopment Project Area, a copy of which is available for inspection in the office of the City Clerk of the City; and

WHEREAS, the Redeveloper, consistent with the objectives of the Redevelopment Plan, intends to undertake a project as described on **Schedule 1** attached hereto and incorporated herein (the "Project") on fifteen parcels of real estate within the TIF District, which parcels are described on **Schedule 2** attached hereto and incorporated herein ("Project Site"); and

WHEREAS, the City, after due and careful consideration, has concluded that the redevelopment of the Project Site will help to arrest the economic and physical decline of the Redevelopment Project Area, and to promote a policy of stabilization and revitalization not only in the Redevelopment Project Area, but also in the surrounding area of the City; and

WHEREAS, the City has determined that the Project is desirable for economic development in the City; and

WHEREAS, the City has reviewed the conditions of the Project and has reason to believe that the costs of the necessary public and private improvements including but not limited to land acquisition, site preparation and other public and private costs to be incurred by the Redeveloper in furtherance of the Project are eligible project costs under the TIF Act and are consistent with the Redevelopment Plan; and

WHEREAS, to support the Redeveloper's construction and operation of the Project, the City is willing to provide the Redeveloper the incentives as described in this Agreement including financial assistance in a total amount not to exceed Five Hundred Ninety-Two Thousand, Seven Hundred Thirty-Three and 0/100ths Dollars ($592,733.00) (the "TIF Funds"), subject to the terms and conditions set forth in this Agreement; and

WHEREAS, the City has found that but for the assistance of the City as set forth in this Agreement, the Redeveloper would not proceed with the Project; and

WHEREAS, Owner will be the owner of the Project Site and POF is a co-developer and POF (or its affiliate) is a member of the Owner; and

WHEREAS, the City will grant the TIF Funds to POF and POF will loan or contribute the TIF Funds to the Owner in connection with the development of the Project.

NOW THEREFORE, in consideration of the premises and mutual obligations of the parties hereto, each of them does hereby covenant and agree as follows:

ARTICLE I: DESCRIPTION OF THE PROJECT

1.1 The Project. The Project shall be developed as described on **Schedule 1** and located on the Project Site as shown in **Schedule 2.**

1.2 The Estimated Cost of Project. The Estimated Cost of the Project is set forth on **Schedule 1** attached hereto and incorporated herein ("Estimated Project Cost").

1.3 The Estimated Project Timeline. The Project should be completed according to the Estimated Project Timeline presented in **Schedule 3.** In the event the developer does not meet the Project Timeline shown in **Schedule 3**, Redeveloper may request and obtain an extension.

1.4 Public Benefit Statement. The City and Redeveloper agree that the project is being approved with the explicit intent to strengthen and revitalize a priority low-to-moderate income community by both eliminating blight and creating and preserving jobs.

ARTICLE II: CONSTRUCTION OF THE PROJECT

The Redeveloper will redevelop the Project in accordance with the Project Timeline shown in **Schedule 3**, and according to the standards and schedules, herein described.

2.1 Submission and Approval of Plans. The Redeveloper shall submit to the City plans and specifications for the Project, including but not limited to a site plan (all the foregoing plans and specifications shall be referred to as "Plans" herein). City will review plans and provide initial feedback within 30 days of Plan submission. Approval of Plans should be approved within 45 days of Plan submittal if complete information is provided, and no Plan modifications or waivers are required. The City shall review the Plans for the purpose of determining compliance with the

Redevelopment Plan, this Agreement, and all applicable laws, statutes, ordinances, rules, and regulations. It is understood if the Plans do not so comply, the Redeveloper shall amend the Plans, prior to proceeding further with the Project, all in accordance with the provisions of this Section.

The City's approval or disapproval of the Plans must be made in writing within thirty (30) days of receipt of complete Plans and, if disapproved, shall set forth the reasons for such disapproval. If disapproved, the Redeveloper shall, within thirty (30) days from the date of disapproval, resubmit revised Plans which the City shall review and comment or approve within twenty-one (21) days. This process shall repeat until the Plans are approved by the City. The City will not unreasonably withhold its review of the Plans. In reviewing the Plans, the City will consider the normal and customary costs of developing and constructing projects of this type.

2.2 Commencement and Completion Requirements.

2.2.1 Commencement. The redeveloper shall commence construction of the Project, per **Schedule 3**.

2.2.2 Completion of the Project. The Redeveloper shall complete construction of Project no later than the time specified set forth in **Schedule 3,** after approval of the Plans. For the purpose of this Section 2.2.2, "completion of construction" means the complete construction of the Project, except for minor and ancillary alterations or additional work, so as to make the Project eligible for a temporary certificate of occupancy.

2.3 Quality of Construction and Conformance to Federal, State and Local Requirements. All work with respect to the Project and any other structures of buildings on the Project Site (the "Works") shall conform to this Agreement, the City's zoning code, building code and all applicable federal, state, and local laws, regulations and ordinances including, but not limited to, environmental codes and life safety codes. Failure to materially conform to these codes and laws, including failure to obtain proper permits, will nullify the City's obligation under this Agreement, if such failure to materially conform persist after notice and a reasonable opportunity to cure. The Redeveloper shall cause the construction of the Works to be commenced and to be prosecuted with due diligence and in good faith in accordance with the terms of this Agreement and shall cause the Works to be constructed in a good and workmanlike manner in accordance with the Project described in **Schedule 1**.

2.4 Coordination with the City. Prior to the beginning of construction, the Redeveloper or their representative shall meet with the City's Development Review Board, or the required reviewing bodies or government agencies to review the project and gain an understanding of any applicable regulations. The Redeveloper will coordinate with appropriate City staff throughout the project to ensure all zoning, building, and fire codes are met. The Redeveloper agrees to obtain building permits for any work that requires them.

2.5 Utilities. All arrangements for utilities must be made by the Redeveloper with the applicable utility company. The City makes no representations whatsoever with respect to the adequacy or availability of utilities with respect to the Project or Project Site other than sanitary and storm sewer is adjacent to the project sites and may require upgrades by the Redeveloper.

2.6 Insurance.

2.6.1 Liability Insurance Prior to Completion. Prior to commencement of construction of the Project, the Redeveloper or the Redeveloper's contractor shall procure and deliver to the City, at the Redeveloper's or such contractor's cost and expense, and shall maintain in full force and effect until each and every obligation of Redeveloper contained herein has been fully paid, or performed, a policy or policies of comprehensive liability insurance and during any period of construction, contractor's liability insurance, structural work act insurance and workmen's compensation insurance, with liability coverage under the comprehensive liability insurance to be not less than One Million Dollars ($1,000,000) each occurrence and Five Million Dollars ($5,000,000) total, all such policies to be in such form and issued by such companies as shall be acceptable by City to protect City and Redeveloper against any liability incidental to the use of or resulting from any accident occurring in or about the Project or the improvements or the construction and improvement thereof. Each such policy shall name the City as an additional insured and shall contain an affirmative statement by the issuer that it will give written notice to the City at least thirty (30) days prior to any cancellation or amendment of its policy. The City will negotiate with Redeveloper and the insurance carrier to accept reasonable adjustments to policy terms and conditions to satisfy these requirements.

2.6.2 Builder's Risk Prior to Completion. Prior to completion of the construction of the Project as certified by the City, the Redeveloper shall keep in force at all times builder's completed value risk insurance, in non-reporting form, against all risks of physical loss, including collapse, covering the total value of work performed and equipment, supplies and materials furnished for the Project. Such insurance policies shall be issued by companies satisfactory to the City and shall name the City as a coinsured. All such policies shall contain a provision that the same will not be cancelled or modified without prior 30-day written notice to the City. The City will negotiate with Redeveloper and the insurance carrier to accept reasonable adjustments to policy terms and conditions to satisfy these requirements.

2.7 Rights of Inspection: Agency. During construction of the Project, the City or its designee shall have the right at reasonable times and from time to time to enter upon the Project for the purposes of inspection. Inspection by the City of the Project shall not be construed as a representation by the City that there has been compliance with the Plans or that the Project will be or is free of faulty materials or workmanship, or a waiver of any right, the City or any other party may have against the Redeveloper or any other party for noncompliance with the Plans or the terms of this Agreement. City shall notify redeveloper and (or) it’s general contractor 24 hours prior to its inspection on a best-efforts basis. This notification is not required for any inspections that the city engineering or fire department determines must be conducted on an immediate basis.

ARTICLE III: REPRESENTATIONS OF THE REDEVELOPER

The Redeveloper represents warrants and agrees as the basis for the undertakings on its part herein contained that:

3.1 Organization.

A. The Owner is a limited liability company organized, existing and in good standing under the laws of the State of Illinois. The Owner shall, as a condition precedent to the implementation of this Agreement, provide the City with the names and addresses of all officers, directors, shareholders, managers, and members of the Owner.

B. POF is a not-for-profit corporation organized, existing and in good standing under the laws of the State of Illinois. POF shall, as a condition precedent to the implementation of this Agreement, provide the City with the names addresses of all officers, directors, shareholders, managers, and members of POF.

3.2 Authorization. The Redeveloper has power to enter into, and by proper action has been duly authorized to execute, deliver and perform, this Agreement.

3.3 Non-Conflict or Breach. Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement, conflicts with or results in a breach of any of the terms, conditions or provisions of the Redeveloper's organizational documents or any restriction, agreement, or instrument to which the Redeveloper is now a party or by which the Redeveloper is bound.

3.4 Pending Lawsuits. There are no lawsuits either pending or threatened that would affect the ability of the Redeveloper to proceed with the construction and Redevelopment of the Project on the Project Site as of the date of this Agreement.

3.5 Location of Project. The Project will be located within the Project Site as shown in **Schedule 2**.

3.6 Conformance with Requirements. The Redeveloper represents and warrants that the construction of the Project in accordance with **Schedule 1** will in all respects conform to and comply with all covenants, conditions, restrictions, zoning ordinances, environmental regulations and land use regulations affecting the Project Site, and that any business conducted on the Project Site will conform and comply with said land use regulations, including but not limited to zoning ordinances.

3.7 Diversity, Equity, and Inclusion Requirements. The Redeveloper agrees to support the City's efforts to create and maintain a viable and livable environment that is diverse and equitable for historically disenfranchised individuals and communities. Redeveloper further agrees to advance principles of diversity, equity and inclusion for said Project. This includes compliance to the Equal Employment Opportunity clauses per **Schedule 5.** In addition, this would also include the fair and equitable treatment of socially disadvantaged groups for the Project with respect to a) leasing of units, b) hiring of employees, and c) bidding and awarding contracts. Redeveloper will work and cooperate with the City to assist in the solicitation and procurement of goods and services

and construction contracting work from Minority Business Enterprises (MBE) and Women Owned Business Enterprises (WBE) by submitting any bids for such goods and services for distribution to a list of MBE/WBE suppliers provided by the City.

The Redeveloper agrees to offer reasonable efforts to satisfy this intent. After sending the project out to bid to contractors on the city's list of MBE/WBE list, if it is determined that a quality, local, minority contractor cannot be found or does not exist for a certain construction division needed for the project, the redeveloper will still be deemed to have met the intent of this clause. If the Redeveloper feels that a bid offered by a MBE or WBE business is not competitive or has reason to believe that minority contractor cannot successfully perform the requirements of the job to the standard of another competing non-minority contractor, the Redeveloper is not obligated to award a contract to that minority sub-contractor. The Redeveloper will, in good faith, make all subcontractor award decisions equitably and fairly.

ARTICLE IV: REPRESENTATIONS OF THE CITY

The City represents, warrants, and agrees as a basis for the undertakings on its part contained herein that:

4.1 Organization and Authorization. The City is a municipal corporation organized and existing under the laws of the state of Illinois and has the power to enter into and by proper action has been duly authorized to execute, deliver, and perform this Agreement.

4.2 Redevelopment Plan. The Redevelopment Plan (including the Redevelopment Project Area set forth therein) has been properly formed, adopted, and approved by the City in accordance with Illinois law and is in full force and effect.

4.3 Non-Conflict or Breach. Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement, conflicts with or results in a breach of any of the terms, conditions or provisions of any restriction, agreement, or instrument to which the City is now a party or by which the City is bound.

4.4 Pending Lawsuits. There are no lawsuits either pending or threatened that would affect the ability of the City to perform this Agreement.

ARTICLE V: PROJECT INCENTIVES & COST REIMBURSEMENT

The City will provide the following Incentive and Cost Reimbursement for the Project herein described as:

5.1 Reimbursement of Redevelopment Project Costs. The City will reimburse POF up to Five Hundred Ninety-Two Thousand, Seven Hundred Thirty-Three and 0/100ths Dollars ($592,733.00) for eligible redevelopment project costs, further defined categorically in Section 74.4-3 (q) of the Act (the "Reimbursement"), in accordance with this as Article V, based upon program

and budget information submitted by POF, and consistent to City policy and procedures concerning reimbursement.

POF may not request the reimbursement of funds under this Agreement until funds are needed for payment of eligible costs. The amount of each request must be limited to the amount needed. To the extent practicable, requests shall be made in accordance with the construction draw schedule, to be executed upon the closing of the Project's financing. Said schedule shall be subject to approval by the City. POF shall also secure all lien waivers prior to reimbursement for all suppliers and all trades. Such lien waivers may be subject to City review prior to reimbursement.

All reimbursements must be accompanied by corresponding documentation that shows amounts, items, descriptions and any other necessary information to demonstrate eligibility. Appropriate documentation includes, but is not limited to, a contractor's affidavit or bill and proof of payment by POF if already paid.

Notwithstanding any of the foregoing, City and Redeveloper acknowledge and agree that the TIF Funds will be granted to POF and POF will loan or contribute the grant proceeds to Owner in connection with the development of the Project.

5.2 Conditions Precedent to Reimbursement. The City's obligation to make the Reimbursement set forth in this Article V hereof is subject to the following:

5.2.1 The commencement and completion of the Project pursuant to the terms of this Agreement.

5.2.2 The Redeveloper's compliance with the terms and conditions of this Agreement.

5.2.3 The Redeveloper's timely submission of information required for the City to comply with the reporting requirements of 65 ILCS 5/11-74.4-5(d) and (i).

5.4 Documentation of Redevelopment Project Costs and Jobs. The Redeveloper shall document Redevelopment Project Costs and Jobs to the reasonable satisfaction of the City by submitting the documents per the Requisition for Reimbursement form in **Schedule 4** (or as amended from time to time by the City) and attached hereto and incorporated hereunder.

5.6 Total Limitation. The City's obligation to pay the Reimbursement shall terminate upon the earlier of (i) the date that a total of Five Hundred Ninety-Two Thousand, Seven Hundred Thirty Three and 0/100ths Dollars ($592,733) has been paid, or (ii) the ceasing of business operations as presented in **Schedule 1**, or (iii) or termination of the Redevelopment Plan and TIF District, or (iv) the occurrence of any act on the part of Redeveloper, or on the part of any person acting on behalf of the Redeveloper, constituting a default under this Agreement.

ARTICLE VI: REDEVELOPER & CITY COVENANTS AND RESTRICTIONS.

6.1 Project Subject to Redevelopment Plan and Agreement. The Redeveloper agrees to comply with the terms and conditions of this Agreement and to construct the Project subject to the terms, covenants, building and use restrictions, and other conditions in the Redevelopment Plan and this Agreement.

6.2 Project Time-Line and Conditions. The City and Redeveloper commit to the specific time-line, terms, and conditions as presented in **Schedule 3**.

6.3 Non-discrimination. The Redeveloper shall not discriminate in violation of any applicable federal, state, or local laws or regulations upon basis of race, color, religion, sex, age, or national origin or other applicable factors in the sale, lease, or rental, or in the use or occupancy of the Project or any part thereof.

6.4 Property Taxes. The Redeveloper covenants that it will pay all real estate taxes with respect to the Project and Project Site when due; and that it shall not apply for, seek, or authorize any exemption from the imposition of general real estate taxes on the Project or Project Site, or any portion thereof, without first obtaining prior written approval of the City. Nothing herein shall be construed to prevent the Redeveloper from otherwise contesting the assessment or collection of any taxes under statutory procedures set forth in the Illinois Revised Statutes, provided that the Redeveloper gives the City fifteen (15) days prior written notice of its intent to contest the assessment or collection of taxes. Subject to the Redeveloper's right to contest, in the event that said real estate taxes are not paid within thirty (30) days of the date said taxes are due, the City may, at its option, pay said taxes. Any amounts paid by the City shall immediately become due from the Redeveloper, together with interest at the rate of 12% per annum. As of the date of such payment, the City shall have a lien against the Project for all amounts paid together with interest and all expenses incurred in the recovery of said amounts.

6.5 Form of Covenants and Restrictions. The covenants, uses and restrictions referred to in this Article 6, in the form of the Declaration of Covenants, Uses and Restrictions attached hereto as **Schedule 6**, shall be executed, and recorded with the Peoria County Recorder of Deeds on or before the date that the Redeveloper commences construction of the Project.

ARTICLE VII: REDEVELOPER INDEMNIFICATION OF CITY

So long as the Redeveloper or its successors or assignees maintain a direct ownership interest in the Project or Project Site or any part thereof (excluding, for example, a direct interest therein solely as a creditor or mortgagee), the Redeveloper and its successors and assignees agree to indemnify and save the City and its officers and employees harmless against all claims by or on behalf of any person or persons, business, firm, partnership, limited liability company or corporation arising from (i) the Redeveloper's or its successors or assignees operation or management of the Project, or from any work of or thing done by the Redeveloper or its successors or assignees on the Project Site, or any work or activity of the Redeveloper or its successors or assignees connected to the construction of the Project; (ii) any breach or default on the part of the Redeveloper or its successors or assignees in the performance of any of its obligations under or in respect of this Agreement; (iii) any act of negligence of the Redeveloper or its successors, assignees or any of its agents, contractors, servants or employees; (iv) any violation by the Redeveloper or its successors or assignees of any easements,

conditions, restrictions, building regulations, zoning ordinances, environmental regulations or land use regulations affecting the Project Site or the Project; or (v) any violation by the Redeveloper or its successors or assignees of state or federal securities law in connection with the offer and sale of interests in the Redeveloper his successors, assignees, its affiliates or any part of the Project (collectively, the "Claims").

The Redeveloper and its successors and assignees agree to indemnify and save the City harmless from and against all costs and expenses incurred in or in connection with any such claim arising as aforesaid or in connection with any action or proceeding brought thereon. In case any such claim shall be made, or action brought based upon any such claim in respect of which indemnity may be sought against the Redeveloper or its successors or assignees upon receipt of notice in writing from the City setting forth the particulars of such claim or action, the Redeveloper and its successors and assignees shall assume the defense thereof including the employment of counsel and the payment of all costs and expenses. The City shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such counsel shall be at the expense of the City. It is agreed and understood that the aforesaid indemnities in this Article VII shall be binding on the Redeveloper and its successors and assignees only for such period as the Redeveloper and its successors and assignees maintain a direct ownership interest in the Project or Project Site or part thereof (excluding, for example, a direct interest therein solely as a creditor or mortgagee), and only with respect to such direct ownership interest in the Project or Project Site or part thereof but the Redeveloper and its successors and assignees shall not be responsible under this Article VII for Claims caused by the gross negligence or willful misconduct of the City.

ARTICLE VIII: PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

8.1 Prohibition Against Transfer Prior to Completion. The Redeveloper shall not transfer the Project Site prior to completion of construction of the Project. Notwithstanding any prohibition on transfer contained in this Agreement, Merchants Bank of Indiana (the "Construction Lender") or an affiliate or designee of the Construction Lender, shall be a permitted transferee of the Project Site in the event the Project Site is transferred in connection with a foreclosure sale, or a deed in lieu of foreclosure.

8.2 Transfer of Project and Project Site After Opening of the Project. After completion of construction of the Project and opening to the public of the Project, the rights and obligations of Redeveloper under this Agreement shall be fully assignable by the Redeveloper provided written notice is provided to the City and the City's consent is obtained prior to such assignment. The City's consent shall not be unreasonably withheld provided that the nature of the Project is not substantially changed, and further provide the assignee is financially capable of fulfilling the obligations of the Redeveloper. The fact that any assignee of, or any other successor in interest whatsoever to, the Project, or any part thereof, shall not have assumed such obligations or so agreed, shall not (unless and only to the extent otherwise specifically provided in the Agreement or agreed to in writing by the City) relieve or except such transferee or successor of or from such obligations, agreements, conditions, or restrictions, or deprive or limit the City of or with respect to any rights or remedies or controls with respect to the Project or the construction thereof; it being the intent of this, together with other provisions of this Agreement, that (to the fullest extent permitted by law and equity and

excepting only in the manner and to the extent specifically provided otherwise in this Agreement) no transfer of the Project or Project Site or any part thereof, or any interest therein, however consummated or occurring, and whether voluntary or involuntary, shall operate legally or practically, to deprive or limit the City, of any rights or remedies or controls regarding the Project and the construction thereof that the City would have had, had there been no such transfer. Notwithstanding the foregoing, the City's consent shall not be required for (i) the transfer of investor member interests in the Owner or (ii) the removal and replacement of the managing member of the Owner, each in accordance with the Owner's Amended and Restated Operating Agreement.

8.3 Status of Assignee. Any assignee of the Redeveloper under the provisions hereof shall be considered the "Redeveloper" for all purposes of this Agreement.

8.4 No Release of Redeveloper. Any consent by the City to any total or partial transfer of the Project or the Project Site shall not be deemed a release of the Redeveloper from any of its obligations hereunder, or from any conditions or restrictions to which the Redeveloper is subject, unless the Redeveloper is expressly released in writing by the City.

ARTICLE IX: DEFAULT AND REMEDIES

9.1 Events of Default. The following shall be events of default ("Events of Default") with respect to this Agreement:

9.1.1 If any material representation made by the Redeveloper or City in this Agreement, or in any certificate, notice, demand, or request made by the Redeveloper or City, in writing and delivered to the other party pursuant to or in connection with any of said documents shall prove to be untrue or incorrect in any material respect as of the date made; or

9.1.2 Breach by the Redeveloper or City of any material covenant, warranty or obligation set forth in this Agreement.

9.2 Remedies of Default or Bankruptcy or Dissolution. In the case of an Event of Default or bankruptcy or dissolution by either party hereto or any successors to such party, such party or successor shall, upon written notice from the other party, take immediate action to cure or remedy such Event of Default or bankruptcy or dissolution within sixty (60) days after receipt of such notice. If, in such case action is not taken, or not diligently pursued, or the Event of Default or bankruptcy or dissolution shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or bankruptcy or dissolution, including but not limited to, proceedings to compel specific performance by the party in default of its obligations, and may pursue any and all other remedies available under the laws of the State of Illinois.

In case the City or Redeveloper shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the party initiating such proceedings, then and in every such case the Redeveloper and the City shall be restored respectively to their several positions and rights

hereunder, and all rights, remedies and powers of the Redeveloper and the City shall continue as though no such proceedings had been taken.

9.3 Other Rights and Remedies of City and Redeveloper: Delay in Performance Waiver.

9.3.1 No Waiver by Delay. Any delay by the City or the Redeveloper in instituting or prosecuting any actions or proceedings or otherwise asserting their rights under this Agreement shall not operate to act as a waiver of such rights or to deprive them of or limit such rights in any way (it being the intent of this provision that the City or Redeveloper should not be constrained so as to avoid the risk of being deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise); nor shall any waiver in fact made by the City or Redeveloper with respect to any specific Event of Default by the Redeveloper or City under this Agreement be considered or treated as a waiver of the rights of the City or Redeveloper under this Section or with respect to any Event of Default under any section in this Agreement or with respect to the particular Event of Default, except to the extent specifically waived in writing by the City or Redeveloper.

9.3.2 Rights and Remedies Cumulative. The rights and remedies of the parties to this Agreement (or their successors in interest) whether provided by law or by this Agreement, shall be cumulative, and the exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the time or different times, of any other such remedies for the same Event of Default by the other party. No waiver made by either such party with respect to the performance, nor the manner of time thereof, or any obligation of the other party or any condition to its own obligation under the Agreement shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party.

9.3.3 Delay in Performance. For the purposes of any of the provisions of this Agreement except with regard to payment of real estate taxes as provided herein, neither the City, nor the Redeveloper, as the case may be, nor any successor in interest, shall be considered in breach of, or in default of, its obligations with respect to the acquisition or preparation of the Project Site for Redevelopment, or the beginning and completion of construction of the Project, or progress in respect thereto, in the event of enforced delay in the performance of such obligation due to unforeseeable causes beyond its control and without its fault or negligence, including, but not restricted to acts of God, acts of the public enemy, acts of federal, state or local government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, embargoes, acts of nature, unusually severe weather or delays of subcontractors due to such causes; it being the purposes and intent of this provision that in the event of the occurrence of any such enforced delay, the time or times for performance of the obligations of the City or Redeveloper with respect to the acquisition or construction of the Project shall be extended for the period of the enforced delay. Provided, that the party seeking the benefit of the provisions of this Section, shall within thirty (30) days after the beginning of any such enforced delay, have first notified the other party thereof in writing, of

the cause or causes thereof, and requested an extension of the period of enforced delay. Such extensions of schedule shall be agreed to in writing by the parties hereto.

ARTICLE X: EQUAL EMPLOYMENT OPPORTUNITY

The Redeveloper, for itself and its successors and assigns, agrees that during and with respect to the construction of the Project provided for in this Agreement that the following will apply:

10.1 Non-Discrimination. The Redeveloper will not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex, or national origin. The Redeveloper will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or natural origin. Such action shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rate of pay or other forms of compensation, and selection for training, including apprenticeship. The Redeveloper agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this non-discrimination clause.

10.2 Advertising. The Redeveloper will, in all solicitations or advertisements for employees placed by or on behalf of the Redeveloper, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

10.3 Terms and Conditions. The Redevelopers or Redevelopers conducting business with the City of Peoria shall comply with the fair employment and affirmative action provisions of Chapter 17, Article III, and Division 4 of the municipal code. Anyone involved with employment or contracting for this Plan will be responsible for conformance with this policy and the compliance requirements of applicable state and federal regulations. The Redeveloper shall comply with the terms and conditions set forth on **Schedule 5**, Equal Employment Opportunity, attached hereto and made a part hereof. Where reference is made to "contractor" in **Schedule 5**, it shall mean the Redeveloper.

ARTICLE XI: MISCELLANEOUS

11.1 Authorized Representatives.

11.1.1 Redeveloper. By complying with the notice provisions hereof, the Redeveloper shall designate an authorized representative from time to time, who, unless applicable law requires action by the Manager(s) of the Redeveloper, shall have the power and authority to make or grant or do all things, requests, demands, approvals, consents, agreements, and other actions required or described in this Agreement for and on behalf of the Redeveloper.

11.1.2 City. By complying with the notice provisions hereof, the City shall designate an authorized representative from time to time, who shall communicate with the Redeveloper

on behalf of the City. Such representative shall not have the authority to make agreements on behalf of the City.

11.2 Entire Agreement. The terms and conditions set forth in this Agreement, Schedules, and Exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the City and the Redeveloper. This agreement however does not supersede any code requirements of regulating agencies.

11.3 Binding Upon Successors in Interest. This Agreement shall be binding upon all the parties hereto and their respective heirs, successors, administrators, assigns or other successors in interest.

11.4 Titles of Paragraphs. Titles of the several parts, paragraphs, sections, or articles of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any provision hereof.

11.5 Severability. If any provision of this Agreement is held to be invalid, the remainder of this Agreement shall not be affected thereby.

11.6 Memorandum of Agreement. At either party's request, the parties shall execute and record a Memorandum of Agreement with respect to the Project Site in the form attached as Schedule 7.

11.7 Further Assistance and Corrective Instruments. The City and the Redeveloper agree that they will, from time to time, execute, acknowledge, and deliver, or cause to be executed, acknowledged, and delivered, such supplements hereto and such further instruments as may reasonably be required by the parties hereto, for carrying out the intention of or facilitating the performance of this Agreement.

11.8 Notices. Any written notice or demand hereunder from any party to another party shall be in writing and shall be served by (a) personal delivery, (b) Fax with confirmation by first class mail or (c) certified mail, return receipt requested at the following addresses:

To the City at:

City Clerk
City of Peoria
419 Fulton Street, Room 401
Peoria, IL 61602

City Manager
City of Peoria
419 Fulton, Room 207
Peoria, IL 61602

With copies to:

Corporation Counsel
City of Peoria
419 Fulton, Room 403

Peoria, IL 61602

And, to the Redeveloper at:

[Brian McGeady]
MacArthur Senior Flats LLC
9100 Centre Pointe Drive, Suite 210
West Chester, OH 45069

With copies to:

Peoria Opportunities Foundation
512 E. Kansas St.
Peoria, IL 61603
Attn: Irina Riggenbach, Executive Director

And:

Applegate & Thorne-Thomsen P.C.
425 S. Financial Pl., Suite 1900
Chicago, IL 60605
Attn: Ryan Hatten

or to the last known address of any party or to the address provided by an assignee if such address is given in writing. Any party may change its address by providing notice in accordance with this provision. In the event said notice is mailed, the date of service shall be deemed to be two (2) business days after the date of delivery of said notice to the United States Post Office.

11.8 No Joint Venture, Agency or Partnership Created. Neither anything in this Agreement nor any acts of the parties to this Agreement shall be construed by the parties or any third person to create the relationship of a partnership, agency or joint venture between and among such parties.

11.9 Limited Liability of City to Others for Redeveloper's Expenses. There shall be no obligation by the City to make payments to any other person or entity including any mortgage or lienholder than the Redeveloper, or its authorized designee, nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman providing services or materials to Redeveloper for this Project.

11.10 Subordination and Collateral Assignment. Notwithstanding anything to the contrary in this Agreement. City acknowledges and agrees that this Agreement may be collaterally assigned or subordinated to certain other mortgages procured in connection with the development of the Project.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

CITY OF PEORIA

By: _____
Its City Manager

Attest: _____
Its City Clerk

ACCEPTED AS TO FORM:

By: _____
Its City Attorney

[*Signature Page 1 of 2*]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

MACARTHUR SENIOR FLATS LLC,
an Illinois limited liability company

By: PHP MacArthur Senior Flats LLC,
an Illinois limited liability company,
its administrative managing member

By: Pivotal GP Holding LLC,
a Georgia limited liability company,
its sole member

By: _____
Name: Brian McGeady
Title: Authorized Signatory

PEORIA OPPORTUNITIES FOUNDATION,
an Illinois not-for-profit corporation

By: _____
Name: Irina Riggenbach
Its: Authorized Signatory

[*Signature Page 2 of 2*]

SCHEDULES:

SCHEDULE 1 - Project - Description, Project Costs, Renderings

SCHEDULE 2 - Project Site – Legal Description, Parcel Maps, Photos

SCHEDULE 3 - Project Timeline & Special Terms & Conditions

SCHEDULE 4 - Requisition for Reimbursement of Redevelopment Project Costs

SCHEDULE 5 - Equal Employment Opportunity

SCHEDULE 6 - Declaration of Covenants, Uses and Restrictions

SCHEDULE 7 - Memorandum of Agreement

SCHEDULE 1

PROJECT DESCRIPTION

Project Summary

New Construction: MacArthur Senior Flats will be a newly constructed development located in Peoria, IL, restricted to seniors 55 years and above, that will be built on 1.5 acres. The development will consist of a four-story elevator building with a community room and a small commercial space. The unit mix will consist of 41 one-bedroom units and 7 two-bedroom units. The development will include amenities that will keep residents active, including both a fitness and community room. All units will feature universal design features, an energy efficient design, and a comprehensive list of modern amenities. The proposed site includes ample parking for both residents and guests and is located across the street from a park and within a half mile of farmer's market, a community garden, shopping destinations, restaurants, public transit, daycare options and several religious institutions.

Project Costs

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS
DIVISION 1 - General Conditions		**$35,000**
Weather Conditions	$35,000	
DIVISION 2 - Site Construction		**$1,834,572**
02050 Material Testing	By Owner	
02060 Surveying	$19,700	
02071 Building Demolition	NA	
02210 Earthwork	$824,997	
02511 Asphalt Paving	$229,950	
02527 Site Concrete	in 02210	
02600 Site Utilities	$698,675	
02831 Fences & Gates	In 05510	
02900 Landscaping	$61,250	
DIVISION 3 - Concrete		**$62,500**
03300 Concrete	in 02210	
03325 Gypsum Concrete Topping	$62,500	
DIVISION 4 - Masonry		**$403,000**
04202 Masonry	$403,000	
DIVISION 5 - Metals		**$37,500**
05510 Miscellaneous Metals	$37,500	
DIVISION 6 - Wood & Plastics		**$1,795,356**
06100 Rough Carpentry	$1,425,639	
06200 Finish Carpentry	$369,717	
DIVISION 7 - Thermal & Moisture Protection		**$714,793**
07111 Waterproofing/Damproofing	$11,640	
07195 Air Barriers	In 06100	
07210 Insulation Building	$115,000	
07460 Cementitious Siding	$391,632	

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS
07510 Membrane Roofing	$196,521	
DIVISION 8 - Doors & Windows		**$370,150**
08110 Doors, Frames & Hardware	$187,138	
08520 Aluminum Windows	$84,192	
08410 Exterior Glazing	$63,060	
08715 Automatic Door Operators	$35,760	
DIVISION 9 - Finishes		**$1,856,722**
09252 Metal Stud & Drywall	$1,169,846	
09310 Ceramic and Hard Tile	$30,680	
09510 Acoustical Ceilings	In 09252	
09660 Carpet, Resilient Flooring and Base	$234,096	
09695 Floor Preparation - Misc.	$75,000	
09900 Painting & Wallcovering	$347,100	
DIVISION 10 - Specialties		**$211,056**
10430 Building / Exterior Signage	$10,000	
10430 Directional Signage/Graphics	$13,000	
10523 Fire Extinguishers & Cabinets	$1,974	
10550 Postal Specialties	$8,534	
10800 Toilet Accessories	$37,849	
10916 Wire Closet Shelving	$70,080	
10530 Awnings & Canopies	$69,619	
DIVISION 11 - Equipment		**$150,671**
11451 Residential Appliances	$150,671	
DIVISION 12 - Furnishings		**$198,966**
12350 Residential Cabinetry	$126,009	
12530 Window Treatment	$23,578	
12630 Countertops	$49,379	
DIVISION 14 - Conveying Systems		**$180,500**
14001 Elevators	$150,500	

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS
14918 Trash and Laundry Chutes	$30,000	
DIVISION 15 - Mechanical		**$2,095,092**
15300 Fire Protection	$165,092	
15400 Plumbing	$885,000	
15500 H.V.A.C.	$1,045,000	
DIVISION 16 - Electrical		**$1,426,700**
16001 Electrical	$1,426,700	
16700 Communications	In 16001	
16800 Security Systems	In 16001	
16700 Fire Alarm	In 16001	
TRADE SUB-TOTAL	$11,372,577	
Subcontractor Default Insurance	$0	
Permits & Fees Allowance	$0	
Labor & Performance Bonds	$0	
Insurance Program	$0	
PROJECT SUB-TOTAL	$11,372,577	
Builder's Risk Insurance	$0	
PROJECT SUB-TOTAL	$11,372,577	
Contingency	$0	
PROJECT SUB-TOTAL	$11,372,577	
Escalation	$0	
PROJECT SUB-TOTAL	**$11,372,577**	
General Conditions (6%)	$682,355	
Overhead (2%)	$227,452	
Fee (6%)	$682,355	
PROJECT TOTAL	**$12,964,738**	

Renderings



SCHEDULE 2 A
PROJECT SITE (Legal Description)

Parcel 1:

THE WEST 26 FEET OF LOT 6, BLOCK 10, IN BERRIAN'S ADDITION, IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP AND CITY OF PEORIA, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN: 18-08-419-002

COMMON ADDRESS: 920 W JOHNSON STREET, PEORIA, ILLINOIS 61605

Parcel 2:

THE EAST 24 FEET OF LOT 6 IN BLOCK 10 OF BERRIAN'S ADDITION TO CITY OF PEORIA, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN: 18-08-419-003

COMMON ADDRESS: 918 W JOHNSON STREET, PEORIA, ILLINOIS 61605

Parcel 3:

THE WEST 1/2 OF LOT 5, BLOCK 10 OF BERRIAN'S ADDITION, A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE 4TH P.M., SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN: 18-08-419-004

COMMON ADDRESS: 916 W JOHNSON STREET, PEORIA, ILLINOIS 61605

Parcel 4:

THE EAST HALF (E 1/2) OF LOT 5, BLOCK 10 OF BERRIAN'S ADDITION, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN: 18-08-419-005

COMMON ADDRESS: 914 W JOHNSON STREET, PEORIA, ILLINOIS 61605

Parcel 5:

THE WEST 18.3 FEET OF LOT 4, BLOCK 10 OF BERRIAN'S ADDITION, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN: 18-08-419-006

COMMON ADDRESS: 912 W JOHNSON STREET, PEORIA, ILLINOIS 61605

Parcel 6:

THE EAST 31.7 FEET OF LOT 4, BLOCK 10 OF BERRIAN'S ADDITION, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN: 18-08-419-007

COMMON ADDRESS: 910 W JOHNSON STREET, PEORIA, ILLINOIS 61605

Parcel 7:

THE WEST HALF (W 1/2) OF LOT 3, IN BLOCK 10 OF BERRIAN'S ADDITION, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, EXCEPT THE FOLLOWING TRACT OF LAND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF SAID LOT 3; THENCE WEST 1 FOOT; THENCE SOUTH 14 FEET; THENCE WEST 1 FOOT; THENCE SOUTH 43.5 FEET; THENCE EAST 2 FEET; THENCE NORTH TO THE POINT OF BEGINNING; SITUATED IN PEORIA COUNTY, ILLINOIS.

PIN: 18-08-419-008

COMMON ADDRESS: 908 W JOHNSON STREET, PEORIA, ILLINOIS 61605

Parcel 8:

THE EAST HALF (E 1/2) OF LOT 3, BLOCK 10 OF BERRIAN'S ADDITION, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE

FOURTH PRINCIPAL MERIDIAN, ALSO A PART OF THE WEST HALF OF SAID LOT 3 MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF SAID LOT 3, IN BLOCK 10; THENCE WEST 1 FOOT; THENCE SOUTH 14 FEET; THENCE WEST 1 FOOT; THENCE SOUTH 43.5 FEET; THENCE EAST 2 FEET; THENCE NORTH TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN: 18-08-419-009

COMMON ADDRESS: 906 W JOHNSON STREET, PEORIA, ILLINOIS 61605

Parcel 9:

LOT 1 AND THE EAST 7 FEET OF LOT 2, BLOCK 10 OF BERRIAN'S ADDITION, ALSO THE WEST 43 FEET OF LOT 2, BLOCK 10 OF BERRIAN'S ADDITION, CITY OF PEORIA IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN PEORIA COUNTY, STATE OF ILLINOIS, EXCEPTING THEREFROM THAT PORTION OF LOT 1 DEDICATED FOR ROADWAY PURPOSES BY DOCUMENT NUMBER 2025012451, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER BEING THE POINT OF BEGINNING OF THE PROPOSED RIGHT-OF-WAY LINE TO BE DESCRIBED: FROM SAID POINT OF BEGINNING; THENCE ON THE SOUTH LINE OF SAID LOT 1 BEARING SOUTH 89 DEGREES 58 MINUTES 15 SECONDS WEST, A DISTANCE OF 8.70 FEET; THENCE LEAVING SAID SOUTH LINE BEARING NORTH 00 DEGREES 30 MINUTES 02 SECONDS EAST, A DISTANCE OF 141.99 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE ON SAID NORTH LINE BEARING NORTH 89 DEGREES 57 MINUTES 55 SECONDS EAST, A DISTANCE OF 8. 77 FEET TO THE EAST LINE OF SAID LOT 1; THENCE ON SAID EAST LINE BEARING SOUTH 00 DEGREES 31 MINUTES 34 SECONDS WEST, A DISTANCE OF 141.99 FEET TO SAID POINT OF BEGINNING.

PIN: 18-08-419-010 AND 18-08-419-011

COMMON ADDRESSES: 900 & 904 W JOHNSON STREET, PEORIA, ILLINOIS 61605

Parcel 10:

THE WEST HALF (W 1/2) OF LOT 12, BLOCK 10 OF BERRIAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN: 18-08-419-018

COMMON ADDRESS: 911 W MCBEAN STREET, PEORIA, ILLINOIS 61605

Parcel 11:

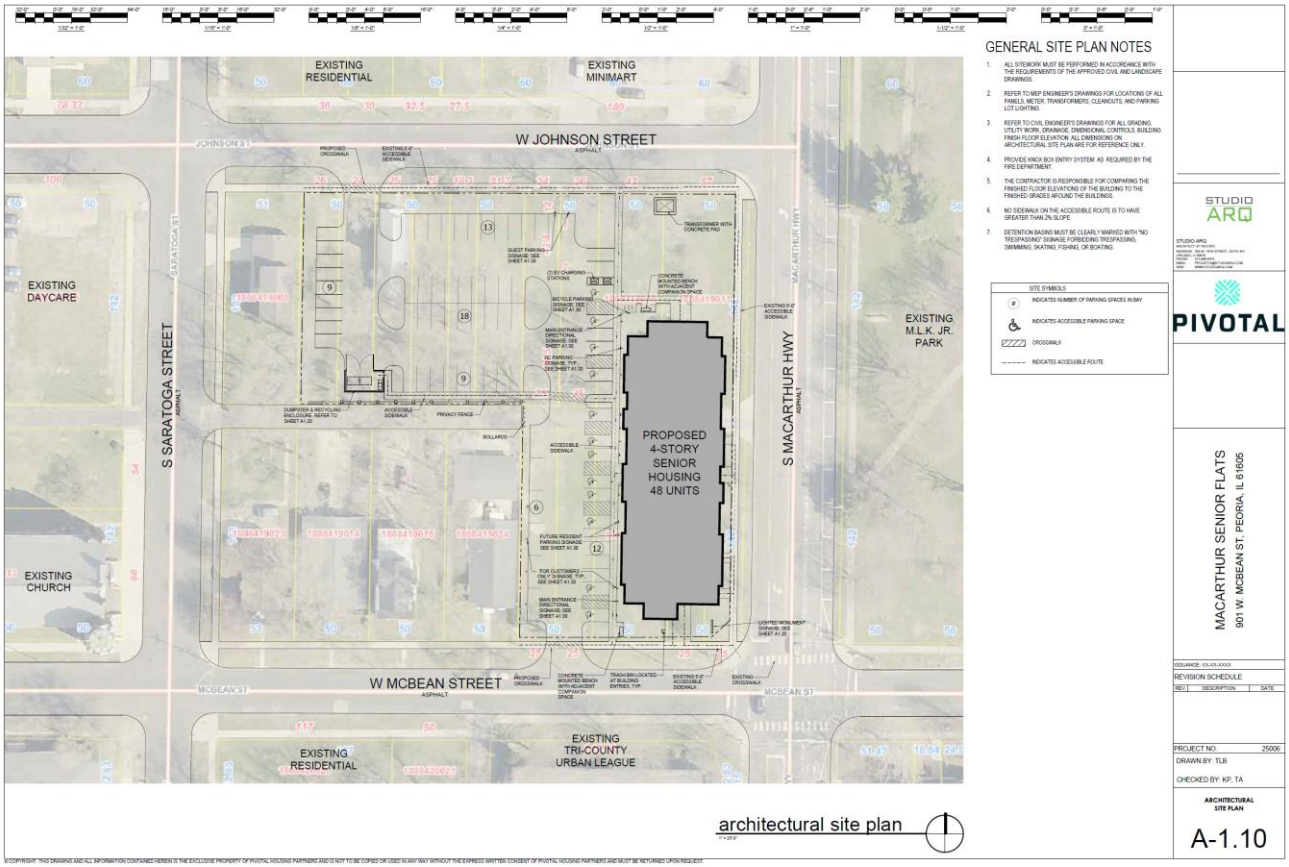
THE EAST 1/2 OF LOT 12 ALL OF LOTS 13 AND 14 IN BLOCK 10, OF BERRIAN'S ADDITION, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS. EXCEPTING THEREFROM THAT PART OF LOTS 14 AND 12 DEDICATED FOR ROADWAY PER DOCUMENT NUMBER 2025012451, DESCRIBED AS FOLLOWS: THAT PART OF LOT 14, COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 14, SAID CORNER BEING THE POINT OF BEGINNING OF THE PROPOSED RIGHT-OF-WAY LINE TO BE DESCRIBED:
FROM SAID POINT OF BEGINNING; THENCE ON THE SOUTH LINE OF SAID LOT 14 BEARING SOUTH 89 DEGREES 57 MINUTES 55 SECONDS WEST, A DISTANCE OF 20.90 FEET; THENCE LEAVING SAID SOUTH LINE BEARING NORTH 48 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 16.63 FEET; THENCE BEARING NORTH 00 DEGREES 30 MINUTES 02 SECONDS EAST, A DISTANCE OF 129.72 FEET TO THE NORTH LINE OF SAID LOT 14; THENCE ON SAID NORTH LINE BEARING NORTH 89 DEGREES 58 MINUTES 15 SECONDS EAST, A DISTANCE OF 8.70 FEET TO THE EAST LINE OF SAID LOT 1; THENCE ON SAID EAST LINE BEARING SOUTH 00 DEGREES 31 MINUTES 34 SECONDS WEST, A DISTANCE OF 140.84 FEET TO SAID POINT OF BEGINNING.
THAT PART OF LOT 12, COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12, SAID CORNER BEING THE POINT OF BEGINNING OF THE PROPOSED RIGHT-OF-WAY LINE TO BE DESCRIBED:
FROM SAID POINT OF BEGINNING; THENCE ON THE SOUTH LINE OF SAID LOT 12 BEARING SOUTH 89 DEGREES 33 MINUTES 08 SECONDS WEST, A DISTANCE OF 9.08 FEET; THENCE LEAVING SAID SOUTH LINE BEARING NORTH 00 DEGREES 27 MINUTES 30 SECONDS EAST, A DISTANCE OF 156.50 FEET TO THE NORTH LINE OF THE SOUTH HALF OF A VACATED ALLEY, PER DOCUMENT NUMBER 2009-035660; THENCE ON SAID NORTH LINE BEARING NORTH 89 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 9.08 FEET TO THE EAST LINE OF SAID LOT 12; THENCE ON SAID EAST LINE BEARING SOUTH 00 DEGREES 27 MINUTES 30 SECONDS WEST, A DISTANCE OF 156.43 FEET TO SAID POINT OF BEGINNING.

PIN: 18-08-419-019, 18-08-419-020, 18-08419-021, AND 18-08-419-022

COMMON ADDRESSES: 901, 903, AND 909 W MCBEAN STREET, PEORIA, ILLINOIS 61605

SCHEDULE 2 B

PROJECT SITE (Parcel Map)



MacArthur Flats Parcels



1	1808419022 901 W MCBEAN ST	6	1808419011 900 W JOHNSON ST
2	1808419021 903 W MCBEAN ST	7	1808419010 904 W JOHNSON ST
3	1808419020	8	1808419009 906 W JOHNSON ST
4	1808419019 909 W MC BEAN ST	9	1808419008 908 W JOHNSON ST
5	1808419018 911 W MC BEAN ST	10	1808419007 910 W JOHNSON ST

SCHEDULE 2 C

PROJECT SITE (Photos)







SCHEDULE 3 A

PROJECT TIMELINE

The Redeveloper will redevelop the Project in accordance with the Project Timeline below and according to the standards and schedules detailed in Article II. In the event the developer does not meet the Project Timeline, Redeveloper may request and obtain extensions, subject to the approval of the City Manager, or this Agreement will be terminated, subject to the provisions of Article IX. Approval of extensions shall not be unreasonably withheld and shall be given for causes outside of control of Redeveloper with evidence of cause provided to the City Manager prior to expiration of the estimated date as herein stated. Nothing herein stated prevents or prohibits the Redeveloper from completing the project before the expiration of the estimated dates as herein stated.

Activity	Completion	Estimated Date
Council Approval of Revised Redevelopment Agreement		08/11/2026
Signing of Redevelopment Agreement	30 Days from Council Approval	09/10/2026
Submittal of Original Building/Site Plans		05/12/2026
Approval of Building/Site Plans	45 Days from Submittal	06/26/2026
City of Peoria Permit	0 days from approval of Building/Site Plans	06/26/2026
Completion of Construction	18 months from Permit	12/31/2027
Qualified occupancy	6 months from Completion of Construction	06/30/2028
Stabilized occupancy	4 months from QO	10/31/2028

SCHEDULE 3 B

PROJECT - SPECIAL TERMS & CONDITIONS

The following list of items include special terms and conditions unique to this Project and agreed upon by the City and Redeveloper.

1. The City agrees that it will convey the list of properties, more fully and legally described on Exhibit A, to Redeveloper or its successor, assign, or affiliate for said Project. The City agrees that it will donate the properties under the terms of the Letter of Intent dated March 3, 2025 for consideration of One Dollar ($1.00). Given that Redeveloper received an award of low-income housing tax credits pursuant to its 2025 Application as of July 14, 2025, this Letter of Intent will not expire after a one (1) year period as previously contemplated.

2. As with all affordable housing developments in Peoria, all building permit fees associated with the project will be waived.

SCHEDULE 4

REQUISITION FOR REIMBURSEMENT OF REDEVELOPMENT PROJECT COSTS

Peoria Opportunities Foundation, an Illinois not-for-profit corporation ("POF") and MacArthur Senior Flats LLC, an Illinois limited liability company (the "Owner" and together with POF, the "Redeveloper") request a payment for eligible expenses pursuant to a Redevelopment Agreement ("RDA") between Redeveloper and City approved by City Council on August 11, 2026 and whose payment/s are to be validated by the City, and be made upon Redeveloper certifying the following, as needed:

Section 1 – Establishment of Redevelopment Project Cost (*one time validation*)

1. Redeveloper will provide proof of paid "Eligible Redevelopment Project Costs" of up to the amount of **$ 592,733** as defined in the RDA and evidenced by either (please check a box):

☐ Sworn Statement of General Contractor and/or Subcontractors showing Total Actual Project Cost, Payments Made by Owner, Lien Waivers and Balances due Contractors.

☐ Summary Sheet of Total Actual Project Cost and a list of paid invoices organized in the order of the Budget shown in **Schedule 1 – Total Project Cost** of the RDA.

Section 2 – Annual Validation

1. Redeveloper states, for year it seeks reimbursement, they have paid in-full the property taxes from which the reimbursement payment is being drawn, as evidenced by a paid tax receipt from the County, or as otherwise validated by City staff. Annual reimbursement payment will be rendered by the City to Redeveloper on December 31st , but no later than 30 thereafter.
2. Redeveloper has presented the Project's Estimated and Actual numbers below:

Descriptions	Initial/Estimated in RDA	Actual	Difference
Project Cost/Investment			
Jobs Retained/Created			

Redeveloper: _____ _____
Authorized Signature Print Name

Date: _____ _____
Date of Request Print Title

Please return to: City of Peoria - Economic Development Department
419 Fulton Street – Suite 207 - Peoria, IL 61602
economicdevelopment@peoriagov.org

---------- ***Staff has Validated the Information Above and Approves Finance Makes Reimbursement Payment for Year of _____*** ----------

Validated by Staff: _____ Validation Date: _____

SCHEDULE 5

EQUAL EMPLOYMENT OPPORTUNITY

In the event of the Redeveloper's noncompliance with any provision of this Equal Employment Opportunity clause, the Illinois Human Rights Act or the Rules and Regulations of the Illinois Department of Human Rights, the Redeveloper may be declared not responsible and, therefore, ineligible for future contracts or subcontracts with the City of Peoria and such other sanctions or penalties may be imposed or remedies invoked as provided by ordinance.

During and with respect to the Redevelopment and construction of the Project, the Redeveloper agrees as follows:

It is hereby declared to be the public policy of the City of Peoria, that it will not execute a contract for good and/or services with any individual, business enterprise, supplier/vendor; maintain a financial relationship with any financial institution; or use the services of any labor organization or member thereof found to be in violation of the provisions of the Municipal Code for the City of Peoria, Chapter 17, Article III, Division 4, Section 17-118.

This clause covers contractors, vendors, suppliers, borrowers and/or recipients of city resources, purchasers and/or Redevelopers of city owned property, and any other individuals or entities providing goods and/or services to the City of Peoria; and are hereinafter referred to as "Contractor".

If any Contractor conducting business with the City of Peoria fails to comply with the fair employment and affirmative action provisions of Chapter 17, Article III, Division 4 of the municipal code (hereinafter Chapter 17), the city, at its option, may do any or all of the following:

(1) Cancel, terminate, or suspend the contract in whole or in part;

(2) Declare the contractor ineligible for further contracts for one calendar year;

(3) The Fair Employment and Housing Commission (hereinafter FEHC), in accordance with its rules and regulations, shall have the power to impose a penalty upon any Contractor failing to comply with Chapter 17 in an amount not less than $50.00; nor more than as provided in Chapter 1, Section 1-5 of the municipal code, for each day that the Contractor fails to comply, upon a specific finding of such violation. The FEHC my order a Contractor found guilty of failure to comply with the provisions of Chapter 17 to pay all or a portion of the legal costs incurred by the city as a result of prosecution of such violations. Penalties assessed under this clause may be recovered from the Contractor by setoff against unpaid portion of the contract price; and

(4) Such other sanctions as may be imposed by the FEHC pursuant to the provisions of Chapter 17 and other applicable ordinance provisions of the municipal code.'

During the performance of this contract, the Contractor agrees:

(A) That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, ancestry, national origin, place of birth, age, or a physical

and/or mental disability which would not interfere with the efficient performance of the job in question. The contractor/vendor will take affirmative action to comply with the provisions of Peoria City Code, Chapter 17 and will require any subcontractor to submit to the City of Peoria a written commitment to comply with this division. The Contractor will distribute copies of this commitment to all persons who participate in recruitment, screening, referral, and selection of job applicants, prospective job applicants, members, or prospective contractors.

"The Contractor agrees that the provisions of Chapter 17, of the Municipal Code of the City of Peoria are hereby incorporated by reference, as if set out verbatim."

(B) That it will examine each one of its workforce job classifications to determine if minorities and/or females are underutilized; and it will take appropriate affirmative action steps to rectify such identified underutilization.

(C) That if it hires additional employees in order to perform this contract or any portion thereof, it will determine the availability of minority and females in the area(s) from which it may reasonably recruit; and every good faith effort will be made in its selection process to minimize or eliminate identified areas of minority and/or female underutilization for each job classification for which there are employment opportunities.

(D) That during the performance of this contract, the Contractor will maintain its "eligibility" status to conduct business with the City of Peoria under the provisions of the EEO certification registration program.

(E) That in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, sex religion, national origin, age, or physical and/or mental disability.

(F) That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining agreement or understanding, a notice advising such labor organization or representative of the Contractor's obligations under Chapter 17. If any such labor organization or representative fails or refuses to cooperate with the Contractor in its efforts to comply with Chapter 17, the Contractor will promptly so notify the Equal Opportunity Office (hereinafter EOO) an/or the FEHC for the City of Peoria.

(G) That it will submit reports as required and furnish all relevant information as may from time to time be requested the EOO and/or the FEHC.

(H) That it will permit access to all relevant books, records, accounts, and work sites by EOO staff members for purposes of investigation to ascertain compliance with Chapter 17.

(I) That it will include verbatim or by reference the provision s of Section 17-120 of Chapter 17 so that such provisions will be binding in the same manner as with other provisions of this contract. The Contractor will be liable for compliance with applicable provisions of this clause by all its

subcontractors; and further, it will promptly notify the EOO and/or FEHC to be non-responsive and therefore, ineligible for contracts or subcontracts with the City of Peoria.

(J) That during the performance of this contract, the Contractor agrees: that it will have written sexual harassment policies that shall include, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under state law; (iii) a process including penalties ; (v) the legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission; (vi) directions on how to contact the
Department of Human Rights and the Commission; and (vii) protection against retaliation as provided by Section 6-101 of this Act (Public Act 87-1257). A copy of the policies shall be provided to the Illinois Department of Human Rights or the City of Peoria upon request.

(K) That during the performance of this contract, the Contractor agrees that they do not and will not maintain or provide for their employees, any segregated facilities at any of their establishments, or permit employees to perform their services at any location under their control where segregated facilities are maintained.

As used in this document, the term "segregated facilities" means any waiting rooms, work areas, rest rooms and washrooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, religion, color, national origin, because of habit, local custom, or otherwise.

SCHEDULE 6

DECLARATION OF COVENANTS, USES AND RESTRICTIONS

Prepared By:
Applegate & Thorne-Thomsen
425 S. Financial Place, Suite 1900
Chicago, IL 60605
Attn: Ryan Hatten

After recording return to:
Applegate & Thorne-Thomsen
425 S. Financial Place, Suite 1900
Chicago, IL 60605
Attn: Ryan Hatten

DECLARATION OF COVENANTS, USES AND RESTRICTIONS

MacArthur Senior Flats LLC (the "Declarant"), is the owner of certain real property located in the City of Peoria, the County of Peoria, the State of Illinois, more fully described in **Schedule 1** attached hereto and made a part hereof (the "Project Site").

The Declarant has entered into a Redevelopment Agreement (the "Agreement") dated August 11, 2026, with the City of Peoria ("City"). The Agreement provides that the Declarant shall develop a project as described in the Agreement (the "Project") on the Project Site, which Project will further the Redevelopment of the **South Village Redevelopment Project Area** pursuant to the South Village District Tax Increment Redevelopment Plan (the "Plan") adopted by the City on **May 28, 2013**. For the purpose of enhancing and protecting the value, the attractiveness and the desirability of the Project as developed pursuant to the terms of the Agreement; for the purpose of protecting the rights of the City pursuant to the terms of the Agreement; and for the purpose of enhancing and protecting the purposes of the Plan as aforementioned, the Declarant hereby declares that all of the Project and Project Site and each part thereof shall be held, sold, and conveyed only subject to the following covenants, uses and restrictions, which shall constitute covenants running with the land and shall be binding on all parties having any rights, title or interest in said property or any part hereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. The Project Site and the Project shall be subject to the Agreement and the terms, covenants, building and use restrictions, and conditions in the Plan.

2. The Declarant agrees that the Declarant shall not discriminate in violation of all applicable federal, state, or local laws or regulations upon basis of race, color, religion, sex, age, national origin or other applicable factors in the sale, lease or rental or in the use or occupancy of the Project Site or Project or any part hereof.

3. The Declarant covenants that it will pay all real estate taxes with respect to the Project Site or Project when due; and shall not apply for, seek, or authorize any exemption from the imposition of general real estate taxes on said Project Site or Project without first obtaining the prior written approval of the City of Peoria. Nothing herein shall be construed so to prevent Declarant from contesting the assessment or collection of any taxes under statutory procedures set forth in the Illinois Compiled Statutes; provided that the Declarant, its successors, and assigns shall give the City of Peoria fifteen (15) days prior written notice of its intent to contest the assessment or collection of taxes.

4. It is intended and agreed that the covenants provided in Sections 1 and 3 of this Declaration shall remain in effect until the earlier of (i) termination of the Plan or (ii) the completion of the project and the covenants provided in Section 2 shall remain effective without any time limitation; provided, that all such covenants shall be binding on the Declarant only for such period as the Declarant maintains a direct ownership interest in the Project Site or Project or part thereof (excluding, for example, a direct interest therein solely as a creditor or mortgagee), and only with respect to such direct ownership interest in the Project Site or Project or part thereof. The termination of the covenants in Sections 1 and 3 shall be effective upon the happening of the events described in this Section 4 without any further action by either Declarant or the City and without the recording of any release or other document.

5. Subject to Section 4 above, it is intended and agreed that the covenants set forth in Sections 1 through 3 above shall be covenants running with the land and that they shall in any event be binding to the fullest extent permitted by law and equity, for the benefit and in favor of and enforceable by the City and with regard to Section 2 above, the City, the State of Illinois, and the United States of America.

6. Subject to Section 4 above, it is also intended and agreed that the foregoing covenants set forth in Sections 1 through 3 above shall in any event, and without regard to technical classification or designation as legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit of the City and enforceable by the City, the State of Illinois and the United States of America as provided in Section 5.

7. Failure by the City or, by the State of Illinois or the United States of America to enforce any covenant or restriction herein contained, shall in no event be deemed a waiver of the right to do so thereafter.

8. Invalidation of any one of these covenants or restrictions by judgment or court order, shall in no way affect any other provisions, which shall remain in full force and effect.

9. Covenants and restrictions of this declaration may be amended by the Declarant only by duly recording an instrument, executed, and acknowledged by the City.

Executed at _____, Ohio, on the date first above written.

MACARTHUR SENIOR FLATS LLC,
an Illinois limited liability company

By: PHP MacArthur Senior Flats LLC,
an Illinois limited liability company,
its administrative managing member

By: Pivotal GP Holding LLC,
a Georgia limited liability company,
its sole member

By: _____
Name: Brian McGeady
Title: Authorized Signatory

STATE OF OHIO)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Brian McGeady, personally known to me to be the Authorized Signor of Pivotal GP Holding LLC, a Georgia limited liability company ("Sole Member"), the sole member of PHP MacArthur Senior Flats LLC, an Illinois limited liability company ("Admin. Managing Member"), the administrative managing member of MacArthur Senior Flats LLC, an Illinois limited liability company (the "Owner"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Authorized Signatory and as the free and voluntary act of the Owner**,** for the uses and purposes therein set forth; and on his respective oath stated that he was duly authorized to execute said instrument.

GIVEN under my hand and notary seal this _____ day of _____, 2026.

_____
Notary Public

SCHEDULE 7

MEMORANDUM OF AGREEMENT

Prepared By:
City of Peoria
419 Fulton, Room 403
Peoria, IL 61602

After recording return to: Applegate & Thorne-Thomsen
425 S. Financial Place,
Suite 1900
Chicago, IL 60605
Attn: Ryan Hatten

SCHEDULE 7

MEMORANDUM OF AGREEMENT

Peoria Opportunities Foundation, an Illinois not-for-profit corporation (“POF”), MacArthur Senior Flats LLC, an Illinois limited liability company (the “Owner” and together with POF, the "Redeveloper"), and the City of Peoria have entered into a Redevelopment Agreement dated as of August 11, 2026 ("Agreement") with respect to certain real property located in the City of Peoria, the County of Peoria, the State of Illinois, more fully described in **Schedule 1** attached hereto and made a part hereof (the "Project Site"). The Agreement provides that the Redeveloper, subject to

certain terms and conditions set forth in the Agreement, shall develop a project as described in the Agreement (the "Project") on the Project Site.

(Signature Page Follows)

Dated: August 11, 2026

CITY OF PEORIA

By: _____
Its City Manager

Attest: _____
Its City Clerk

ACCEPTED AS TO FORM:

By: _____
Its City Attorney

MACARTHUR SENIOR FLATS LLC,
an Illinois limited liability company

By: PHP MacArthur Senior Flats LLC,
an Illinois limited liability company,
its administrative managing member

By: Pivotal GP Holding LLC,
a Georgia limited liability company,
its sole member

By: _____
Name: Brian McGeady
Title: Authorized Signatory

PEORIA OPPORTUNITIES FOUNDATION,
an Illinois not-for-profit corporation

By: _____
Name: Irina Riggenbach
Its: Authorized Signatory

STATE OF ILLINOIS)
) SS.
COUNTY OF PEORIA)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that [F. Patrick Urich and Stefanie Tarr,] personally known to me to be the City Manager and City Clerk, respectively, of the City of Peoria, an Illinois municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such City Manager and City Clerk, respectively, appeared before me this day in person and severally acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such City Manager and City Clerk, respectively, and as the free and voluntary act of said municipal corporation for the uses and purposes therein set forth; and on their respective oaths stated that they were duly authorized to execute said instrument.

GIVEN under my hand and notary seal this ____ day of [_____, 2026].

_____
Notary Public

STATE OF OHIO)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Brian McGeady, personally known to me to be the Authorized Signor of Pivotal GP Holding LLC, a Georgia limited liability company ("Sole Member"), the sole member of PHP MacArthur Senior Flats LLC, an Illinois limited liability company ("Admin. Managing Member"), the administrative managing member of MacArthur Senior Flats LLC, an Illinois limited liability company (the "Owner"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Authorized Signatory and as the free and voluntary act of the Owner**,** for the uses and purposes therein set forth; and on his respective oath stated that he was duly authorized to execute said instrument.

GIVEN under my hand and notary seal this ____ day of _____, 2026.

_____
Notary Public

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

I, the undersigned, a Notary Public in and for the county and State aforesaid, do hereby certify that Irina Riggenbach, personally known to me to be the Authorized Signatory of Peoria Opportunities Foundation, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Signatory, she signed and delivered the said instrument, pursuant to authority given by the board of directors of Peoria Opportunities Foundation as her free and voluntary act, and as the free and voluntary act and deed of Peoria Opportunities Foundation, for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 2026.

(SEAL)

_____
Notary Public

City Council Communication

Meeting Date: August 11, 2026
Department: Police

File Number: 26-211

Subject:

26-211 Communication from the City Manager and Chief of Police with a Request for the Following:

A. Approve a Sole Source Purchase of Two Ford Explorer Interceptors from a No-Bid Procurement Source (Morrow Brothers Ford on an Illinois Government Contract) in the Amount of Approximately $91,576.00 ($45,788.00 each) (Requires 2/3 Vote of Council Members Voting - No Less than 6 Votes); and,

B. Approve the Purchase of Parts and Labor Estimated at $40,000.00 to have the Vehicles Equipped with all the Necessary Equipment.

Background - Describe the Impact if This Is Approved or Denied:

On June 7th, 2026, third shift patrol officers were involved in a traffic accident while driving Peoria Police Squad #568 (Ford Police Interceptor Utility) and #509 (Ford Police Interceptor Utility) in the area of Fayette and Monroe. This accident resulted in minor injuries to the officers involved but both squads were determined to be a total loss with repairs estimated over Fleet Services threshold for repair. Squad #509 would require an estimated $31,817 in repairs at a Current Market Value of $37,000. This is approximately 86% of the value of the vehicle. Squad #509 had approximately 24,881 miles on the odometer before the accident. Squad #568 would require an estimated $28,000 in repairs at a Current Market Value of $37,000. This is approximately 76% of the value of the vehicle. Squad #509 had approximately 30,412 miles on the odometer before the accident. Fleet Services prepared the repair estimates and advised that both are above the repair threshold of 60% of Current Market Value and are considered low mileage.

Financial Impact:

The cost to replace Peoria Police Squads #509 and #568 would be approximately $91,576.00 ($45,788.00 each) to acquire new vehicles. It would cost up to $40,000.00 in parts and labor to have the vehicles equipped with all the necessary equipment for patrol. An effort to reuse parts from the wrecked squad will be made to help lower the

cost of parts and labor. Funding for the vehicles in included in the General Liability Budget within the Police Department.

Neighborhood Concerns:

N/A

Recommendation supports the following Strategic Plan Priorities:

Community Safety

EEO Certification Number:

Attachments:

1.	509POL Crash Damage Estimate
2.	509POL True Market Value
3.	568POL Crash Damage Estimate
4.	568POL True Market Value
5.	Morrow Brothers Ford 2026 In Stock Police Interceptors

City of Peoria

City of Peoria
3505 Dries Lane
Peoria, IL 61602
Business Phone: (309) 494-8882
jgossett@peoriagov.org

Estimate

Est # 160
ID # 17345400
Estimator: Jeff Gossett

Vehicle Info
2023 Ford -Police Interceptor Utility
Fleet
1FM5K8AB9PGC17381
Mileage In/Out: 24928.0/0.0
Body Type: 4 Door Utility
Engine: 3.3L 6 Cyl Gas Injected
Drive Type: AWD

Owner
509

Insurance Company
Inspection Date: 06/08/2026
Repair Days: 25

Shop Info
Estimators Phone: (309) 857-9324
Estimators Email:
jgossett@peoriagov.org

	Oper	Description	Part Number	Price	Labor
FRONT BUMPER					
1	Replace	FRT UPR BUMPER COVER 1.1 hrs. Clearcoat	LB5Z 17D957 SCPTM	$657.03	Included 2.7 hrs. Paint Panel 1.1 hrs. Refinish
2	Overhaul	FRT BUMPER COVER ASSY - O/H FRONT BUMPER COVER ASSY			3.8 hrs. Body
3	Replace	FRT LWR BUMPER COVER	LB5Z 17D957 AB	$311.28	Included
4	Replace	R FRT BUMPER REINFORCEMENT	LB5Z 17C947 A	$40.48	Included
5	Replace	L FRT BUMPER REINFORCEMENT	LB5Z 17C947 B	$41.52	Included
6	Replace	FRT BUMPER REINFORCEMENT BAR	R1MZ 17757 E	$517.65	0.4 hrs. Body
GRILLE					
7	Replace	GRILLE ASSEMBLY	LB5Z 8200 FC	$658.67	0.5 hrs. Body
FRONT LAMPS					
8	Replace	R FRT COMBINATION LAMP	ORDER FROM DEALER	$1,666.67	0.5 hrs. Body
9	Align	HEADLAMPS - AIM LAMPS			0.4 hrs. Body
10	Replace	L FRT COMBINATION LAMP	ORDER FROM DEALER	$1,666.67	0.5 hrs. Body
11	R&I	R FRONT COMBINATION LAMP - R&I COMBINATION LAMP ASSY			0.3 hrs. Body
12	R&I	L FRONT COMBINATION LAMP - R&I COMBINATION LAMP ASSY			0.3 hrs. Body
HOOD					
13	Replace	FRT HOOD WEATHERSTRIP	LB5Z 16B990 A	$55.27	0.2 hrs. Body
14	Replace	HOOD PANEL 1.1 hrs. Clearcoat, 1.4 hrs. Underside	LB5Z 16612 A	$1,185.53	2.2 hrs. Body 2.7 hrs. Paint Panel 2.5 hrs. Refinish
15	Replace	L HOOD HINGE 0.2 hrs. Clearcoat	LB5Z 16797 A	$92.78	0.3 hrs. Body 0.5 hrs. Paint Panel 0.2 hrs. Refinish
16	R&I	HOOD ASSY - R&I HOOD ASSY			0.6 hrs. Body
17	Replace	R HOOD HINGE 0.2 hrs. Clearcoat	LB5Z 16796 A	$84.03	0.3 hrs. Body 0.5 hrs. Paint Panel 0.2 hrs. Refinish

18	Replace	HOOD LATCH	LB5Z 16700 B	$128.43	0.4 hrs. Body
19	Replace	HOOD STRIKER	LB5Z 16K689 A	$35.93	0.2 hrs. Body
FRONT FENDER					
20	Replace	R REAR FENDER INSULATOR	LB5Z 16060 A	$140.80	0.1 hrs. Body
21	Replace	L REAR FENDER INSULATOR	LB5Z 16061 A	$140.80	0.1 hrs. Body
22	Replace	R FENDER PANEL 0.8 hrs. Clearcoat	RB5Z 16005 B	$536.35	2 hrs. Body 2 hrs. Paint Panel 0.8 hrs. Refinish
23	Replace	L FENDER PANEL 0.8 hrs. Clearcoat	RB5Z 16006 B	$525.87	2 hrs. Body 2 hrs. Paint Panel 0.8 hrs. Refinish
24	Replace	R FENDER LINER	LB5Z 16102 D	$130.70	0.4 hrs. Body
25	Replace	L FENDER LINER	LB5Z 16103 D	$132.28	0.4 hrs. Body
26	Replace	R FENDER WHEEL OPENING MLDG	LB5Z 16038 AC	$258.13	0.7 hrs. Body
27	Replace	L FENDER WHEEL OPENING MLDG	LB5Z 16039 AC	$258.13	0.7 hrs. Body
FRONT INNER STRUCTURE					
28	Replace	FRT BODY RADIATOR SUPPORT	L1MZ 16138 N	$850.80	3.2 hrs. Body
29	Replace	UPR FRT BODY SUPPORT	L1MZ 16138 G	$1,019.15	0.5 hrs. Body
AIR BAG SYSTEM					
30	Replace	AIR BAG CLOCKSPRING -M	GN1Z 14A664 D	$254.62	1 hrs. Mechanical
31	Replace	AIR BAG MODULE-DRIVER FRONT -M	LB5Z 78043B13 AC	$477.37	0.4 hrs. Mechanical
32	Replace	L AIR BAG NUT	* W520101 S442	$5.00	
33	Replace	AIR BAG RESTRAINT CONTROL MODULE -M	LB5Z 14B321 A	$727.28	0.5 hrs. Mechanical
34	Replace	L AIR BAG SEAT POSITION SENSOR -M	FL3Z 14B416 A	$39.78	0.5 hrs. Mechanical
35	Replace	R AIR BAG SIDE CURTAIN MODULE -M	LB5Z 78042D94 C	$999.77	0.8 hrs. Mechanical
36	Replace	L AIR BAG SIDE CURTAIN MODULE -M	LB5Z 78042D95 C	$999.88	0.8 hrs. Mechanical
37	Replace	AIR BAG MODULE-PASSENGER SEAT -M	MB5Z 78611D10 C	$246.40	0.9 hrs. Mechanical
38	Replace	AIR BAG MODULE-DRIVERS SEAT -M	MB5Z 78611D11 C	$247.07	0.9 hrs. Mechanical
39	Replace	R AIR BAG SEAT BACK PAD	MB5Z 7864810 G	$227.00	1 hrs. Body
40	Replace	L AIR BAG SEAT BACK PAD	MB5Z 7864811 DA	$238.05	1 hrs. Body
WHEEL					
41	Replace	WHEEL	LB5Z 1015 B	$750.77	0.3 hrs. Body
42	Replace	WHEEL TIRE PRESSURE SENSOR ($83.62 x 2)	JX7Z 1A189 D	$167.24	
FRONT SUSPENSION					
43	Replace	L FRT SUSP HUB ASSY -M	LB5Z 1104 E	$336.36	1.8 hrs. Mechanical
STEERING WHEEL/COLUMN					
44	Replace	STEERING COLUMN ASSEMBLY -M	P1MZ 3C529 J	$1,003.64	3.2 hrs. Mechanical
ENGINE/BODY UNDER COVERS / ENGINE					
45	Replace	UNDERBODY FRONT AIR DEFLECTOR	L1MZ 8310 F	$222.53	0.4 hrs. Body
COWL & DASH					

46	R&I	R COWL TOP GRILLE - R&I COWL GRILLE			0.7 hrs. Body
47	R&I	L COWL TOP GRILLE - R&I COWL GRILLE			0.7 hrs. Body
FRONT SEAT					
48	R&I	R FRT SEAT ASSY - R&I SEAT ASSY			0.4 hrs. Body
49	Replace	PASS SIDE SEAT BACK COVER	MB5Z 7864416 DA	$519.82	1 hrs. Body
50	R&I	L FRT SEAT ASSY - R&I SEAT ASSY			0.4 hrs. Body
51	Replace	DRIVER SIDE SEAT BACK COVER	MB5Z 7864417 DA	$519.82	1 hrs. Body
SEAT BELTS					
52	Replace	L FRT SEAT BELT	LB5Z 78611B09 AA	$369.37	0.4 hrs. Body
53	Replace	R FRT SEAT BELT	LB5Z 78611B08 AA	$428.15	0.4 hrs. Body
54	Replace	L FRT SEAT BELT BUCKLE	KS7Z 5461203 CA	$152.70	0.3 hrs. Body
55	Replace	R FRT SEAT BELT BUCKLE	LB5Z 7861202 AA	$75.13	0.3 hrs. Body
FRONT DOOR					
56	Replace	L FRT DOOR SHELL 0.9 hrs. Clearcoat, 1.2 hrs. Underside	PB5Z 7820125 A	$983.95	5.7 hrs. Body 2.3 hrs. Paint Panel 2.1 hrs. Refinish
57	R&I	L FRT DOOR ASSEMBLY - R&I DOOR ASSY			0.7 hrs. Body
58	Replace	L FRT LWR DOOR MOULDING **ONE-TIME PARTS USEAGE ONLY**	LB5Z 7820879 AC	$166.90	0.3 hrs. Body
59	R&I	L FRT OTR DOOR BELT MOULDING			0.2 hrs. Body
60	R&I	L FRT DOOR TRIM PANEL ASSY			0.8 hrs. Body
61	R&I	L FRT DOOR OUTSIDE HANDLE			0.3 hrs. Body
62	R&I	L FRT DOOR LATCH			0.6 hrs. Body
63	Replace	L FRT UPR DOOR HINGE	BB5Z 7822801 C	$52.12	0.4 hrs. Body
64	Replace	L FRT LWR DOOR HINGE	CJ5Z 7822811 B	$46.18	0.4 hrs. Body
65	Replace	L FRT DOOR WEATHERSTRIP	MB5Z 7820531 A	$132.52	0.4 hrs. Body
66	R&I	L FRT DOOR MOVEABLE GLASS			0.5 hrs. Glass
67	R&I	L FRT DOOR FRONT GLASS RUN			0.8 hrs. Body
REAR DOOR					
68	R&I	L REAR DOOR SHELL			0.7 hrs. Body
69	R&I	L REAR DOOR ASSEMBLY - R&I DOOR ASSY			0.7 hrs. Body
70	Replace	L REAR LWR DOOR MOULDING **ONE-TIME PARTS USEAGE ONLY**	LB5Z 7825557 AA	$187.65	0.3 hrs. Body
71	R&I	L REAR DOOR WHEEL OPENING MOULDING			0.4 hrs. Body
72	R&I	L REAR DOOR TRIM PANEL ASSY			0.6 hrs. Body
73	Replace	L REAR UPR DOOR HINGE 0.2 hrs. Clearcoat	BB5Z 7826801 C	$50.13	0.4 hrs. Body 0.5 hrs. Paint Panel 0.2 hrs. Refinish
74	Replace	L REAR LWR DOOR HINGE 0.2 hrs. Clearcoat	BB5Z 7826811 C	$48.68	0.4 hrs. Body 0.5 hrs. Paint Panel 0.2 hrs. Refinish
75	Replace	L REAR DOOR WEATHERSTRIP	LB5Z 7825325 A	$104.48	0.4 hrs. Body
76	R&I	L REAR DOOR MOVEABLE GLASS			1.3 hrs. Glass

ROOF					
77	R&I	ROOF HEADLINER - R&I HEADLINER			5.4 hrs. Body
78	R&I	ROOF HEADLINER - R&I HEADLINER			5.4 hrs. Body
79	Replace	ROOF HEADLINER	ORDER FROM DEALER	$1,548.00	5.4 hrs. Body
QUARTER PANEL					
80	Repair	L QUARTER OUTER PANEL 1.0 hrs. Clearcoat			14 hrs. Body 2.4 hrs. Paint Panel 1 hrs. Refinish
81	Replace	L QUARTER WHEEL OPENING MLDG	LB5Z 7829039 AA	$120.73	0.4 hrs. Body
QUARTER GLASS					
82	R&I	L QTR GLASS STATIONARY			1.8 hrs. Glass
REAR BUMPER					
83	R&I	REAR UPR BUMPER COVER			2.6 hrs. Body
OTHER					
84	Repair	LEFT UPPER FRAME RAIL			4 hrs. Body
85	Replace	PUSH BUMPER		$850.00	

Totals

Type	Labor Time	Cost	Total	Taxable
Body Labor	81.0	$52.00	$4,212.00	
Mechanical Labor	10.8	$84.00	$907.20	
Glass Labor	3.6	$48.00	$172.80	
Paint Labor	25.2	$52.00	$1,310.40	
Paint Supplies	25.2	$31.00	$781.20	✔
OEM Parts			$23,584.04	✔
Other Parts			$850.00	✔

Taxable Amount	$25,215.24
Non-taxable Amount	$6,602.40
Grand Total	$31,817.64


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CITY OF PEORIA

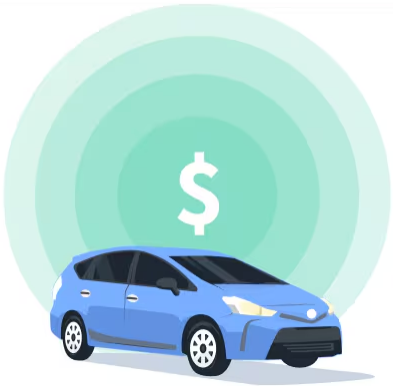


Outlook

[External]Your Appraisal Info - 2023 Ford Explorer Platinum 4dr SUV AWD (3.0L 6cyl Turbo 10A) Appraisal

From Edmunds <messages@email.edmunds.com>
Date Mon 6/8/2026 1:25 PM
To Jeff Gossett <jgossett@peoriagov.org>

Your official Edmunds Appraisal for your **Ford Explorer**



Stay Up To Date On Your Car's Value

Used car values are constantly changing. Edmunds lets you track your **2023 Ford Explorer Platinum 4dr SUV AWD (3.0L 6cyl Turbo 10A)'s** value over time so you can decide when to sell or trade in.

See pricing history

Your Edmunds Appraisal

2023 Ford Explorer Platinum 4dr SUV AWD (3.0L 6cyl Turbo 10A) Platinum

	Rough	Average	Clean	Outstanding
Trade-In	$35,680	**$37,093**	$38,180	$38,832
Private Party	$37,289	**$38,839**	$40,032	$40,748

True Market Value®

Trade-in	**$37,093**
Private Party Sale	**$38,839**
Dealer Retail	**$40,657**

Customized True Market Value Prices®

Trade-in

National Base Price	**$34,920**
Optional Equipment	**$694**
Color Adjustment - Agate Black Metallic	**$13**
Regional Adjustment (zip 61614)	**$148**
Mileage Adjustment - 24928 miles	**$1,318**
Condition Adjustment - Average	**$0**
Total	**$37,093**

Trade-in: These True Market Value® prices are Edmunds' estimates of the average prices dealers are currently paying for this vehicle in your area.

Private Party Sale

National Base Price	**$36,564**
Optional Equipment	**$727**
Color Adjustment - Agate Black Metallic	**$13**
Regional Adjustment (zip 61614)	**$155**
Mileage Adjustment - 24928 miles	**$1,380**
Condition Adjustment - Average	**$0**
Total	**$38,839**

Private Party: These True Market Value® prices are Edmunds' estimates of the average prices consumers are paying each other in private party transactions in your area. This is always a higher amount than the trade-in value, but it takes more work because you'll be dealing with offers from buyers.

Dealer Retail

National Base Price	**$38,275**
Optional Equipment	**$761**
Color Adjustment - Agate Black Metallic	**$14**
Regional Adjustment (zip 61614)	**$162**
Mileage Adjustment - 24928 miles	**$1,445**
Condition Adjustment - Average	**$0**
Total	**$40,657**

Dealer Retail: These True Market Value® prices are Edmunds' estimates of the average prices consumers are currently paying dealers for this vehicle in your area.



Questions? We're here for you. Contact us today.

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City of Peoria

City of Peoria
3505 Dries Lane
Peoria, IL 61602
Business Phone: (309) 494-8882
jgossett@peoriagov.org

Estimate

Est # 162
ID # 17345431
Estimator: Jeff Gossett

Vehicle Info
2023 Ford -Police Interceptor Utility
Fleet
1FM5K8AB1PGC17262
Mileage In/Out: 30436.0/0.0
Body Type: 4 Door Utility
Engine: 3.3L 6 Cyl Gas Injected
Drive Type: AWD

Owner
568

Insurance Company
Inspection Date: 06/08/2026
Repair Days: 28

Shop Info
Estimators Phone: (309) 857-9324
Estimators Email:
jgossett@peoriagov.org

	Oper	Description	Part Number	Price	Labor
FRONT BUMPER					
1	Replace	FRT UPR BUMPER COVER 1.1 hrs. Clearcoat	LB5Z 17D957 SCPTM	$657.03	Included 2.7 hrs. Paint Panel 1.1 hrs. Refinish
2	Overhaul	FRT BUMPER COVER ASSY - O/H FRONT BUMPER COVER ASSY			3.8 hrs. Body
3	Replace	FRT LWR BUMPER COVER	LB5Z 17D957 AB	$311.28	Included
4	Replace	R FRT BUMPER SIDE COVER	LB5Z 15A246 AA	$88.35	Included
FRONT LAMPS					
5	Replace	R FRT COMBINATION LAMP	LB5Z 13008 CR	$1,528.62	0.5 hrs. Body
6	Align	HEADLAMPS - AIM LAMPS			0.4 hrs. Body
7	R&I	R FRONT COMBINATION LAMP - R&I COMBINATION LAMP ASSY			0.3 hrs. Body
HOOD					
8	Repair	HOOD PANEL 1.1 hrs. Clearcoat			4 hrs. Body 2.7 hrs. Paint Panel 1.1 hrs. Refinish
FRONT FENDER					
9	Replace	R FENDER PANEL 0.8 hrs. Clearcoat	RB5Z 16005 B	$536.35	2 hrs. Body 2 hrs. Paint Panel 0.8 hrs. Refinish
10	Replace	R FENDER LINER	LB5Z 16102 D	$130.70	0.4 hrs. Body
11	Replace	R FENDER WHEEL OPENING MLDG	LB5Z 16038 AC	$258.13	0.7 hrs. Body
AIR BAG SYSTEM					
12	Replace	AIR BAG RESTRAINT CONTROL MODULE -M	LB5Z 14B321 A	$727.28	0.5 hrs. Mechanical
13	Replace	L AIR BAG SEAT POSITION SENSOR -M	FL3Z 14B416 A	$39.78	0.5 hrs. Mechanical
14	Replace	R AIR BAG SIDE CURTAIN MODULE -M	LB5Z 78042D94 C	$999.77	0.8 hrs. Mechanical
15	Replace	L AIR BAG SIDE CURTAIN MODULE -M	LB5Z 78042D95 C	$999.88	0.8 hrs. Mechanical
16	Replace	AIR BAG MODULE-PASSENGER SEAT -M	MB5Z 78611D10 C	$246.40	0.9 hrs. Mechanical
17	Replace	L AIR BAG SEAT BACK PAD	MB5Z 7864811 DA	$238.05	1 hrs. Body
18	Replace	R AIR BAG SEAT BACK PAD	MB5Z 7864810 G	$227.00	1 hrs. Body

WHEEL					
19	Replace	WHEEL ($750.77 x 2)	LB5Z 1015 B	$1,501.54	0.3 hrs. Body
20	Replace	WHEEL TIRE PRESSURE SENSOR ($83.62 x 2)	JX7Z 1A189 D	$167.24	
FRONT SUSPENSION					
21	Replace	R FRT SUSP HUB ASSY -M	LB5Z 1104 E	$336.36	1.8 hrs. Mechanical
COWL & DASH					
22	R&I	R COWL TOP GRILLE - R&I COWL GRILLE			0.7 hrs. Body
ROCKER/PILLARS/FLOOR					
23	Repair	R ROCKER OUTER PANEL 0.8 hrs. Clearcoat			4 hrs. Body 2 hrs. Paint Panel 0.8 hrs. Refinish
FRONT SEAT					
24	R&I	R FRT SEAT ASSY - R&I SEAT ASSY			0.4 hrs. Body
25	R&I	L FRT SEAT ASSY - R&I SEAT ASSY			0.4 hrs. Body
FRONT DOOR					
26	Replace	R FRT DOOR SHELL 0.9 hrs. Clearcoat, 1.2 hrs. Underside	PB5Z 7820124 A	$984.08	5.7 hrs. Body 2.3 hrs. Paint Panel 2.1 hrs. Refinish
27	R&I	R FRT DOOR ASSEMBLY - R&I DOOR ASSY			0.7 hrs. Body
29	Replace	R FRT LWR DOOR MOULDING **ONE-TIME PARTS USEAGE ONLY**	LB5Z 7820878 AC	$166.78	0.3 hrs. Body
30	R&I	R FRT DOOR FRAME MLDG - R&I DOOR FRAME MOULDING			0.6 hrs. Body
31	R&I	R FRT DOOR TRIM PANEL ASSY			0.8 hrs. Body
32	R&I	R FRT DOOR FRAME MOULDING			0.2 hrs. Body
33	R&I	R FRT DOOR OUTSIDE HANDLE			0.3 hrs. Body
34	R&I	R FRT DOOR LATCH			0.6 hrs. Body
35	Replace	R FRT DOOR WEATHERSTRIP	MB5Z 7820530 A	$132.52	0.4 hrs. Body
36	Replace	R FRT UPR DOOR HINGE	BB5Z 7822800 C	$51.32	0.4 hrs. Body
37	Replace	R FRT LWR DOOR HINGE	CJ5Z 7822810 B	$46.18	0.4 hrs. Body
38	R&I	R FRT DOOR MOVEABLE GLASS			0.5 hrs. Glass
FRONT DOOR / MIRRORS W					
28	Replace	R FRT DOOR REAR VIEW MIRROR	ORDER FROM DEALER	$500.57	0.3 hrs. Body
REAR DOOR					
39	Replace	R REAR DOOR SHELL 0.9 hrs. Clearcoat, 1.2 hrs. Underside	NB5Z 7824630 A	$1,053.43	5.6 hrs. Body 2.3 hrs. Paint Panel 2.1 hrs. Refinish
40	Replace	R REAR LWR DOOR MOULDING **ONE-TIME PARTS USEAGE ONLY**	LB5Z 7825556 AA	$179.50	0.3 hrs. Body
41	Replace	R REAR DOOR WHEEL OPENING MOULDING	LB5Z 7829164 AA	$57.35	0.2 hrs. Body
42	R&I	R REAR DOOR TRIM PANEL ASSY			0.6 hrs. Body
43	R&I	R REAR DOOR FRAME MOULDING			0.2 hrs. Body
44	R&I	R REAR DOOR WOOFER			0.2 hrs. Body
45	R&I	R REAR DOOR OUTSIDE HANDLE			0.3 hrs. Body

46	Replace	R REAR DOOR WEATHERSTRIP	LB5Z 7825324 A	$105.02	0.4 hrs. Body
47	Replace	R REAR DOOR WEATHERSTRIP	LB5Z 7828124 A	$48.00	0.2 hrs. Body
48	R&I	R REAR DOOR MOVEABLE GLASS			1.3 hrs. Glass
49	R&I	R REAR DOOR VENT GLASS FRAME			1.3 hrs. Body
ROOF					
50	R&I	ROOF HEADLINER - R&I HEADLINER			5.4 hrs. Body
51	R&I	ROOF HEADLINER - R&I HEADLINER			5.4 hrs. Body
52	Replace	ROOF HEADLINER	ORDER FROM DEALER	$1,548.00	5.4 hrs. Body
QUARTER PANEL					
53	Repair	R QUARTER OUTER PANEL 1.0 hrs. Clearcoat			12 hrs. Body 2.4 hrs. Paint Panel 1 hrs. Refinish
54	R&I	R QUARTER REAR WHEELHOUSE LINER			0.4 hrs. Body
55	Replace	R QUARTER WHEEL OPENING MLDG	LB5Z 7829038 AA	$121.17	0.4 hrs. Body
56	R&I	R QUARTER MOULDING			0.2 hrs. Body
57	R&I	R LWR QUARTER TRIM PANEL - R&I LOWER QUARTER TRIM PANEL ASSY			1 hrs. Body
58	R&I	L LWR QUARTER TRIM PANEL - R&I LOWER QUARTER TRIM PANEL ASSY			1 hrs. Body
QUARTER GLASS					
59	R&I	R QTR GLASS STATIONARY			1.8 hrs. Glass
LIFTGATE					
60	Repair	LIFTGATE SHELL 1.0 hrs. Clearcoat			10 hrs. Body 2.6 hrs. Paint Panel 1 hrs. Refinish
61	R&I	LIFTGATE SPOILER ASSEMBLY			0.6 hrs. Body
62	Replace	LIFTGATE ADHESIVE EMBLEM	LB5Z 9942528 A	$73.97	0.2 hrs. Body
63	R&I	OTR LIFTGATE MOULDING			0.3 hrs. Body
REAR SUSPENSION					
64	Replace	R REAR SUSP HUB ASSY -M	LB5Z 1104 B	$92.18	3 hrs. Mechanical
65	Replace	R REAR SUSP TOE LINK -M	LB5Z 5500 E	$149.09	1.2 hrs. Mechanical
66	Replace	R UPR REAR SUSP CONTROL ARM -M	LB5Z 5500 P	$325.45	1 hrs. Mechanical
67	Replace	R REAR SUSP KNUCKLE -M	LB5Z 5B758 A	$600.00	3 hrs. Mechanical
68	Replace	R OTR REAR SUSP BOLT -M **ONE-TIME PARTS USEAGE ONLY**	* W720438 S439	$24.35	
REAR LAMPS					
69	Replace	R REAR COMBINATION LAMP ASSEMBLY	LB5Z 13404 H	$949.77	0.2 hrs. Body
70	Replace	L REAR COMBINATION LAMP ASSEMBLY	LB5Z 13405 H	$944.70	0.2 hrs. Body
71	R&I	L REAR COMBINATION LAMP - R&I COMBINATION LAMP ASSY			0.2 hrs. Body
72	R&I	R REAR COMBINATION LAMP - R&I COMBINATION LAMP ASSY			0.2 hrs. Body
REAR BUMPER					
73	Replace	REAR UPR BUMPER COVER 1.0 hrs. Clearcoat	LB5Z 17810 BCPTM	$353.50	Included 2.5 hrs. Paint Panel 1 hrs. Refinish

74	Overhaul	REAR BUMPER COVER ASSY - ASSY			2.6 hrs. Body
75	Replace	REAR UPR BUMPER ISOLATOR	LB5Z 17E855 D	$126.95	0.3 hrs. Body
76	Replace	R REAR BUMPER BRACKET	LB5Z 17D942 C	$40.00	0.2 hrs. Body
77	Replace	L REAR BUMPER BRACKET	LB5Z 17D943 C	$40.73	0.2 hrs. Body
78	Replace	REAR LWR BUMPER COVER	LB5Z 17K835 EE	$399.60	Included
79	Replace	R REAR BUMPER REFLECTOR	LB5Z 13A565 A	$36.02	Included
80	Replace	REAR LWR BUMPER RIVET ($5.00 x 6)	* W705297 S300	$30.00	
OTHER					
81	Replace	DECAL PACKAGE		$650.00	2 hrs. Body
82	R&I	PUSH BAR			2 hrs. Body

Totals

Type	Labor Time	Cost	Total	Taxable
Body Labor	90.3	$52.00	$4,695.60	
Mechanical Labor	13.5	$84.00	$1,134.00	
Glass Labor	3.6	$48.00	$172.80	
Paint Labor	32.5	$52.00	$1,690.00	
Paint Supplies	32.5	$31.00	$1,007.50	✔
OEM Parts			$18,173.99	✔
Aftermarket Parts			$650.00	✔

Taxable Amount	$19,831.49
Non-taxable Amount	$7,692.40
Grand Total	$27,523.89


568
POLICE
PEORIA


568
POLICE
PEORIA POLICE


POLICE
CALL 911
568
PEORIA POLICE

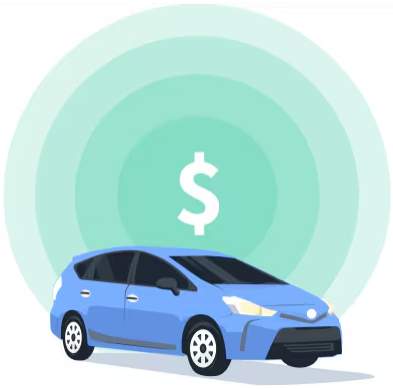

568

Outlook

[External]Your Appraisal Info - 2023 Ford Explorer Platinum 4dr SUV AWD (3.0L 6cyl Turbo 10A) Appraisal

From Edmunds <messages@email.edmunds.com>
Date Mon 6/8/2026 1:25 PM
To Jeff Gossett <jgossett@peoriagov.org>

Your official Edmunds Appraisal for your **Ford Explorer**



Stay Up To Date On Your Car's Value

Used car values are constantly changing. Edmunds lets you track your **2023 Ford Explorer Platinum 4dr SUV AWD (3.0L 6cyl Turbo 10A)'s** value over time so you can decide when to sell or trade in.

See pricing history

Your Edmunds Appraisal

2023 Ford Explorer Platinum 4dr SUV AWD (3.0L 6cyl Turbo 10A) Platinum

	Rough	Average	Clean	Outstanding
Trade-In	$35,680	**$37,093**	$38,180	$38,832
Private Party	$37,289	**$38,839**	$40,032	$40,748

True Market Value®

Trade-in	**$37,093**
Private Party Sale	**$38,839**
Dealer Retail	**$40,657**

Customized True Market Value Prices®

Trade-in

National Base Price	**$34,920**
Optional Equipment	**$694**
Color Adjustment - Agate Black Metallic	**$13**
Regional Adjustment (zip 61614)	**$148**
Mileage Adjustment - 24928 miles	**$1,318**
Condition Adjustment - Average	**$0**
Total	**$37,093**

Trade-in: These True Market Value® prices are Edmunds' estimates of the average prices dealers are currently paying for this vehicle in your area.

Private Party Sale

National Base Price	**$36,564**
Optional Equipment	**$727**
Color Adjustment - Agate Black Metallic	**$13**
Regional Adjustment (zip 61614)	**$155**
Mileage Adjustment - 24928 miles	**$1,380**
Condition Adjustment - Average	**$0**
Total	**$38,839**

Private Party: These True Market Value® prices are Edmunds' estimates of the average prices consumers are paying each other in private party transactions in your area. This is always a higher amount than the trade-in value, but it takes more work because you'll be dealing with offers from buyers.

Dealer Retail

National Base Price	**$38,275**
Optional Equipment	**$761**
Color Adjustment - Agate Black Metallic	**$14**
Regional Adjustment (zip 61614)	**$162**
Mileage Adjustment - 24928 miles	**$1,445**
Condition Adjustment - Average	**$0**
Total	**$40,657**

Dealer Retail: These True Market Value® prices are Edmunds' estimates of the average prices consumers are currently paying dealers for this vehicle in your area.



Questions? We're here for you. Contact us today.

Email: **help@edmunds.com**
Visit: **help.edmunds.com**

Edmunds 2038 Broadway Ave, Santa Monica, CA 90404

Privacy Statement | Unsubscribe

MORROW BROTHERS Ford
Greenfield, IL 877-368-3038
WWW.MORROWBROTHERSFORDINC.COM
1242 Main Street • GREENFIELD IL 62044
(217) 368-3037 • Fax (217) 368-3517 • Toll free 1-877-368-3038

IN STOCK POLICE INTERCEPTORS

Attn: Illinois Government Agency

Agency: _____

Contact: _____

Cell Phone: _____
We propose the following for your consideration.

1-New 2026 Ford Police Interceptor Utility AWD
Exterior Color TBD
9W Cloth Front/Vinyl Rear Seating
99B 3.3L V6 Gasoline 136 MPH
18D Liftgate Timer Delete
51R Driver's Side LED Spotlight
68G Rear Locks/Windows Driver Controlled WTX
WeatherTech Floor Liners
NLT Sheriff or MP License & Title
All other standard equipment – Per attached page.

Color: _____

Illinois Government Price $45,788.00 * Each

Quantity: _____

Units are **in stock*** at the time of this quote. Stock units are available, first come first serve. For additional information, call my cell phone 217-408-6063.

Thank you,

Steve Speeks

Steve Speeks
Government Sales
Morrow Brothers Ford, Inc.

Customer Acceptance: _____

Date of Acceptance: _____

To proceed with an order, please submit this signed quote and a copy of your Illinois Tax Exempt Letter.

2026 POLICE INTERCEPTOR UTILITY
STANDARD EQUIPMENT

- AWD 3.3L Gasoline V6 DI 136-MPH Top Speed
- 10-Speed Automatic Transmission w/Column Shifter
- Brakes – 4-Wheel Heavy-Duty Disc w/H.D. Front & Rear Calipers
- Class III Trailer Hitch Receiver W/ 5000 Lbs. Towing Capacity
- (2) Rear Recovery Hooks
- Electric Power-Assist Steering
- Engine Hour Meter
- Engine & Transmission Oil Coolers
- Fuel Tank Capacity 21.4-Gallons
- H8 AGM Battery (850CCA/92-AMP)
- Manual Police Pursuit Mode (Steering Wheel Switch Execution)
- Suspension – Independent Front & Rear
- Daytime Running Lamps User Configurable to On or Off
- Door-Lock Cylinders (Front Driver / Passenger / Liftgate)
- Dark Tint Privacy Glass – 2nd Row, Rear Quarter & Heated Liftgate Glass
- Headlamps – Automatic, LED Low-And-High-Beam

  Note: Includes Front Headlamp / Police Interceptor Housing

  — Pre-Drilled Hole for Side Warning, Does Not Include LED
- Tires – 255/60R18 A/S BSW W/Full Size Spare
- Wheel-Lip Moldings – Black
- Wheels – 18" X 8.0 Black Steel W/Polished Stainless Steel Hub Cover
- Windshield – Acoustic Laminated
- Cargo Hooks in Cargo Area
- Climate Control – Dual-Zone Electronic Automatic Temperature Control
- Floor Covering – Heavy-Duty Thermoplastic Elastomer
- Glove Box – Locking/Non-Illuminated
- Heated Sanitization Solution
- Overhead Console
- Red/White Task Lighting in Overhead Console
- Mirror – Day/Night Rear View
- Cabin Particulate Air Filter
- PowerPoints – (2) USB A+C Type Ports
- Seats
  - — Power Cloth Dual Front Bucket Seats
  - — Built-In Steel Intrusion Plates in Both Driver/Passenger Seatbacks
  - — 2nd Row Vinyl, 35/30/35 Fixed Split Bench Seat w/Manual Fold-Flat
    - Red And White Dome Lamp in Cargo Area
    - Cruise Control, (4) User Configurable Switches on Steering Wheel

  Steering Wheel Manual Tilt / Telescoping
- Speedometer – LCD Display Calibrated w/Digital Readout.
- Wipers – Front Speed-Sensitive Intermittent; Rear Dual Speed Wiper
- Universal Top Tray – Center of I/P for Mounting Aftermarket Equipment
- Power Windows, Power Door Locks, Power Mirrors
- Advancetrac® W/RSC® (Roll Stability Control®)
- Airbags, Dual-Stage Driver & Front-Passenger, Side Seat, Passenger-Side Knee, Roll Curtain Airbags and Safety Canopy®
- Anti-Lock Brakes w/ Traction Control
- Seat Belt-Minder® (Front Driver / Passenger)
- Rear Cross Traffic Brake Assist
- Individual Tire Pressure Monitoring System
- Perimeter Alert detects motion in an approximately 270-degree radius on the sides and back of vehicle; If movement is determined to be a threat, chime will sound at Level I. Doors will lock and windows will automatically go up at Level II. Includes visual display.
- Rearview Camera Viewable on 8" Center Stack Screen
- Seat Belts, Pretensioner/Energy-Management System w/Adjustable
- SOS Post-Crash Alert System
- Audio
  - — AM/FM / MP3 Capable / Clock / 4-Speakers / 1-USB Port
  - — Sync® Phoenix — Includes Hands-Free Voice Command (Compatible with Most Bluetooth Connected Mobile Devices)
  - — 8" Color LCD Screen Center-Stack "Smart Display
  - — Supports Android Auto & Apple Carplay
- Easy Fuel® Capless Fuel-Filler
- Upfitter Power Pigtail Harness
- Fleet Telematics Modem

The items listed below are **Included** in the base price of our vehicle.

* Driver's Side LED Spotlight
* Headlight Wig-Wag System
* Factory Ignition Override Idle Lockout
* Remote Keyless Entry w/ (4) Remotes & (4) Keys
* Front And Rear Dual Air Conditioning
* H8 AGM 850 CCA H.D. Battery
* Dark Car. Interior Lights Disabled
* Rear Liftgate Timer Delete
* Power Heated Mirror Glass
* Blind Spot Information System
* Cross Traffic Alert System
* Pre-Collision Mitigation System
* Reverse Sensing System
* Pre-Drilled Taillamp Housing
* Red/White Cargo LED Dome Light

TURNKEY READY FOR THE ROAD VEHICLE EQUIPMENT PACKAGE

Whelen Super LED Exterior Lightbar or Interior Lightbars Red/Blue/White

- Super LED Take-Down Lights w/Wig-Wag
- Integrated Traffic Advisor, LED Alley Lights Circle one: Exterior Lightbar or Interior Lightbars

Whelen Full Feature Siren

- Wail, Yelp, Priority, Horn, PA.
- Integrated Light Controls

(1) Whelen 100-Watt Siren Speaker

(1) Whelen Avenger in each cargo side glass, total of 2.

Headlight Wig-Wag System

Whelen 4-Corner LED Warning

Havis Vehicle Specific Equipment Console

✓ Deluxe Armrest (2) Cup Holders
(2) 12 V Power Ports (1) USB Power Port

Installation of or prep for customer supplied mobile radio.

All Parts, Labor and Professional Installation $7,880.00

Available Equipment Package Options:

Upgrade DUO Lightbar with Full Scene Light Override INCLUDED

Whelen Rear Pillar Warning, 1R & 1L Red/Blue Add $998.00

Setina PB450L Push Bumper w/TRIO LED Warning Add $1,388.00

SoundOff Intersector Under Mirror DUO R/W, B/W Add $585.00

SoundOff Runner 61" Lower Side Warning R/B/W Add $1,478.00

Setina 10XL TM Front Prisoner Partition w/WR Add $1,173.00

Setina 12VS Expanded Metal Rear Cargo Barrier Add $773.00

Prisoner Transport Seat w/12VS Rear Cargo Barrier Add $1,793.00

2nd Row Side Glass Barriers 1 Right and 1 Left Add $436.00

Blac-Rac 1082E AR Rack w/T-Rail and Timer Add $1,288.00

Docking Station MDT Mount w/Charge Guard Add $498.00

Install customer supplied Video Camera Add $490.00

Notes:

Customer Acceptance: _____ Date: _____

Additional options available upon request.

City Council Communication

Meeting Date: August 11, 2026
Department: Community Development

File Number: 26-212

Subject: 26-212 Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to Adopt and Ordinance Rezoning Property from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District and to Approve a Special Use for Apartments with Waivers for the Property Located at 2702 West Krause Avenue (Parcel Identification Number 18-19-126-010) Peoria, IL. (Council District 1)

Background - Describe the Impact if This Is Approved or Denied:

Proposal
The petitioner, Sarah Joos of Design Mavens Architecture, on behalf of Phoenix Community Development Services, requests the following actions for the property located at 2702 West Krause Avenue:

A rezoning request from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District, and
A Special Use request for Apartments with waivers from the CN (Neighborhood Commercial) District development standards and parking minimums.

The proposal involves redevelopment of the vacant parcel formerly occupied by Harrison School into 48 affordable, deed-restricted apartments and a medical clinic. The residential component is designed as long-term affordable rental housing with voluntary, wraparound services intended to support families that have previously experienced homelessness. The U.S. Department of Housing and Urban Development (HUD) classifies this model as Permanent Supportive Housing. According to the petitioner, the project has the potential to functionally end family homelessness in Peoria at this time. Planned amenities include secure entry and onsite security, laundry facilities, a tot lot, and a community room.

The proposed medical clinic would be operated by OSF Healthcare for a minimum of fifteen years and would provide medical services to both residents and the surrounding neighborhood.

Background

The project aligns with recommendations from all recent planning efforts, including: Choice Neighborhoods Initiative *Peoria South: Choice Neighborhoods Transforming Together* (2025); the City of Peoria *Strategic Plan 2024-*2029 (2024); Social *Determinants of Health* (2023); and the *Near Southside: Housing Needs Assessment & Community Revitalization Plan* (2021).

In December 2022, the City Council unanimously approved a $2.045 MM HUD HOME-ARP (HOME Investment Partnerships American Rescue Plan) funding allocation for this project as it was proposed at that time. The site, formerly occupied by the vacated Harrison School, underwent demolition in 2024. Following the demolition, the City and elected officials publicly identified the property as a future location for affordable housing.

Planning & Zoning Commission Recommendations
The Planning & Zoning Commission found that the rezoning request, in case PZ 261-2026, met the Findings of Fact and voted 5-0 to approve the request.

The Planning & Zoning Commission found that the special use request, in case PZ 261-2026, met the Findings of Fact and voted 5-0 to approve the request subject to the following waivers and conditions:

Waivers:

1. A waiver from Section 4.3.4(F) to remove the required minimum floor height of three feet above grade.
2. A waiver from Section 4.3.4(F) to exceed the maximum buildable area of 15,000 square feet.
3. A waiver from Section 4.3.4(G) to reduce the required fenestration on the ground floor from 40% to 26.5%.
4. A waiver from Section 4.3.4(G) to eliminate the requirement for operable doors every 75 feet.
5. A waiver from Section 8.1.6. to reduce the minimum parking requirement for multi-family developments from 1.5 spaces/unit to 1.25 spaces/unit.

Conditions:

1. Code compliant screening will be required for any utility/mechanical structures or refuse containers.
2. A compliant landscaping plan shall be submitted for review of front yard and parking lot landscaping requirements.
3. Any signs shall comply with UDC Section 8.3.
4. A photometric plan shall be submitted for a compliance review with UDC Section 8.5.
5. Deteriorated or non-ADA-compliant sidewalks and curbs along the property frontage must be replaced or repaired. Improved sidewalks must comply with City standards; sidewalks located within two feet of a curb shall have a minimum

width of six feet.
6. The Clinic entry door shall be moved to the Krause Avenue Façade.
7. The project will include at least 60 parking spaces. The Development Review Board may allow on-street parking along the property frontage to count toward this parking requirement.
8. The applicant shall provide the estimated afternoon and evening peak hour trips.
9. Bike Parking Space Areas shall not encroach into pedestrian travel aisles.
10. Building permits shall be required for compliance with all City adopted building codes before the structure may be occupied.
11. See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information.

Financial Impact:

N/A

Neighborhood Concerns:

This proposal received seven letters of approval and one objection letter prior to the public hearing on August 6, 2026. Written public comment is included in the attached Planning & Zoning Commission case packet and addendum.

(at the Planning & Zoning Commission Meeting): Eight citizens spoke at the meeting. Five were opposed, one was supportive of the project, and four residents expressed concerns ranging from public safety to infrastructure. See the attached minutes for more information.

Recommendation supports the following Strategic Plan Priorities:

Comprehensive Plan Critical Success Factors: Reinvest in Neighborhoods.
City Council Strategic Plan Goals: Quality of Life.

EEO Certification Number:

N/A

Attachments:

1.	PZ 261-2026 - Ordinance
2.	PZ 261-2026 - Agenda Packet
3.	PZ 261-2026 - Agenda Packet Addendum
4.	PZ 261-2026 - Minutes

AN ORDINANCE REZONING PROPERTY FROM A CLASS R4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO A CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT AND APPROVING A SPECIAL USE IN A CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR APARTMENTS, FOR THE PROPERTY LOCATED AT 2702 W KRAUSE AVENUE (PARCEL IDENTIFICATION NO. 18-19-126-010), PEORIA, IL

WHEREAS, the property herein described is now zoned in a Class R4 (Single-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to grant a Rezoning and approve a Special Use for Apartments under the provisions of Sections 2.8 and 2.9, respectively, of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on August 6, 2026, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the CityCouncil finds that to grant such rezoning, and permit such special use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

Section 1. That Appendix A, the Unified Development Code of the City of Peoria, and the District Map made a part of said Code are hereby amended by changing the classification of the following described property detailed on Attachment A, to Class CN (Neighborhood Commercial) District instead of Class R4 (Single-Family Residential) District.

Section 2. That a Special Use for Apartments is hereby approved for the following described property detailed on Attachment A; per the submitted Site Plan detailed on Attachment B, and submitted Elevations on Attachment C, with the following waivers and conditions:

Waivers:

1. A waiver from Section 4.3.4(F) to remove the required minimum floor height of three feet above grade.
2. A waiver from Section 4.3.4(F) to exceed the maximum buildable area of 15,000 square feet.
3. A waiver from Section 4.3.4(G) to reduce the required fenestration on the ground floor from 40% to 26.5%.
4. A waiver from Section 4.3.4(G) to eliminate the requirement for operable doors every 75 feet.
5. A waiver from Section 8.1.6. to reduce the minimum parking requirement for multi-family developments from 1.5 spaces/unit to 1.25 spaces/unit.

Conditions:

1. Code compliant screening will be required for any utility/mechanical structures or refuse containers.
2. A compliant landscaping plan shall be submitted for review of front yard and parking lot landscaping requirements.
3. Any signs shall comply with UDC Section 8.3.
4. A photometric plan shall be submitted for a compliance review with UDC Section 8.5.
5. Deteriorated or non-ADA-compliant sidewalks and curbs along the property frontage must be replaced or repaired. Improved sidewalks must comply with City standards; sidewalks located within two feet of a curb shall have a minimum width of six feet.
6. The Clinic entry door shall be moved to the Krause Avenue Façade.
7. The project will include at least 60 parking spaces. The Development Review Board may allow on-street parking along the property frontage to count toward this parking requirement.
8. The applicant shall provide the estimated afternoon and evening peak hour trips.
9. Bike Parking Space Areas shall not encroach into pedestrian travel aisles.
10. Building permits shall be required for compliance with all City adopted building codes before the structure may be occupied.

Section 3. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class CN (Neighborhood Commercial) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

Section 4. In any case where this special use is not in place and in active use within two years from the date of this ordinance and/or in accordance with the terms of this ordinance, then, without further action by the Planning and Zoning Commission and the City Council, the special use shall be null and void. This condition does not eliminate the Zoning Administrator's authority to grant an extension of time to establish the use.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

_____ DAY _____, 2026.

APPROVED:

_____

Mayor

ATTEST:

_____

City Clerk

EXAMINED AND APPROVED:

_____

Corporation Counsel

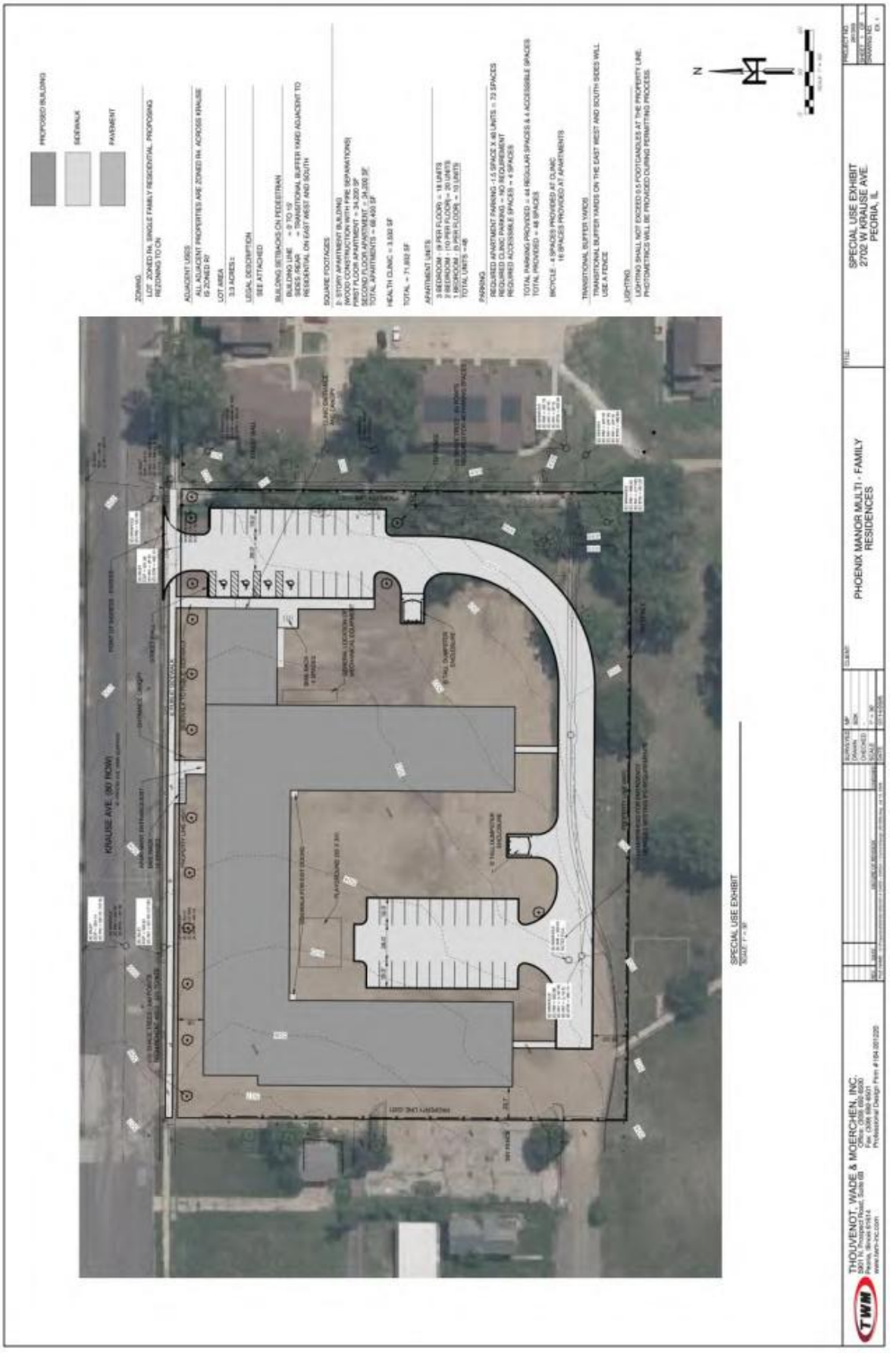
ATTACHMENT A

Legal Description of Map Amendment and Special Use:

LOTS 1 THROUGH 14, AND LOTS 27 THROUGH 40, IN BLOCK 1 OF COLUMBIA PLACE; ALSO, THAT PORTION OF VACATED SIEBOLD STREET LYING SOUTH OF, AND ADJACENT TO THE AFOREMENTIONED LOTS; ALSO, THAT PORTION OF THE VACATED ALLEY LYING BETWEEN AND ADJACENT TO THE AFOREMENTIONED LOTS; AND ALSO,THAT PORTION OF VACATED LIGONIER STREET LYING EAST OF, AND ADJACENT TO THE AFOREMENTIONED LOTS; COLUMBIA PLACE BEING A SUBDIVJSION OF LOT 2 IN CURTENIUS AND GRISWOLD'S SUBDIVISION OF THE NORTH WEST QUARTER OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF PEORIA, COUNTY OF PEOR IA, IN THE STATE OF ILLINOIS

Addressed as: 2702 WEST KRAUSE AVENUE, PEORIA, ILLINOIS
Parcel ID: 18-19-126-010

Site Plan


PROPOSED BUILDING
SIDEWALK
PAVEMENT
ZONING
LOT: ZONED RA: SINGLE FAMILY RESIDENTIAL. PROPOSING REZONING TO ON
ADJACENT USES
ALL ADJACENT PROPERTIES ARE ZONED RA ACROSS KRAUSE IS ZONED R2
LOT AREA
3.3 ACRES ±
LEGAL DESCRIPTION
SEE ATTACHED
BUILDING SETBACKS ON PEDESTRIAN
BUILDING USE = 3 TO 10
SIDE YARD = 7' ADDITIONAL BUFFER YARD ADJACENT TO RESIDENTIAL ON EAST WEST AND SOUTH
SQUARE FOOTAGES
3- STORY APARTMENT BUILDING
WOOD CONSTRUCTION WITH FIRE SEPARATIONS
FIRST FLOOR APARTMENT = 34,330 SF
SECOND FLOOR APARTMENT = 34,330 SF
TOTAL APARTMENTS = 68,459 SF
HEALTH CLINIC = 3,933 SF
TOTAL = 71,892 SF
APARTMENT UNITS
3 BEDROOM - (9 PER FLOOR) = 18 UNITS
2 BEDROOM - (19 PER FLOOR) = 38 UNITS
1 BEDROOM - (5 PER FLOOR) = 10 UNITS
TOTAL UNITS =46
PARKING
REQUIRED APARTMENT PARKING -1.5 SPACE X 46 UNITS = 73 SPACES
REQUIRED CLINIC PARKING = NO REQUIRMENT
REQUIRED ACCESSIBLE SPACES = 4 SPACES
TOTAL PARKING PROVIDED = 44 REGULAR SPACES & 4 ACCESSIBLE SPACES
TOTAL PROVIDED = 48 SPACES
BICYCLE - 4 SPACES PROVIDED AT CLINIC
16 SPACES PROVIDED AT APARTMENTS
TRANSITIONAL BUFFER YARDS
TRANSITIONAL BUFFER YARDS ON THE EAST WEST AND SOUTH SIDES WILL USE A FENCE
LIGHTING
LIGHTING SHALL NOT EXCEED 0.5 FOOTCANDLES AT THE PROPERTY LINE. PHOTOMETRICS WILL BE PROVIDED DURING PERMITTING PROCESS.
N
KRAUSE AVE. (80' ROW)
SPECIAL USE EXHIBIT
SCALE 1" = 30'
THOUVENOT, WADE & MOERCHEN, INC.
PHOENIX MANOR MULTI - FAMILY RESIDENCES
SPECIAL USE EXHIBIT
2702 W KRAUSE AVE
PEORIA, IL

Elevations


DESIGN Means ARCHITECTURE PLLC
DRAFT - NOT FOR CONSTRUCTION
BUILDING ELEVATIONS
PHOENIX MANOR MULTI-FAMILY RESIDENCES ON KRAUSE
PHOENIX COMMUNITY DEVELOPMENT SERVICES
2702 W. KRAUSE AVE
PEORIA, IL 61605
SHEET
A201
EXTERIOR MATERIALS
EXTERIOR VIEW

Agenda

Planning & Zoning Commission Meeting

Thursday, August 6, 2026 - 1:00 PM

City Hall - Room 400 (Council Chambers)

Roll Call

Approval of Minutes

A. APPROVAL OF JULY 2, 2026 REGULAR MEETING MINUTES

Regular Business

A. **CASE NO. PZ 261-2026**
Hold a Public Hearing and forward a recommendation to City Council on the request of Sarah Joos of Design Mavens Architecture, on behalf of Phoenix Community Development Services, to rezone property from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District and to obtain a Special Use for Apartments with waivers from City of Peoria Unified Development Code Section 4.3.4.F. to remove the required 3-foot tall minimum floor height from grade; to exceed the maximum buildable area; Section 4.3.4.G. to reduce the required fenestration per floor; to remove required doors, and Section 8.1.6. to reduce the minimum parking requirement in a Class CN (Neighborhood Commercial) District, for the property located at 2702 W Krause Avenue (Parcel Identification No. 18-19-126-010) Peoria, IL (Council District 1)

Citizens' Opportunity to Address the Commission

Adjournment

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A regular meeting of the Planning & Zoning Commission was held on Thursday, July 2, at 1:00 PM, at City Hall, 419 Fulton St., in Room 404 with Chairman Branden Martin presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Edward Barry, George Ghareeb, Eric Heard, Branden Martin, Cynthia Rivers, and Richard Unes – 6. Absent: None.

City Staff Present: Eli Berkshier, Isabella France, Debbi La Rue, Josh Naven, Julia Rose, Julie Schmidt, and Kerilyn Weick.

Chairman Martin introduced Commissioner Cynthia Rivers.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Julia Rose.

MINUTES

Commissioner Unes moved to approve the minutes of the Planning & Zoning Commission meeting held on June 4, 2026; seconded by Commissioner Barry.

The motion was approved unanimously by voice vote 6 to 0.

REGULAR BUSINESS

PZ 184-2026

Hold a Public Hearing and forward a recommendation to City Council on the request of Juan Jose Ortiz Espinoza to obtain a Special Use in a Class CN (Neighborhood Commercial) District, for Auto Repair, for the property located at 1207 S Western Avenue (Parcel Identification Number 18-18-283-017), Peoria, IL (Council District 1)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request. The Development Review Board recommends approval with the following conditions:

1) A new site plan shall be provided showing compliance with the paved parking requirements of UDC Section 8.0. and parking setback requirements of UDC Section 4.3.4.D.
2) A landscaping plan shall be provided showing compliance with required front yard and parking lot perimeter landscaping pursuant to UDC Section 8.1.
3) The front yard fence shall be reduced to the maximum allowed height of three feet and any chain link material shall be replaced with an allowed material.
4) Refuse containers shall be screened pursuant to City Code Section 13-40.
5) Code compliant screening will be required if any utility/mechanical structures are added to the site.
6) A compliant photometric plan shall be submitted for review if additional lighting is installed.
7) The site must comply with the vehicle repair performance standards per UDC Section 5.3.3.G

Chairman Martin called for the petitioner. None were present.

Chairman Martin opened the public hearing at 1:10 PM.

With no public testimony presented, the public hearing was closed at 1:10 PM.

Commissioner Heard read the Findings of Facts.

Motion:
Commissioner Ghareeb made a motion to APPROVE with staff's conditions; seconded by Commissioner Heard.

The motion was approved unanimously by voice vote 6 to 0.

PZ 219-2026
Hold a Public Hearing and forward a recommendation to City Council on the request of Abigail Cousert for Adams Outdoor Advertising, on behalf of Store Master Funding VIII, to amend an existing Special Use Ordinance No. 13,807, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the modification of an existing off-premises sign to add electronic messaging for the property located at 8103 N Knoxville Avenue (Parcel Identification Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL (Council District 5)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request. The Development Review Board recommends denial.

Commissioner Ghareeb asked if any of the existing signs on the property will be removed. Mr. Naven stated that the only current request is to add digital signage to the existing billboard. Mr. Naven stated that if approval is recommended by the Commission, then all the conditions in the memo would need to be added to the site to bring the property up to current standards.

Petitioner, Josh Henson, presented the case. Mr. Henson stated that digital billboard technology was still in its infancy when the Special Use was first granted in 2007, and that the state had no regulations for them at the time either. Mr. Henson stated that this is no longer the case, and that the technology allows for much more flexibility in what can be done with a digital billboard. Mr. Henson stated that there is now technology that allows digital billboards to track the environment around them and adjust their brightness to match the level of light outside, and they will turn off if there is anything wrong with them.

Mr. Henson stated that placing a digital billboard will allow businesses in the area to advertise and increase their revenues, which would in turn increase payroll and taxes.

Mr. Henson stated that this would not be the only digital billboard in the area. Mr. Henson stated that there is one to the south that runs motion video which is closer to the residential area than the subject property is. Mr. Henson stated that the area itself is commercial in nature, and that the sign is not going to be within a residential neighborhood.

Commissioner Heard asked if the petitioner considered the cost or effectiveness of making the property compliant based on the recommendations of the DRB. Mr. Henson stated that from what he understands it's mainly in regard to an on-premise sign that needs to be moved, and that he would be willing to look into moving it. Mr. Henson stated that he is sure there would be a cost to it, and that the lease holder for the site would need to agree with that as well.

Commissioner Unes asked if there was any possibility for the petitioner to work with the City to try and negotiate something. Mr. Henson stated that they are open to discussion options.

Chairman Martin asked if this is just regarding the side facing the north. Mr. Henson stated that this would be for both sides of the sign. Chairman Martin asked if the signs turn off at a specific time of

night. Mr. Henson stated no, but they run at a much lower intensity at night, and the light would not change much for the area when other businesses lit signs are considered.

Mr. Naven stated that the new billboard technology issue is understood, but the petitioner's submittal for the range of viewability for the sign would still impact the nearby residential area to the north off of Knoxville Ave. Mr. Naven stated that business in the area already have multiple other ways to advertise, all of which do not require a digital billboard. Mr. Naven stated that the intent of the sign ordinance is to reduce the impact on users of the public way and to avoid the crowding of multiple signs, which this property already has due to its current non-conformities.

Commissioner Ghareeb asked how long the arms are on the sign. Mr. Henson stated that the sign is 14 ft. tall by 48 ft wide. Mr. Naven stated that the sign is 1344 square ft. Mr. Henson stated that the sign is 672 square ft. per side, and the size is the industry standard for Peoria.

Chairman Martin stated that City Council was attempting to protect the people that live in the nearby residential area and asked if Mr. Henson would live in a home with that sign close by. Mr. Henson stated that he drove by that area earlier and there is only one property that looks like it could be residential, and it still looks like a business. Mr. Naven stated that the property is not a business property.

Commissioner Ghareeb asked if there is a possibility to make the B-length shorter, so it does not project as much. Mr. Henson stated yes, but the angle toward the road is also facing the residential area. Mr. Henson stated that they do not want to decrease it to where it cannot be seen from the road, since that would defeat the purpose of having a sign there in the first place.

Chairman Martin asked if it was possible for the digital billboard to only be on the south-facing side of the sign or if this a situation where that would not be advantageous. Mr. Henson stated that he would be willing to have the amended Special Use just be for the south-facing part of the sign. Mr. Naven stated that Staff will maintain its recommendation of denial.

Chairman Martin opened the public hearing at 1:33 PM.

With no public testimony presented, the public hearing was closed at 1:33 PM.

Commissioner Heard read the Findings of Facts.

Motion:
Commissioner Barry made a motion to DENY; seconded by Commissioner Heard.

Commissioner Barry stated that he supports Staff. Commissioner Barry stated that the sign ordinance has been a long work in progress and is trying to balance the desires of businesses to have legitimate signs while avoiding sign clutter. Commissioner Barry stated that it is his opinion that Peoria has too much sign clutter already, and he wants to reduce that as much as possible.

The motion was approved unanimously by voice vote 6 to 0.

DRAFT

PZ 221-2026
Hold a Public Hearing and forward a recommendation to City Council on the request of Jessica E. Perry for The Donald A. Flexer Irrevocable Trust, to rezone property from a Class O1 (Arterial Office) District to a Class R6 (Multi-Family Residential) District for the property located at 1428 W Northmoor Road (Parcel Identification Number 14-17-326- 004), Peoria, IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request. The Development Review Board recommends approval.

Commissioner Unes stated that this property was once a rectory that belonged to the Diocese and asked if this is private property now. Ms. Weick stated yes. Ms. Weick stated that it was transferred to a private owner.

Petitioner's representative, Jessica Ball, did not have any further comments.

Chairman Martin opened the public hearing at 1:45 PM.

With no public testimony presented, the public hearing was closed at 1:45 PM.

Commissioner Heard read the Findings of Facts.

Motion:
Commissioner Unes made a motion to APPROVE with staff's conditions and waivers; seconded by Commissioner Ghareeb.

The motion was approved unanimously by voice vote 6 to 0.

Speakers were sworn in by Julia Rose.

PZ 223-2026
Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Wagner of PLS PROPS, LLC, on behalf of Peoria New Mall, LLC, to amend existing Special Use Ordinance No. 13,932, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the construction of 4 apartment buildings with 84 total units for the property located at the intersection of West American Prairie Drive and North Route 91 (Parcel Identification Number 13-11-177-002) and commonly known as The Shoppes at Grand Prairie (Parcel Identification Nos. 13-10-201-012, 13-10-201-013, 13-10-201-014, 13-10-201-015, 13-10-201-016, 13-10-201-017, 13-02-351-003, 13-02-351-005, 13-02-351-006, 13-11-100-001, 13-11-101-002, 13-11-101-003, 13-11-126-001, 13-11-126-004, 13-11-126-005, 13-11-126-009, 13-11-126-011, 13-11-126-012, 13-11-126-013, 13-11-126-014, 13-11-126-015, 13-11-177-001, 13-11-177-002, 13-11-176-001, 13-11-176-002, 13-11-176-003, 13-11-176-005, 13-11-176-007, 13-11-176-010, 13-11-176-011, 13-11-176-012, 13-11-176-013, 13-11-151-002, 13-11-151-003, 13-11-151-005, 13-11-151-006, 13-11-151-009, 13-11-151-010, 13-11-151-011, 13-11-151-012, 13-11-151-013, 13-11-151-014, 13-11-151-017, 13-11-151-016, 13-11-151-019, 13-11-151-021, 13-11-151-024, 13-11-151-026, 13-11-151-027, 13-11-151-028), Peoria, IL (Council District 4)

Urban Planner, Julia Rose, Community Development Department, read the case into the record and summarized the request. The Development Review Board recommends approval with the following waiver and conditions:

1) Waiver to increase the density from 15.02 dwelling units per acre to 16.50 dwelling units per acre.
2) Add a minimum of 6 bike parking spaces pursuant to UDC Section 8.1.6.3 Bike Parking Requirements (All Districts).
3) Design dumpster enclosure in accordance with Chapter 13, Section 13-40.
4) Install 146 points from the tree classification for the front yard along W American Prairie Dr.
5) Install 422 points from the tree classification for the front yard along N Route 91.
6) Install 170 points (9 trees) from the shade tree classification within curbed islands or divider medians within the interior of the parking lot. Parking lot islands shall be curbed with concrete or a functionally equivalent material.
7) All mulch placed within or directly adjacent to a parking lot shall be shredded hardwood bark or cypress mulch pursuant to UDC Section 8.2.12.A.3 Mulching Requirements. Gravel mulch, river rock, or like rock is not permitted within or directly adjacent to parking lots.
8) All new rooftop and ground mount mechanical equipment and utilities to be screened pursuant to Chapter 13, Section 601.3.
9) Submit and receive approval for photometric plan compliant with UDC Section 8.5.
10) Provide documentation verifying legal access to the subject property.
11) Install a multi-use path in the right-of-way along the N Route 91 frontage per City and IDOT requirements.
12) Install sidewalk along the W American Prairie frontage.
13) Submit and receive approval for stormwater volume control prior to construction.
14) Submit and receive approval for stamped building, life safety, and fire plans for review and approval prior to construction.

The Development Review Board recommends denial of the following waivers requested:

1) Waiver to eliminate multi-use path installation along the property frontage on N Route 91.
2) Waiver to eliminate sidewalk installation along the property frontage on W American Prairie Dr.

Chairman Martin asked what the game plan is for the sidewalks as it has been a topic of issue for some time. Ms. Schmidt stated that the multi-use path would be a continuation of the path that is installed along the Casey's frontage on the other side of American Prairie. Ms. Schmidt stated that Staff confirmed there are no objections from IDOT but request a crosswalk be added to the IL 91-American Prairie intersection and the multi-use path lead to the parking lot south of the subject property. Pedestrians do not enter the roadway where the path ends. Chairman Martin verified that the sidewalk will end at the mall parking lot. Ms. Schmidt stated that yes, it will end in the mall parking lot. Ms. Rose stated that it will end there for now until there is further development or the multi-use path installation is continued. Ms. Rose stated that the idea of the sidewalk leading to the parking lot is a safer route for pedestrians instead of potentially walking along IL Route 91. Chairman Martin verified that the further development being discussed is regarding further development with the mall. Ms. Rose stated that the sidewalk will eventually follow the Route 91 right-of-way around the parking lot. Ms. Schmidt stated that the intention is for the sidewalk to eventually go all the way to War Memorial, but since this parcel does not go that far it will stop at the mall parking lot until then. Chairman Martin verified if the mall would need to be redeveloped for the sidewalk to go to War Memorial. Ms. Schmidt stated not necessarily, and that the City would most likely install the remainder of the sidewalk at some point in the future. Ms. Rose stated the multi-use path is part of the City's Bike Plan which was recently updated in 2025.

Petitioners, Devon Birch and Mark Wagner, presented the case.

Mr. Birch stated that he is very excited about this project, and the believes multi-family residential properties are needed within the City. Mr. Birch stated they have complied with all of the landscaping requirements and want to make this property look great while fitting into the neighborhood.

Mr. Birch stated he feels there are several factors they want to discuss regarding the two waivers that were submitted regarding installation of the sidewalk and multi-use path. Mr. Birch stated sidewalks were not installed when the Shoppes of Grand Prairie were built and while they are needed, it feels unfair to have their team and funds go towards these sidewalks that should have been installed previously. Mr. Birch stated their opinion is that putting the multi-use path and sidewalk in without further plans on what will be attached adds more of a problem than a benefit. Mr. Birch stated without sidewalks at the bank or further west on American Prairie, installing a sidewalk there would encourage things to happen that should not.

Mr. Birch stated that in the past there have been agreements made for fees in lieu of installation of a sidewalk based on a square footage price they are willing to consider for this project. Mr. Birch stated that there is nothing to the east of Route 91 that would allow for development of sidewalks or connectivity, and it will take several years before anything is redeveloped over there that would require it.

Mr. Birch acknowledged that the Casey's in the area did oblige with the sidewalk request but is unsure if they submitted their own waiver and were denied. Mr. Birch stated that they do not have gas station money, and that their funds for this project are important to them. Mr. Birch stated that he would like to wait to install any sidewalks until there is a broader plan from the City showing what needs to be done to rectify what the original developers in the area were supposed to do.

Mr. Birch asked if they are only required to do a crossing for only American Prairie or for both American Prairie and Route 91. Mr. Birch stated that a crossing is not just painting stripes but that it comes with several other crosswalk necessities which equals even higher material and labor costs than what they are already paying. Mr. Birch stated that there is a lot of risk involved in projects like this one, and they would like some consideration since they are bringing in a $20 million development to this lot that has been vacant for approximately 27 years.

Mr. Wagner stated that PLS currently manages 2,500 doors of property and that this specific property is his seventh within the city. All PLS buildings are 100% full today and there is a need for housing that he has never seen before. Mr. Wagner stated that he is finishing up a project downtown which will assist with that. Mr. Wagner stated that they want this property to be where it is in order to try and keep the mall nearby alive by having tenants live close enough to visit it regularly. Mr. Wagner stated that the benefit of this project outweighs the possibility of making a sidewalk that currently does not and may not ever go anywhere.

Commissioner Unes asked if the petitioners are strictly against sidewalks. Mr. Birch stated that he is not against sidewalks in general, but he is against them in this particular case. Commissioner Unes stated that sidewalks have been one of the biggest hassles that the Commission has had to handle. Commissioner Unes stated that the City prefers sidewalks so that people can walk around and asked to verify that there would be no sidewalks on the property. Mr. Birch stated that there will be internal sidewalks on the interior of property, but the sidewalk on the right-of-way will not have any purpose without any connecting sidewalks to adjacent properties.

Commissioner Heard verified that the petitioners would be open to paying a fee in lieu of installing the sidewalks. Mr. Birch stated that would be a discussion to have with Mr. Wagner, and that paying a fee was something that was done for past projects. Mr. Birch stated that it is a possibility for them to do that for the American Prairie sidewalk but not the multi-use path since there are so many unknowns surrounding it. Mr. Wagner agreed with Mr. Birch and reiterated that both the sidewalk and the multi-use path would go to nowhere, and no one in the area would have any use for it.

Commissioner Heard stated that he understands not wanting to spend extra money on a sidewalk that does not lead anywhere even though there is an overarching goal and hope for future development. He stated that this project is a welcome one with it increasing the foot-traffic of the nearby businesses, and that he supports this project 100%.

Commissioner Heard asked if pets are going to be permitted on the property. Mr. Wagner stated yes, pets will be allowed. Commissioner Heard asked where on the property tenants will walk their pets if there is not a sidewalk. Mr. Birch stated that there are going to be internal sidewalks on the property and that there will be a small lawn for pets to use.

Commissioner Ghareeb stated that the petitioners should keep in mind that they are changing the way this area operates regarding foot traffic versus car traffic. Commissioner Ghareeb stated that while it is understandable at the moment to ask why a sidewalk to nowhere is being built in a certain area, if everyone were to ask that question and respond with not making a sidewalk there would be no sidewalks. He stated that he can understand not wanting to make a sidewalk on Route 91, but it is more important for there to be one on American Prairie Dr, especially if people want to walk to nearby local businesses instead of drive. Commissioner Ghareeb stated that there is a memo for the traffic, but there is nothing about the impact of them adding residents to this area will be on the intersection, and this may be one of the reasons the crosswalk is important. Mr. Birch stated that the memo was subbed out to a consultant, and he cannot speak to that without preparing and knowing what the level of service change there was. Mr. Birch stated that there was never a request for more information when the memo was submitted to Staff and Public Works. Mr. Birch stated that if there was a sidewalk right now on the property, that there would need to at least be a north to south crosswalk along American Prairie.

Commissioner Unes stated that the City is saying that sidewalks are needed, and that the Commission needs to be careful in not setting a precedent here.

Ms. Rose stated that in regard to the inquiry about Casey's, a Special Use amendment was not required since gas stations are allowed in a C2 district. Ms. Rose stated that they did not ask for any waivers or they would have had to amend the Special Use. The multi-use path and sidewalk was installed as required by the City in the building permit.

Chairman Martin opened the public hearing at 2:24 PM.

With no public testimony presented, the public hearing was closed at 2:24 PM.

Commissioner Heard read the Findings of Facts.

Motion:
Commissioner Heard made a motion to APPROVE with staff's conditions and waivers; seconded by Commissioner Barry.

Commissioner Heard reiterated that he is in full support of the development and understands the limits of the petitioner. He stated he believes City Council has the tools to either accept this as is or make a reasonable compromise with the petitioners and is positive that the Council wants this development to happen. Commissioner Heard stated that he believes the Council would not want to hold up a promising development like this one for the sake of a sidewalk that does not have a clear purpose as of yet. Commissioner Heard stated that part of the job of this Commission is to think to the future to where this path could go, and Council will determine if the need is immediate or not. Chairman Martin agreed.

The motion was approved unanimously by voice vote 6 to 0.

ELECTION OF OFFICERS

Commissioner Barry nominated Chairman Branden Martin for Chairman for the next 12 months; seconded by Commissioner Unes.

The motion was approved unanimously by voice vote 6 to 0.

Chairman Martin nominated Commissioner Edward Barry for Vice-Chairman for the next 12 months; seconded by Commissioner Unes.

The motion was approved unanimously by voice vote 6 to 0.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Unes made a motion to adjourn; seconded by Commissioner Heard at 2:30 PM.

The motion was approved unanimously by voice vote 6 to 0.

Eli Berkshier
Development Technician

DRAFT

Planning & Zoning Commission Communication

Meeting Date: August 6, 2026
Prepared By: Josh Naven
Case No: PZ 261-2026

Request: Hold a Public Hearing and forward a recommendation to City Council on the request of Sarah Joos of Design Mavens Architecture, on behalf of Phoenix Community Development Services, to rezone property from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District and to obtain a Special Use in a Class CN (Neighborhood Commercial) District, for Apartments, for the property located at 2702 W Krause Avenue (Parcel Identification No. 18-19-126-010) Peoria, IL (Council District 1)

Attachments:

1.	PZ 261-2026 - Memo
2.	PZ 261-2026 - Zoning Map
3.	PZ 261-2026 - Aerial
4.	PZ 261-2026 - Applicant Submittals
5.	Phoenix Manor Community Information Guide
6.	PZ 261-2026 - Site Photo
7.	PZ 261-2026 Written Comment Cover
8.	Phoenix Manor Support Letter
9.	Mayor Ali Letter Supporting Phoenix Manor - Jul 2026

PLANNING & ZONING COMMISSION

THURSDAY, AUGUST 6, 2026 – 1:00 PM
CITY HALL, ROOM 400 (COUNCIL CHAMBERS)

AGENDA DATE: August 6, 2026

CASE NUMBER: PZ 261-2026

TO: Planning & Zoning Commission

FROM: Development Review Board

PREPARED BY: Josh Naven, Senior Urban Planner

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Sarah Joos of Design Mavens Architecture, on behalf of Phoenix Community Development Services, to rezone property from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District and to obtain a Special Use for Apartments with waivers from City of Peoria Unified Development Code Section 4.3.4.F. to remove the required 3-foot tall minimum floor height from grade; to exceed the maximum buildable area; Section 4.3.4.G. to reduce the required fenestration per floor; to remove required doors, and Section 8.1.6. to reduce the minimum parking requirement in a Class CN (Neighborhood Commercial) District, for the property located at 2702 W Krause Avenue (Parcel Identification No. 18-19-126-010) Peoria, IL (Council District 1)

RECOMMENDATION: Approve with conditions.

PROJECT SUMMARY

The petitioner, Sarah Joos of Design Mavens Architecture, on behalf of Phoenix Community Development Services, requests the following for the property located at 2702 W Krause Avenue:

1. A rezoning request from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District, and
2. A Special Use request for Apartments with waivers from the CN (Neighborhood Commercial) District development standards and parking minimums.

The proposal involves redevelopment of the vacant parcel formerly occupied by Harrison School into 48 affordable, deed-restricted apartments and a medical office. The residential

component is designed as Permanent Supportive Housing, offering wraparound services intended to assist families transitioning out of homelessness. According to the application, this project has the potential to functionally end homelessness for families in Peoria at this time. Planned amenities include secure entry and onsite security, laundry facilities, a tot lot, and a community room. Additional details are provided in the applicant's Community Information Guide.

The proposed medical clinic would be operated by OSF Healthcare ("OSF") and would provide medical services to both residents and the surrounding community.

PROJECT SETTING
The subject property is zoned R-4 (Single Family Residential) District and surrounded by the same classification in all directions except towards the north, which is R7 (Multi-Family Residential) District (Zoning Map Attachment).

The characteristics of the site and surrounding area are summarized below.

Lot Area: 3.33 acres
Existing Condition: Vacant
Adjacent Land Uses: Public school and park (north) and residential (east, south, west).
Environmental Hazards: None identified.

History
The vacant Harrison Grade School previously occupied this site which has historically been zoned residential.

The zoning history is summarized below in Table 1.

Table 1. Property Zoning History

Date	Zoning Designation
1931 – 1958	E (Commercial)
1958 – 1963	B (Two Family Dwelling)
1963 – 1990	R1 (Low Density Residential)
1990 – present	R4 (Single Family Residential)

DISCUSSION
The Development Review Board considers the proposal's conformance with the Future Land Use Map and goals established in the City's Comprehensive Plan or other approved subarea or neighborhood plans. It also evaluates proposals against the appropriate standards found in the City of Peoria Municipal Code and relevant case law.

Conformance with Performance Standards
The applicant has requested waivers from four CN (Neighborhood Commercial) District standards. These requests are evaluated in the "Special Use Request" section of this report.

The applicant also seeks a waiver from the City's minimum parking requirement for multi-family apartments. Section 8.1.6(D) of the Unified Development Code requires 1.5 parking

spaces per dwelling in a multi-family development. The applicant proposes reducing this requirement to 1 space per dwelling unit. No off-street parking is required for a medical clinic under the Unified Development Code.

The Development Review Board supports reducing the parking requirement but recommends a minimum of 60 spaces (1.25 per unit), rather than the applicant's proposed 48 spaces. The City will collaborate with the applicant to evaluate on-street parking options, including potential diagonal pull-in parking along the property frontage. The Development Review Board may allow approved on-street parking along the property frontage to count toward meeting the overall parking requirement.

Comprehensive Plan
The Future Land Use Map designates this property as Medium-Density Residential.

The proposal would result in a roughly $20MM investment in a residential neighborhood in Peoria's South End. It thereby supports the Comprehensive Plan Critical Success Factor of "Reinvest in Neighborhoods."

Rezoning Request
The applicant requests that the subject property be rezoned from R-4 (Single Family Residential) to CN (Neighborhood Commercial). The applicant has requested the rezoning to facilitate the special use application for Apartments.

The Development Review Board applies a rational basis test comprised of seven factors developed in *LaSalle/Sinclair* to evaluate the request. In this case, the Board determined that all 7 factors are met or are not applicable. An explanation of the Board's rationale is provided below.

Table 2. Summary of Development Review Board Findings (Rezoning)

LaSalle Factor	Met by proposal?
Factor 1	Yes
Factor 2	Yes
Factor 3	N/A
Factor 4	Yes
Factor 5	Yes
Factor 6	Yes
Factor 7	Yes

LaSalle Factor 1. Existing uses of and zoning of nearby property.
Explanation: The CN (Neighborhood Commercial) zoning classification is complementary to adjacent zoning with respect to allowed uses and envelope standards.

LaSalle Factor 2. Extent to which property values are diminished by the particular zoning.
Explanation: Future proposed uses will be brought into compliance with any new development.

LaSalle Factor 3. Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.
Explanation. None.

LaSalle Factor 4. Relative gain to the public as compared to the hardship imposed on the individual property owner.
Explanation. The request compliments adjacent zoning.

LaSalle Factor 5. Suitability of the property for the zoned purpose.
Explanation: The Property is currently vacant and suitable for compliant development.

LaSalle Factor 6. Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.
Explanation: The property was vacated in 2010 and the building was demolished in 2024.

LaSalle Factor 7. Public need for the proposed use.
Explanation: There is public need for family housing.

Special Use Request
The applicant requests approval of a Special Use for Apartments with associated waivers from several sections of the Unified Development Code. Specifically, the request seeks:

- A waiver from Section 4.3.4(F) to remove the required minimum floor height of three feet above grade
- A waiver from Section 4.3.4(F) to exceed the maximum buildable area of 15,000 square feet
- A waiver from Section 4.3.4(G) to reduce the required fenestration on the ground floor from 40% to 26.5%
- A waiver from Section 4.3.4(G) to eliminate the requirement for operable doors every 75 feet
- A waiver from Section 8.1.6. to reduce the minimum parking requirement for multi-family developments from 1.5 spaces/unit to 1 space/unit

The Development Review Board evaluates Special Use proposals according to seven standards. A summary of the Development Review Board's findings is provided below, followed by additional details concerning the waiver requests relating to District regulations. The waiver request for parking is previously discussed in the "Conformance with Performance Standards" section.

Table 3. Summary of Development Review Board Findings (Special Use)

Standards	Met by proposal?
Standard 1. No detriment to public health, safety, or general welfare.	Yes
Standard 2. No injury to other property nor diminishment to property values.	Yes
Standard 3. No impediment to orderly development.	Yes
Standard 4. Provides adequate facilities.	Yes
Standard 5. Ingress/egress measures are designed to minimize traffic congestion.	Yes

Standard 6. If a public use/service, then a public benefit.	N/A
Standard 7. Conforms to all district regulations.	No

The proposal calls for waivers from four CN (Neighborhood Commercial) District regulations:

1. *Building Floor Height.* Section 4.3.4(F) requires ground floor residential units to be elevated at least three feet above grade. The applicant requests removal of this requirement. The Development Review Board does not object.
2. *Maximum Buildable Area.* Section 4.3.4(F) limits the buildable area on a CN-zoned property to 15,000 square feet. Due to the unusually large size of the parcel, the applicant seeks a waiver to exceed this limit. The Development Review Board does not object.
3. *Minimum Ground-Floor Fenestration*. Section 4.3.4(G) requires fenestration – windows and doors – to comprise at least 40% of the ground floor façade. The applicant requests a waiver to reduce the ground-floor fenestration to 26.5%. The Development Review Board does not object.
4. *Operable Door Requirement.* Section 4.3.4(G) requires the operable doors space no more than 75 feet apart along the West Krause Avenue façade. The applicant seeks a waiver due to security considerations, as the development is designed to channel resident and visitor access through a staffed primary entry. The Development Review Board does not object.

Comprehensive Plan Critical Success Factors. Reinvest in Neighborhoods.

City Council Strategic Plan Goals. Quality of Life.

RECOMMENDATION

The Development Review Board recommends approval of the rezoning request.

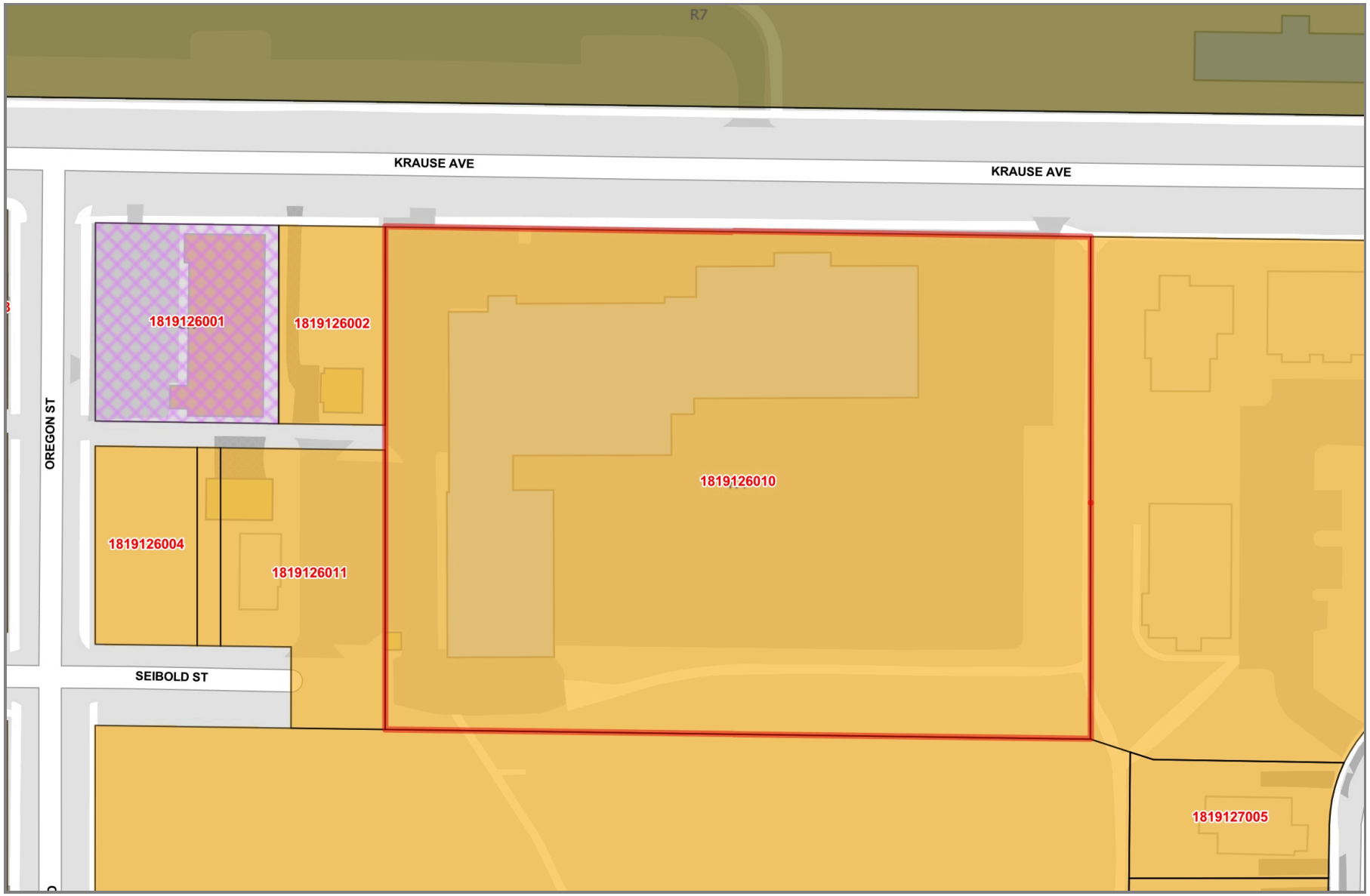
The Development Review Board recommends approval of the Special Use request with waivers from City of Peoria Unified Development Code Section 4.3.4.F. to remove the required 3-foot-tall minimum floor height from grade; to exceed the maximum buildable area; Section 4.3.4.G. to reduce the required fenestration on the first floor; to remove required doors, and Section 8.1.6. to reduce the minimum parking requirement with the following conditions:

1. Code compliant screening will be required for any utility/mechanical structures or refuse containers.
2. A compliant landscaping plan shall be submitted for review of front yard and parking lot landscaping requirements.
3. Any signs shall comply with UDC Section 8.3.
4. A photometric plan shall be submitted for a compliance review with UDC Section 8.5.
5. Deteriorated or non-ADA-compliant sidewalks and curbs along the property frontage must be replaced or repaired. Improved sidewalks must comply with City standards; sidewalks located within two feet of a curb shall have a minimum width of six feet.
6. The Clinic entry door shall be moved to the Krause Avenue Façade.

7. The project will include at least 60 parking spaces. The Development Review Board may allow on-street parking along the property frontage to count toward this parking requirement.
8. The applicant shall provide the estimated afternoon and evening peak hour trips.
9. Bike Parking Space Areas shall not encroach into pedestrian travel aisles.
10. Building permits shall be required for compliance with all City adopted building codes before the structure may be occupied.

Note: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meetings all applicable code requirements through all phases of the development.

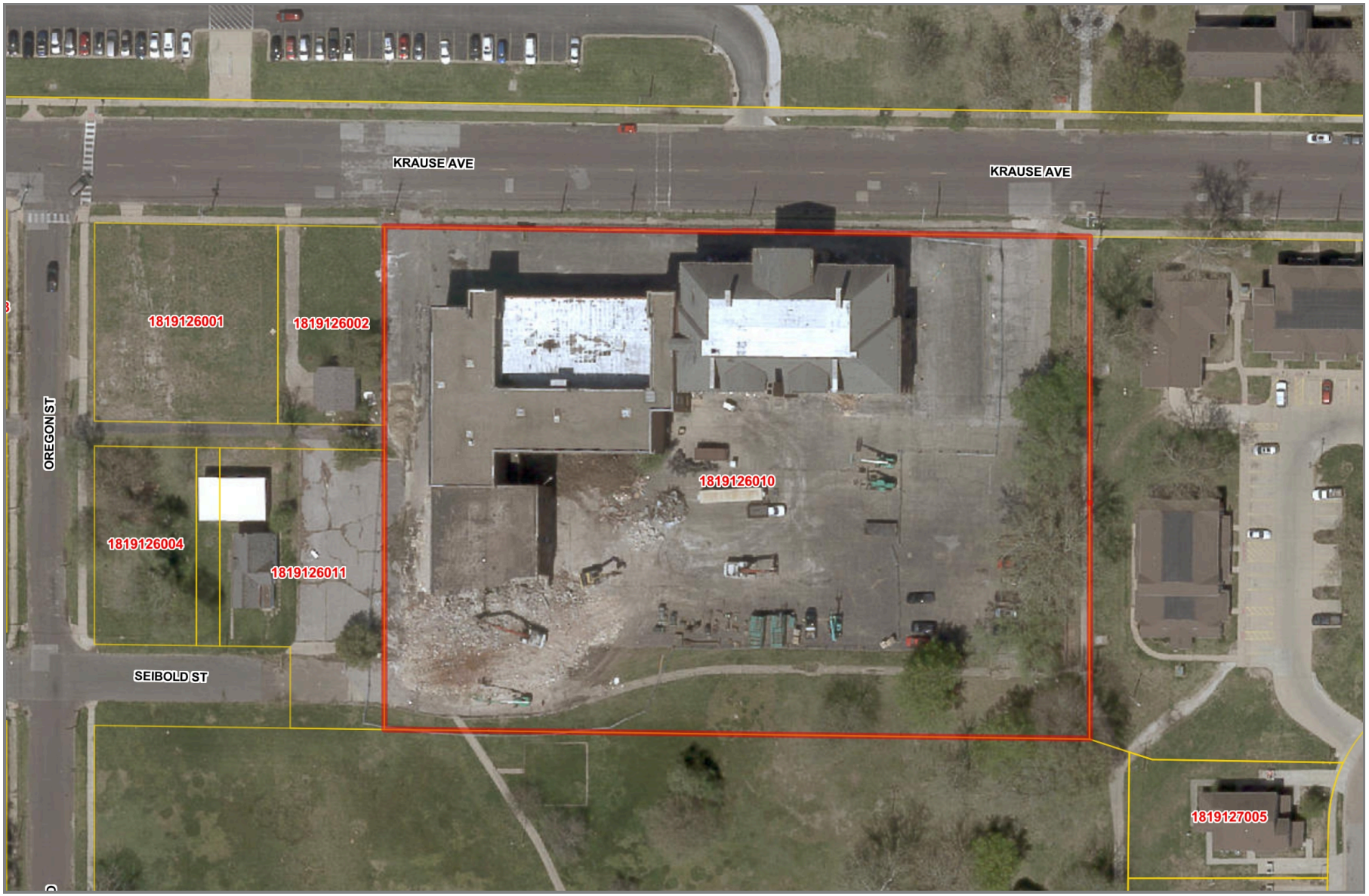
Peoria County, IL



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 100 feet
7/30/2026

Peoria County, IL



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 100 feet
7/30/2026

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CITY OF PEORIA

City of Peoria Development Center
419 Fulton St., Room 203
Peoria, IL 61602-1217
PH: (309) 494-8600 FX: (309) 494-8680
www.peoriagov.org

PLANNING AND ZONING COMMISSION APPLICATION

Date Received: _____ Initials: _____

Project Number: _____ Case Number: _____

1. TYPE OF REQUEST *(Check all that apply and see pages 2 & 3 for required submittals)*

- [x] a) Map Amendment (Rezoning)- *Site Plan not required*
  - Current Zoning District: R4
  - Proposed Zoning District: CN
- [ ] b) Text Amendment
- [x] c) Special Use
- [ ] d) Nonconforming Use Change
- [ ] e) Special Permit Signs
  - [ ] (i): Local Sign Regulation/Shopping Center Signs
  - [ ] (ii): Special Permit (Inflatable, Off-Premise or Rooftop Signs)
- [ ] f) Official Development Plan
- [ ] g) Preliminary / Final Subdivision Plat / Survey Plat
- [ ] h) Residential Cluster Development
- [ ] i) Annexation

2. PROPERTY INFORMATION *(Complete for All Request Types)*

a) Address(es): 2702 W Krause, Peoria, IL 61605
Attach additional sheets if necessary

b) Parcel ID Number(s): 1819126010
Attach additional sheets if necessary

c) Parcel Area (acres or square feet): 3.33 acres d) Current Zoning District: R4

3. SPECIAL USE AND NONCONFORMING USE CHANGE DEVELOPMENT INFORMATION *(Complete for Request Types c, d, e, f & h)*

a) Use: Multi-Family Residential *Existing Use* / Neighborhood Commercial *Proposed Use*

b) Building Area (square feet): 37,732 main floor c) Building Height (feet): 38' 3 1/4"

d) Parking Spaces Provided: 4 *Total Accessible Spaces* / 48 *Total Regular Spaces* Parking Required: 3 *Total Accessible Spaces* / 72 *Total Regular Spaces*

e) Requested Waivers and Additional Information (Attach additional sheet as needed): Apartment Building and Apartments on gro

4. SUBDIVISION AND OTHER PLAN DEVELOPMENT INFORMATION *(Complete for Request Types g, h & i)*

a) Type of Development: [ ] Single-Family Detached [ ] Single-Family Attached [ ] Multi-Family [ ] Other Development *(Describe Below)*

b) Plat/Plan Name: _____ c) Number of Lots/Units: _____ d) Number of Duplex Lots: _____

e) Fire District: _____ f) School District: _____ g) Library District: _____

h) Are Private Streets Proposed?: _____ i) Is the Project Within City Limits?: _____ j) Type of Sewer Provided: _____

k) If Not, Has Project Been Submitted to the County?: _____ l) Requested Waivers and Additional Information (Attach additional sheet as needed):

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

5. OWNER INFORMATION – ***REQUIRED***

City of Peoria (*Name*) | ECONOMIC DEVELOPMENT (*Company*)

419 FULTON STREET SUITE 403, Peoria, IL 61603 (*Address, City, State, ZIP+4*)

309-494-8600 (*Phone*) | (*Fax*) | (*Email*)

(*Signature of Owner*)

6. APPLICANT INFORMATION – *if different from owner*

Pamela Stevens (*Name*) | Phoenix Community Developr (*Company*)

202 NE Madison Ave, Peoria, IL 61602 (*Address, City, State, ZIP+4*)

309-222-2577 (*Phone*) | (*Fax*) | [redacted] (*Email*)

(*Signature*)

7. REPRESENTATIVE OF APPLICANT –*engineer, architect, attorney or other, if applicable*

Sarah Joos (*Name*) | Design Mavens Architecture (*Company*)

1702 W. College Avenue, Suite E-1, Normal, IL 61761 (*Address, City, State, ZIP+4*)

309-304-3048 x3 (*Phone*) | (*Fax*) | [redacted] (*Email*)

Applicant's Interest in Property:

- ☐ *Contractor*
- ☑ *Contract Purchaser*
- ☐ *Other*_____

Send Correspondence To: *Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.*

- ☐ *Owner*
- ☐ *Applicant*
- ☑ *Representative of Applicant*

8. SUBMITTAL REQUIREMENTS

Initial by each item to indicate the item is complete or is included with the application. ***All items listed must be provided!***

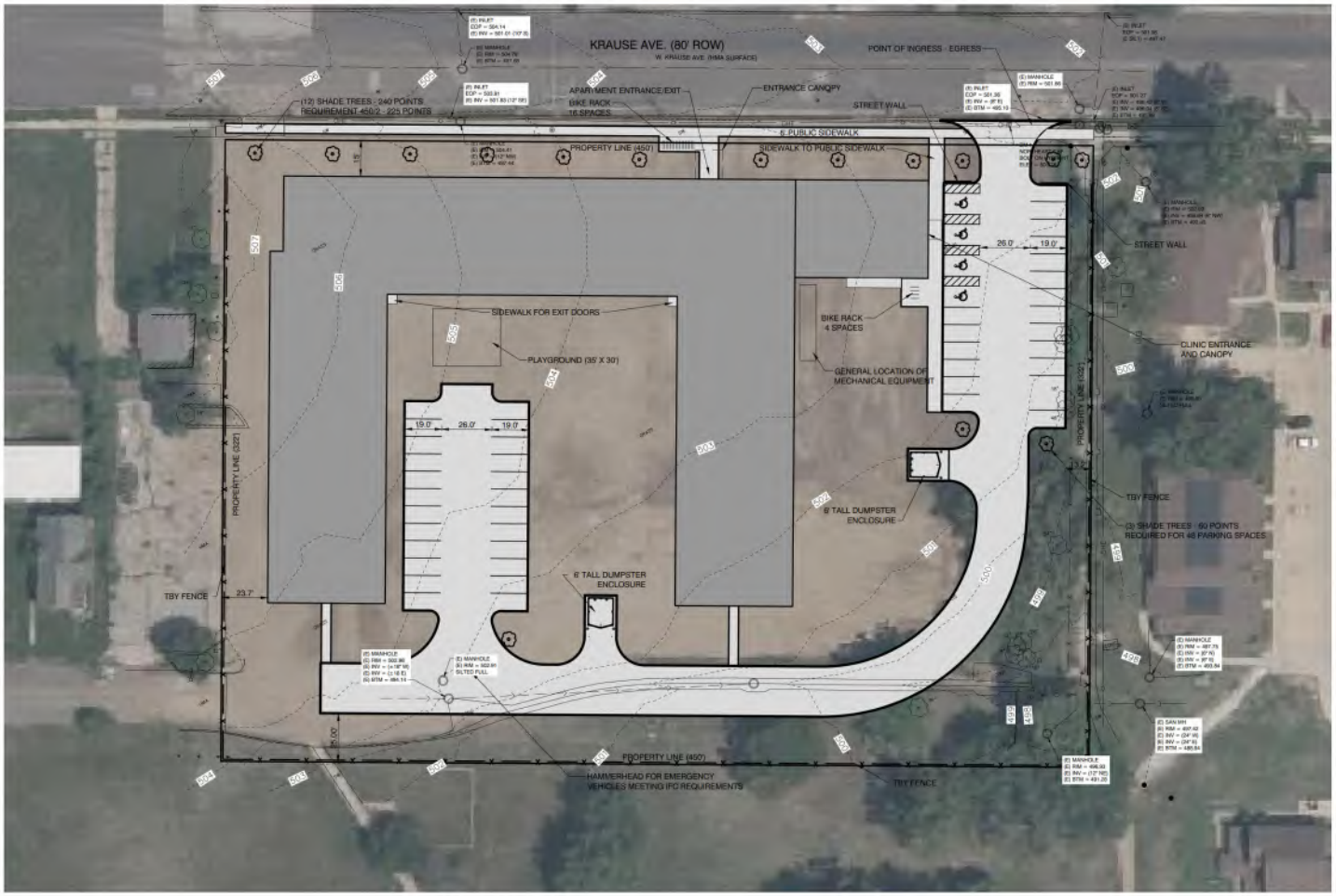
FOR ALL APPLICATIONS:

✓ Completed Application -- *Illegible or Incomplete applications* ***will not*** *be accepted.*

✓ Filing Fee:

Map Amendment (Rezoning)	**$0**
Downzone to Comprehensive Plan	**$0**
Annexation	**$0**
Text Amendment	**$0**
Special Use, Official Development Plans, Special Signs	**$250 per requested waiver**
Residential Cluster Development	**$0**
Subdivision Plat	**$0**
Survey Plat	**$0**

✓ All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.



SPECIAL USE EXHIBIT
SCALE: 1" = 30'

PROPOSED BUILDING
SIDEWALK
PAVEMENT

ZONING

LOT ZONED R4, SINGLE FAMILY RESIDENTIAL. PROPOSING REZONING TO CN

ADJACENT USES

ALL ADJACENT PROPERTIES ARE ZONED R4. ACROSS KRAUSE IS ZONED R7

LOT AREA

3.3 ACRES±

LEGAL DESCRIPTION

SEE ATTACHED

BUILDING SETBACKS CN PEDESTRIAN

BUILDING LINE = 0' TO 15'
SIDES /REAR = TRANSITIONAL BUFFER YARD ADJACENT TO RESIDENTIAL ON EAST WEST AND SOUTH

SQUARE FOOTAGES

2- STORY APARTMENT BUILDING
(WOOD CONSTRUCTION WITH FIRE SEPARATIONS)
FIRST FLOOR APARTMENT = 34,200 SF
SECOND FLOOR APARTMENT = 34,200 SF
TOTAL APARTMENTS = 68,400 SF

HEALTH CLINIC = 3,532 SF

TOTAL = 71,932 SF

APARTMENT UNITS

3 BEDROOM - (9 PER FLOOR) = 18 UNITS
2 BEDROOM - (10 PER FLOOR)= 20 UNITS
1 BEDROOM - (5 PER FLOOR) = 10 UNITS
TOTAL UNITS =48

PARKING

REQUIRED APARTMENT PARKING -1.5 SPACE X 48 UNITS = 72 SPACES
REQUIRED CLINIC PARKING = NO REQUIREMENT
REQUIRED ACCESSIBLE SPACES = 4 SPACES

TOTAL PARKING PROVIDED = 44 REGULAR SPACES & 4 ACCESSIBLE SPACES
TOTAL PROVIDED = 48 SPACES

BICYCLE - 4 SPACES PROVIDED AT CLINIC
16 SPACES PROVIDED AT APARTMENTS

TRANSITIONAL BUFFER YARDS

TRANSITIONAL BUFFER YARDS ON THE EAST WEST AND SOUTH SIDES WILL USE A FENCE

LIGHTING

LIGHTING SHALL NOT EXCEED 0.5 FOOTCANDLES AT THE PROPERTY LINE. PHOTOMETRICS WILL BE PROVIDED DURING PERMITTING PROCESS.

N

0' 30' 60'
SCALE: 1" = 30'

THOUVENOT, WADE & MOERCHEN, INC.
5901 N. Prospect Road, Suite 6B
Peoria, Illinois 61614
www.twm-inc.com
Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm #184.001220

REV.	DATE	NATURE OF REVISION	CHECKED

FILE NAME: O:\Projects\2026\261359.0014 CADD - DWGs\4.1 Comm\Design 261359.dwg Jul 15, 2026

SURVEYED	MP
DRAWN	SDK
CHECKED	-
SCALE	1" = 30'
DATE	07/14/2026

CLIENT: PHOENIX MANOR MULTI - FAMILY RESIDENCES

TITLE: SPECIAL USE EXHIBIT
2702 W KRAUSE AVE.
PEORIA, IL

PROJECT NO. 261359
SHEET 1 OF 1
DRAWING NO. EX. 1



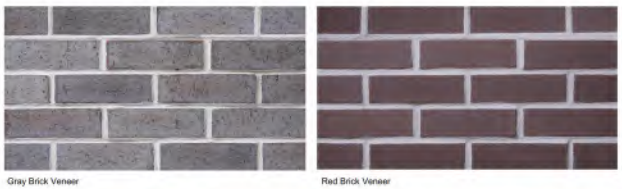


EXTERIOR MATERIALS

- Vinyl Siding Horizontal 4-1/2"- Autumn Harvest
- Vinyl Siding Horizontal 4-1/2"- Russet Red
- Vinyl Siding Horizontal 4-1/2"- Corn Silk
- Vinyl Siding Horizontal 4-1/2"- American Walnut
- Vinyl Siding Horizontal 4-1/2"- Misty Shadow
- Vinyl Siding Horizontal 4-1/2"- Deep Granite
- Vinyl Siding Split Shake - Misty Shadow
- Red Brick Veneer
- Gray Brick Veneer



EXTERIOR VIEW



Gray Brick Veneer

Red Brick Veneer



Vinyl Siding Horizontal 4-1/2"- American Walnut

Vinyl Siding Horizontal 4-1/2"- Corn Silk

Vinyl Siding Horizontal 4-1/2"- Russet Red

Vinyl Siding Horizontal 4-1/2"- Autumn Harvest



Vinyl Siding Split Shake - Misty Shadow

Vinyl Siding Horizontal 4-1/2"- Misty Shadow

Vinyl Siding Horizontal 4-1/2"- Deep Granite

DESIGN Mavens ARCHITECTURE PLLC

DATE: 07/13/2026
DRAWN: RBG / ACL
REVIEWED: SMJ

REVISIONS

#	DATE	DESCRIPTION

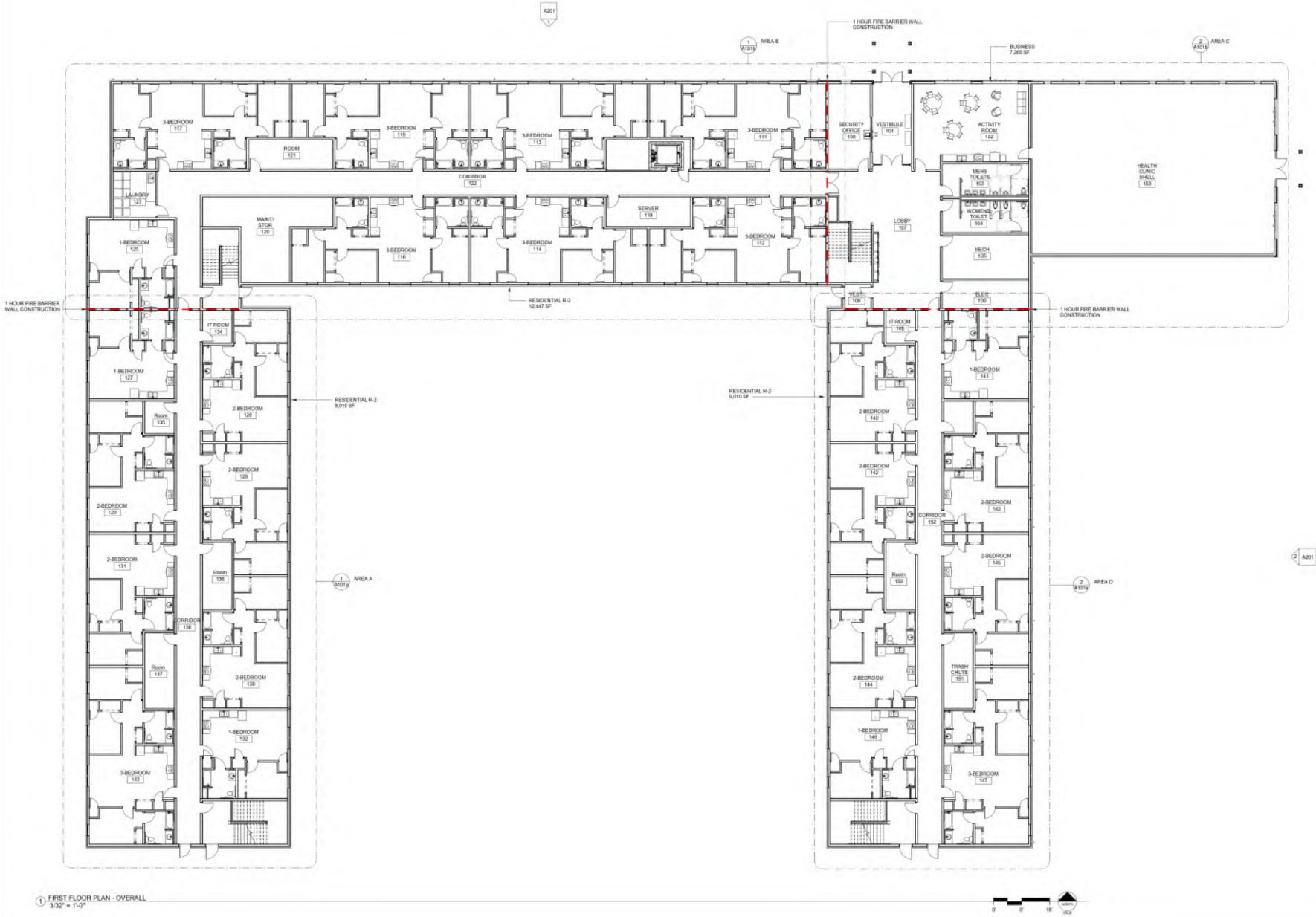
DRAFT - NOT FOR CONSTRUCTION

BUILDING ELEVATIONS

PHOENIX MANOR MULTI-FAMILY RESIDENCES ON KRAUSE
PHOENIX COMMUNITY DEVELOPMENT SERVICES
2702 W. KRAUSE AVE
PEORIA, IL 61605

SHEET
A201

PROJECT # 210029



DESIGN Mavens ARCHITECTURE PLLC

DATE: 06/26/2026
DRAWN: JAK
REVIEWED: SMJ

REVISIONS

#	DATE	DESCRIPTION

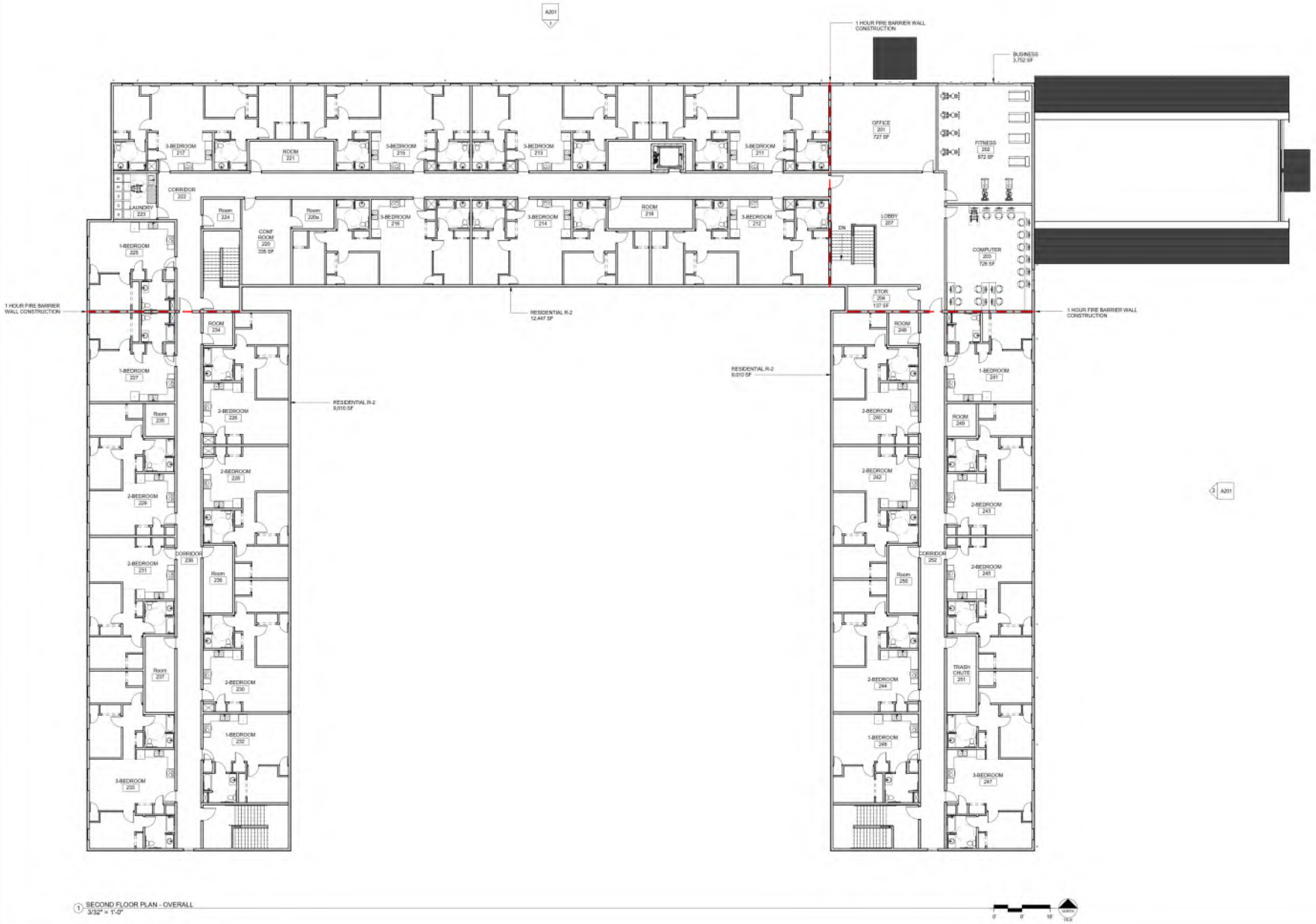
SCHEMATIC DESIGN

OVERALL FIRST FLOOR PLAN

PHOENIX MANOR MULTI-FAMILY RESIDENCES ON KRAUSE
PHOENIX COMMUNITY DEVELOPMENT SERVICES
2702 W. KRAUSE AVE
PEORIA, IL 61605

SHEET
A101

PROJECT # 210029



1 SECOND FLOOR PLAN - OVERALL
3/32" = 1'-0"

DESIGN Mavens ARCHITECTURE PLLC

DATE: 06/26/2026
DRAWN: JAK
REVIEWED: SMJ

REVISIONS

#	DATE	DESCRIPTION

SCHEMATIC DESIGN

OVERALL SECOND FLOOR PLAN

PHOENIX MANOR MULTI-FAMILY RESIDENCES ON KRAUSE
PHOENIX COMMUNITY DEVELOPMENT SERVICES
2702 W. KRAUSE AVE
PEORIA, IL 61605

SHEET
A102

PROJECT # 210029

LEGAL DESCRIPTION OF 2702 WEST KRAUSE AVENUE, PEORIA, ILLINOIS

LOTS 1 THROUGH 14, AND LOTS 27 THROUGH 40, IN BLOCK 1 OF COLUMBIA PLACE; ALSO, THAT PORTION OF VACATED SlEBOLD STREET LYING SOUTH OF, AND ADJACENT TO THE AFOREMENTIONED LOTS; ALSO, THAT PORTION OF THE VACATED ALLEY LYING BETWEEN AND ADJACENT TO THE AFOREMENTIONED LOTS; AND ALSO,THAT PORTION OF VACATED LIGONIER STREET LYING EAST OF, AND ADJACENT TO THE AFOREMENTIONED LOTS; COLUMBIA PLACE BEING A SUBDIVJSION OF LOT 2 IN CURTENIUS AND GRISWOLD'S SUBDIVISION OF THE NORTH WEST QUARTER OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF PEORIA, COUNTY OF PEOR IA, IN THE STATE OF ILLINOIS.

TRAFFIC GENERATION CALCULATIONS

LOCATED AT:

2702 W KRAUSE
PEORIA, IL

PREPARED BY:

TWM, Inc.
June 25, 2026

Based on the ITE Manual we utilized Land Use: 220 Apartment 630 Clinic.

The development best fits this land use.

Total Dwelling Units Apartments: 48
Total Square Footage of Clinic: 3532

Apartments
Based upon the ITE manual for Land Use 220, we have calculated the following traffic generation for the completed project.

Average Vehicle Trip Ends Weekday (6.72 Trip ends/unit) – 322 Vehicles\

This is conservative as most tenants will not have cars.

Clinic
Based upon the ITE manual for Land Use 630, we have calculated the following traffic generation for the completed project.

Average Vehicle Trip Ends Weekday (31.45 Trip ends/1000 sf) – 111 Vehicles

Total

Average Vehicle Trip Ends Weekday – 433 Vehicles

July 30, 2026

Joe Dulin
Community Development Director
City of Peoria Planning and Zoning Commission
City Hall
419 Fulton Street, Room 300
Peoria, IL 61602

Re: Phoenix Manor Multi-Family Residences
2702 W. Krause Avenue, Peoria, IL
Map Amendment and Special Use request

Dear Mr Joe Dulin,

We are requesting Map Amendment and Special Use request for the property located at 2702 W. Krause Avenue in Peoria, IL from its current zoning of R4 Single-Family Residential to proposed zoning of CN Neighborhood Commercial and request a Special Use for Apartment Building and Apartments on ground level.

We comply with the CN Building Envelope Standards (Parking, Height, Siting & Elements) pursuant to UDC Section 4.3.4 per the following:

SECTION 4.3.4_F_1 Building height will not exceed 2 stories. See building elevation.

SECTION 4.3.4_F_2 N/A; no parking structures on the site.

SECTION 4.3.4_F_3 Ground Story Height for Commerce Uses
a. We will comply with ground story finished floor elevation.
b. We will comply with a clear space of 12’ feet between concrete slab and bottom of gypsum board on roof truss.
c. We will comply; proposed ground story height is 12 feet (see building elevation)

SECTION 4.3.4_F_4 Ground Story Height for Residential Units
a. Requesting Waiver (see below)
b. We will comply with a clear space of at least 9’-6” feet between concrete floor slab and bottom of gypsum board on floor truss above.

SECTION 4.3.4_F_5 Upper Story Height
a. We will comply; proposed upper floor to b/truss height is 10 feet (see building elevation)
b. We will comply with a clear space of at least 9’-0” feet between floor and bottom of gypsum board on roof truss above.

SECTION 4.3.4_F_7 Other: We will comply; Proposed eave height is 22 feet (see building elevation)

SECTION 4.3.4_F_8 Street Facade
a. We will comply. The lot is 450 feet in length. The proposed street façade (building, canopy and street wall) is 360 feet in length (80% of lot length).
b. N/A
c. We will comply. If the entry door is set back, then it will not be set back more than 18” from façade.

SECTION 4.3.4_F_9 Buildable Area: Requesting Waiver (see below)

SECTION 4.3.4_F_10 Side Lot Setbacks – We will comply.

SECTION 4.3.4_F_11 Garage and Parking
a. N/A – No garage
b. N/A – No garage
c. We will comply with vehicle parking areas located behind the parking setback line

SECTION 4.3.4_F_12 Alleys: On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line. We will comply.

SECTION 4.3.4_F_13 Unbuilt Required Building Line and Common Lot Line Treatment – N/A

SECTION 4.3.4_G_1 Windows and Doors
a. We will comply (see building elevation)
b. Requesting Waiver (see below)
c. We will comply. The second-floor façade area is 3,218 sf requiring a minimum of 643.6 sf of windows. We have increased window sizes on elevations for a proposed second floor window area of 661 sf or 20.5% of façade area. The living rooms will have (3) 36" wide by 60" high single hung windows, the master bedroom will have (2) 36" wide by 60" high single hung windows and the other two bedrooms will each have (1) 38" wide by 60" high single hung window. The offices and fitness center window sizes have been increased to be total of 35' wide by 7' high fixed windows broken up into 4 bays of windows per elevations.

SECTION 4.3.4_G_2 Building Projections – N/A

SECTION 4.3.4_G_3 Doors/Entries - Requesting Waiver (see below)

SECTION 8.1.6 Parking Requirements - Requesting Waiver (see below)

WAIVER REQUEST

SECTION 4.3.4_F_4_a: Ground Story Height for Residential Units, The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.

JUSTIFICATION FOR WAIVER: The building is 15' from the right of way. Raising the finish floor 3 feet above the sidewalk will require stairs and not meet ADA without a ramp. This will require the construction of a 3-foot foundation wall around the perimeter of the building along with stairs and a ramp at every entrance.

SECTION 4.3.4_F_9, Buildable Area: Buildings may occupy any portion of the lot behind the required building line, exclusive of any setbacks required by this development code. The maximum ground floor area for a building within the CN District shall be 15,000 square feet. New construction of buildings greater than 15,000 square feet will require a special use pursuant to 2.9.

JUSTIFICATION FOR WAIVER: The lot is 140,000 square feet and therefore a building restricted to only 15,000 square feet is not practical for the large size of the lot.

SECTION 4.3.4_G_1_b Windows and Doors on the ground story facades shall comprise at least 40%, but not more than 90%, of the facade area situated between 2 and 10 feet above the adjacent public sidewalk on which the facade fronts.

JUSTIFICATION FOR WAIVER: The first floor façade area is 3,977 sf requiring a minimum of 1,590.8 sf of doors and windows. For security purposes this project has a single entry door to the apartment building from Krause Avenue instead of individual doors at each residential unit. The window sizes and locations cannot get larger because we are required to have 12 sections of 6-foot-long shear walls for structural framing of the building at the exterior wall. These sections of shear walls cannot contain windows or VTAC louvers. The window sizes and locations at the two bedrooms cannot increase because current building code requires 36" clear between exhaust and operable window and each VTAC unit requires an exhaust louver at the exterior wall located at a specific location from the VTAC intake.

We have increased window sizes on elevations for a proposed first floor window area of 1,054 sf or 26.5% of façade area. The living rooms will have (3) 36" wide by 60" high single hung windows, the master bedroom will have (2) 36" wide by 60" high single hung windows and the other two bedrooms will each have (1) 38" wide by 60" high single hung window. The offices and fitness center window sizes have been increased to be total of 35' wide by 7' high fixed windows broken up into 4 bays of windows per elevation.

We have also increased the size of windows and doors to the shell building as allowed by the minimum amount of shear wall required for wood framed construction. We propose (9) 48" wide by 96" high fixed windows and (1) entrance door system at 7'-4" wide by 9'-0" high.

SECTION 4.3.4_G_3 Doors/Entries, Functioning entry doors shall be provided along ground story facades at intervals not greater than 75 linear feet.

JUSTIFICATION FOR WAIVER: For security reasons, the residential building has a single secure entry on Krause Avenue with functioning double door to the apartment building instead of individual doors at each residential unit.

SECTION 8.1.6 Parking Requirements. 1.5 spaces per unit required.

JUSTIFICATION FOR WAIVER: We are proposing 1 space per unit. Most of the tenants will not have a vehicle. The spaces provided will be sufficient to serve the apartments and clinic without utilizing on street parking. Meeting the parking requirements will cause additional unnecessary storm water runoff.

I appreciate your review. Should you have any questions, please contact me.

Sincerely,
Design Mavens Architecture, PLLC



Sarah M. Joos, AIA, DBIA, LEED AP BD+C
Principal



phoenix community development services
CHANGING PERSPECTIVES, PROVIDING SOLUTIONS

Phoenix Manor

COMMUNITY INFORMATION GUIDE

Permanent Supportive Housing for Families

2702 W. KRAUSE AVENUE · PEORIA, ILLINOIS 61605

PHOENIX COMMUNITY DEVELOPMENT SERVICES · JULY 2026

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WELCOME

Letter from the President & CEO

To our neighbors, community partners, and friends in South Peoria,

In 1981, a small group of people had a big idea — to help feed those who were hungry and connect them to the help they needed. It all started with a food pantry at St. Patrick Church and a group called the Peoria Anti-Hunger Coalition. Over time, we grew into something much bigger: the South Side Office of Concern. We began helping people find safe places to live, connect with case managers, and get other support.

Four decades later, that work continues as Phoenix Community Development Services, providing behavioral-health services, intensive case management, and supportive housing to people building more stable lives. Phoenix Manor is the next chapter, and it brings us back to the South Side where we began.

A new development brings questions, and we welcome them. The families who will call Phoenix Manor home are our neighbors already: parents raising children, people seeking stability, members of a community that continues to invest in its own future. Phoenix Manor will meet them with permanent housing, professional management, and access to the care and support that helps a household stay housed for the long term.

This guide is our commitment to transparency. In the pages that follow, we answer the questions we hear most, plainly, and by relying on documented facts rather than assurances.

Successful developments are built not only through quality construction, but also through trust, communication, and long-term stewardship. We look forward to earning that trust through the years of responsible ownership and partnership that follow.

Questions are welcome, and they should have somewhere to go. Our contact information is on the last page of this guide. If something here does not answer what you want to know, please call.

With appreciation,



CHRISTINE KAHL
President & Chief Executive Officer, Phoenix Community Development Services

BUILDING UNDERSTANDING THROUGH TRANSPARENCY

Purpose of This Guide

New developments raise questions from neighbors, community members, and local leaders. Those questions are an important part of the planning process, and they deserve clear, accurate, and transparent answers.

This Community Information Guide explains Phoenix Manor: what it is, who it serves, why it is needed, and how it will operate. It describes the families the development is designed to house, the partnerships that make it possible, and the standards that will govern daily operations. It also answers the questions raised most often during planning.

> **OUR GOAL**
>
> We want residents, elected officials, community organizations, and other stakeholders to learn about Phoenix Manor and understand the components of the project.

Phoenix Community Development Services is committed to open dialogue throughout the planning, construction, and operation of Phoenix Manor.

OUR APPROACH

Stable housing. · Strong partnerships. · Responsible stewardship. · Long-term community investment.

EXECUTIVE SUMMARY

Understanding Phoenix Manor

Phoenix Manor is a 48-apartment community where families who have experienced homelessness rent private apartments on ordinary leases, with no time limit on how long they can stay, and with support services available if they want them. That combination is what Permanent Supportive Housing means.

WHAT IT IS

A proposed 48-apartment Permanent Supportive Housing community at 2702 W. Krause Avenue, with an on-site OSF HealthCare clinic open to the surrounding neighborhood. Phoenix Community Development Services will own and manage it permanently.

WHAT IT IS NOT

Not an emergency shelter, a drop-in center, or a temporary program. Residents sign leases, contribute toward rent based on household income, and carry the same rights and responsibilities as tenants in any other professionally managed apartment community.

HOW FAMILIES GET HERE

Every household is referred through the community's Coordinated Entry system. No one applies at the building. PCDS verifies program eligibility, and the Peoria Housing Authority determines eligibility for Project-Based Voucher rental assistance under federal rules.

WHAT IT BRINGS THE NEIGHBORHOOD

Forty-eight new affordable apartments, a neighborhood health clinic, a long-vacant site returned to use, and a permanently owned property maintained to standards the state enforces for the length of the affordability period.

> **KEY TAKEAWAY**
>
> Phoenix Manor provides permanent, affordable housing for eligible families, not emergency shelter, and combines professional management with voluntary services that support long-term housing stability.

PROJECT AT A GLANCE

Phoenix Manor at a Glance

48
APARTMENTS

10
ONE-BEDROOM

20
TWO-BEDROOM

18
THREE-BEDROOM

100%
VOUCHER-ASSISTED

24-hour
STAFFED FRONT DESK

3,500
SQUARE-FOOT OSF CLINIC

15-year
OSF LEASE COMMITMENT

TYPICAL HOUSEHOLDS

10 ONE-BEDROOM

- A single adult
- A parent with one child

20 TWO-BEDROOM

- One or two parents with one or two children

18 THREE-BEDROOM

- Larger families, generally one or two parents with three or more children

The eighteen three-bedroom apartments exist because 122 children are on the Coordinated Entry list, and children need bedrooms.

APARTMENT COMMUNITY FEATURES

Activity room · computer room · fitness room · on-site laundry · playground · management and services offices · secure, controlled building access

ACCESSIBLE APARTMENTS

Phoenix Manor is designed to meet the accessibility requirements that apply to federally assisted new construction, including Section 504 of the Rehabilitation Act and the design and construction requirements of the Fair Housing Act. Of the 48 apartments, 18 are designed for residents with mobility disabilities and 1 is designed for residents with hearing or vision disabilities. Common areas, the clinic entrance, and outdoor spaces are accessible.

DESIGNED FOR THE NEIGHBORHOOD

The Building



Phoenix Manor, exterior view. Schematic design by Design Mavens Architecture, PLLC, sheet A201, June 26, 2026.

The warm range — Autumn Harvest, Russet Red, Corn Silk, and American Walnut — breaks the two-story elevation into house-scaled bays that read as a row of homes rather than a single institutional block.

Exterior Materials

The finishes below are the ones specified for construction. The four warm tones carry the residential bays; the greys and brick anchor the building ends and the clinic wing.



Autumn Harvest



Russet Red



Corn Silk



American Walnut



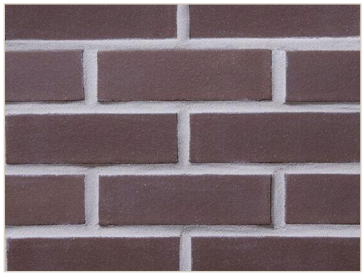
Misty Shadow



Deep Granite



Split Shake — Misty Shadow



Red Brick Veneer



Gray Brick Veneer

Horizontal siding is 4-1/2" vinyl. Finishes as specified on sheet A201.

A PROVEN HOUSING MODEL

What Is Permanent Supportive Housing?

Permanent Supportive Housing combines long-term rental housing with voluntary services that help residents maintain housing stability, improve health, and work toward personal goals. "Permanent" means there is no predetermined time limit on residency, as long as the household remains eligible and follows the lease.

Residents live in private apartments and sign leases. Services are offered according to each household's needs and preferences; participation is voluntary and is never a condition of tenancy.

WHY IT IS AFFORDABLE

Every apartment at Phoenix Manor carries Project-Based Voucher rental assistance through the Peoria Housing Authority. Residents pay a portion of the rent based on household income, and the voucher covers the approved balance. That is what keeps the housing affordable to families who could not otherwise afford a stable apartment.

PHOENIX MANOR IS

- Permanent housing
- Affordable through rental assistance
- Professionally managed
- Family-focused
- Referral-based
- Supportive

PHOENIX MANOR IS NOT

- An emergency shelter
- A drop-in center
- Open-admission housing
- Transitional housing
- A walk-in program

This model gives families the stability of a home while making healthcare, case management, employment resources, and other community supports easier to reach.

DOCUMENTED COMMUNITY NEED

What the Data Already Shows

The case for Phoenix Manor is not built on a single number. It is built on four sets of data, beginning in Peoria classrooms and widening out from there.

1

IN OUR SCHOOLS

Housing instability is already in local classrooms

Peoria Public Schools District 150 identified 384 students as homeless under the federal McKinney-Vento Act — approximately 3.0 percent, or about 1 in every 33 of the district's 12,857 enrolled students. These are children currently sitting in Peoria classrooms.

2

LOCAL

Families have already been assessed and identified

93 family households, including 122 children under age 18, have completed the community's standardized Coordinated Entry assessment and been identified as needing Permanent Supportive Housing. These are not estimates. They are households the community has already assessed, one at a time.

3

REGIONAL

The affordable rental market has no slack

The updated independent market study found 10,844 income-qualified households in the Phoenix Manor market area. Affordable properties in the area are nearly all fully occupied, and the region's existing supportive housing communities stay full with long waiting lists — a clear sign of pent-up demand. The study concluded that Phoenix Manor is likely to reach stable occupancy quickly.

4

NATIONAL CONTEXT

The national picture — and why Peoria's is different

HUD's 2025 report to Congress counted 745,652 people experiencing homelessness on a single night in January 2025, including 230,366 people in families with at least one adult and one child. Nationally that was the first year-over-year decline since 2016, and homelessness among families fell by roughly 11 percent. That national improvement has not reached every community. In Peoria, the families identified on the following pages are still assessed, still prioritized, and still waiting.

WHAT THIS MEANS

Phoenix Manor responds to documented need with 48 new apartments for eligible families. Stable housing creates the foundation from which families can address health needs, support children's education, pursue employment, and build long-term independence. Phoenix Manor complements existing programs rather than replacing them.

READING THE DATA

Understanding the Numbers

Three different figures appear throughout this guide. They measure different things, and they are complementary rather than competing. Here is what each one counts and why it matters.

THE FIGURE	WHAT IT TELLS YOU
93 / 122 Family households / children under 18	Families already assessed through Coordinated Entry and identified as needing Permanent Supportive Housing. This is the population Phoenix Manor is built to serve, and the reason 48 apartments will not sit empty. SOURCE: Local Continuum of Care Coordinated Entry data, PCDS, July 2026
10,844 Income-qualified households	The broader affordable housing need in the market area, measured independently. It shows the depth of demand surrounding the project and supports the finding that the property will reach stable occupancy quickly. SOURCE: Updated Market Study, Development Strategies, June 2026
384 of 12,857 Students, about 1 in 33	The local human impact. Family homelessness is not abstract in Peoria; it shows up in enrollment records. Stable housing is an education issue as much as a housing one. SOURCE: Peoria Public Schools District 150, McKinney-Vento reporting, 2024–2025 school year

COMPLEMENTARY, NOT COMPETING

A family counted in Coordinated Entry may also have a child counted by District 150 and a household counted in the market study. Each data set answers a different question: who has been assessed and prioritized, how deep the affordable housing need runs, and how housing instability reaches local children. The figures are counted under different federal definitions and cannot be added together. The McKinney-Vento Act, which governs school reporting, includes children whose families are temporarily staying with others. HUD's point-in-time count does not; it counts only people in shelter, transitional housing, safe havens, or unsheltered locations. Phoenix Manor's 48 apartments do not meet the full documented need. They meet part of it.

A SITE POSITIONED FOR LONG-TERM INVESTMENT

Why the Krause Avenue Location Was Selected

The Krause Avenue site was not the first location considered. It was selected after an earlier site proved infeasible, and after Phoenix Community Development Services, OSF HealthCare, and the City of Peoria worked together to find a site that met the needs of residents, the City's development plans, and the Illinois Housing Development Authority's requirements.

HOW THE SITE WAS CHOSEN

1 The first site could not be financed

Due diligence at 415 St. Marks Court found that rehabilitating the former college building was not feasible and would not be approved by the project's financers. Demolition would have added substantial cost on top of the acquisition already incurred.

2 OSF HealthCare absorbed the cost and joined the project

A partnership was created that allowed OSF to acquire the St. Marks Court property, take on the acquisition and demolition costs, and join Phoenix Manor as a development partner.

3 The City offered a site the state would approve

PCDS, OSF, and the City of Peoria evaluated alternate locations against the City's development plans, the needs of the residents to be served, and the Illinois Housing Development Authority's site requirements. Funding timelines also required complete site control. Krause Avenue met every test, in part because of prior planning work in that area.

FAMILIES STAY IN THEIR OWN COMMUNITY

About 24 percent of the families on the Coordinated Entry list come from the 61605 ZIP code — the neighborhood where Phoenix Manor will be built. Building here lets those families end their homelessness without leaving the community they already know, and keeps their children closer to familiar schools and support networks.

WHAT THE SITE MAKES POSSIBLE

What the Krause Avenue Site Delivers

The 2702 W. Krause Avenue site provides enough land for a purpose-built two-story apartment community, outdoor space, parking, a playground, resident amenities, and a publicly accessible health clinic. The City of Peoria donated the land to support redevelopment and community investment.

01 Close to the families it serves

The site sits in South Peoria, in the 61605 ZIP code that roughly a quarter of the families on the Coordinated Entry list come from. Children can more often stay in familiar schools and families keep the support networks they already have.

02 Aligned with existing neighborhood planning

The location falls within the South Peoria area identified for renewed housing, healthcare, infrastructure, and neighborhood investment. Prior planning work in the area is what allowed the Housing Development Authority to approve the site.

03 Approved by the Illinois Housing Development Authority

Site approval by the state housing finance agency was a condition of the financing. Krause Avenue met that test; the earlier site did not.

04 Anchored by the OSF HealthCare partnership

OSF HealthCare's role made the site change possible and brings a neighborhood health clinic to South Peoria along with the housing.

05 Returns a vacant property to productive use

The development converts a long-vacant site into a professionally operated residential community and a neighborhood healthcare resource, building on the City's land-bank, demolition, and infrastructure work already underway in the area.

PLANNED SITE DESIGN

Separate apartment and clinic entrances · pedestrian connections · landscaping · transitional buffer areas · bicycle parking · emergency vehicle access

HOW REFERRALS AND ELIGIBILITY WORK

A Family's Journey to Phoenix Manor

Every household reaches Phoenix Manor through the same documented sequence. No family applies directly to the building.

1	**Coordinated Entry** A household experiencing homelessness enters the system by calling the 211 Information & Referral Service, or by engaging with any emergency shelter, homeless outreach worker, or participating agency.	COMMUNITY ACCESS POINTS
2	**Coordinated Entry assessment** A standardized assessment records the household's situation and housing needs and establishes its priority level.	PCDS OUTREACH
3	**Referral to an available apartment** When a Permanent Supportive Housing apartment becomes available, which household is referred is determined by Coordinated Entry prioritization and program eligibility requirements. PCDS does not choose which households are referred.	PCDS OUTREACH
4	**Eligibility verification** PCDS verifies program eligibility and the required documentation.	PCDS
5	**Voucher eligibility review** The Housing Authority completes the Project-Based Voucher eligibility review under federal rules and its own policy.	PEORIA HOUSING AUTHORITY
6	**Lease signing and move-in** The family signs a lease and moves into a private apartment.	PCDS & HOUSEHOLD
7	**Voluntary services and long-term stability** Support services are offered and the household chooses what is helpful. Participation is never a condition of tenancy.	HOUSEHOLD & PCDS

IMPORTANT

Families cannot apply directly to Phoenix Manor or walk in to request an apartment. Every referral follows the community's Coordinated Entry process, and every referral is made according to Coordinated Entry prioritization and eligibility requirements.

FAIR, CONSISTENT, REGULATED

How Families Qualify for Housing

Three separate parties have a role in deciding who lives at Phoenix Manor. No single organization decides on its own.

ELIGIBILITY DOCUMENTATION

- Documentation of homelessness
- Household composition
- Income
- A qualifying disability as defined by HUD

PCDS VERIFIES

Program eligibility and required documentation

HOUSING AUTHORITY DETERMINES

Voucher eligibility and criminal background screening

To qualify, a household must be referred through Coordinated Entry and meet the applicable federal and program requirements. Eligibility includes documentation of homelessness, household composition, income, and at least one household member with a qualifying disability as defined by HUD. The qualifying disability may belong to any member of the household, including a child.

Phoenix Community Development Services verifies program eligibility and required documentation. Criminal background screening for households receiving voucher assistance is conducted by the Peoria Housing Authority according to federal regulations and Housing Authority policy.

Applicants who satisfy all program and Housing Authority requirements may be offered an apartment as one becomes available. Residents sign leases and are expected to comply with lease terms and community rules.

WHO IS NOT ELIGIBLE

Individuals subject to a lifetime sex offender registration requirement are not eligible for admission. Other criminal history considerations are evaluated by the Peoria Housing Authority under its established policies.

A STABLE COMMUNITY

Eligibility review, lease requirements, professional management, and consistent enforcement work together to support a safe and stable residential environment.

Life at Phoenix Manor

Phoenix Manor gives families more than a place to live. The community includes private apartments, shared amenities, and convenient access to services that support daily life and long-term stability.

TRANSPORTATION & SUPPORT

- Medical appointment transportation assistance
- Grocery-shopping transportation assistance
- Case management
- Healthcare coordination
- Community resource connections
- Employment and education resources
- Family support services

The goal is a welcoming apartment community where families have a stable home and can reach the resources that fit their own needs and goals.

Who Is Responsible When Something Goes Wrong

Phoenix Community Development Services will own and professionally manage Phoenix Manor. Established property-management policies, lease requirements, maintenance procedures, and operational standards will guide daily operations.

MAINTENANCE AND UPKEEP

- A full-time maintenance position dedicated to the property
- 24-hour emergency maintenance response
- A preventative maintenance schedule covering building systems, common areas, and grounds
- Routine unit and property inspections
- Professionally maintained landscaping and outdoor areas

MANAGEMENT AND SERVICES

- Professional on-site property management
- Resident service coordination and case management
- Lease enforcement consistent with law
- Documented management procedures
- A clear, responsive point of contact for neighbors

SAFETY MEASURES

- 24-hour front desk staffed by trained personnel
- Secure, controlled building access
- Security cameras in common areas
- Visitor check-in and verification
- Coordination with emergency responders
- Documented management procedures

VISITOR MANAGEMENT

Visitors check in at the front desk before entering residential areas. Staff verify visitor information and notify residents of their guest's arrival, using procedures similar to visitor-management systems commonly used in schools and healthcare facilities.

BUILT TO LAST, NOT BUILT TO SELL

Phoenix Manor in Twenty Years

The most common concern about any new housing development is not what it looks like on opening day. It is what it looks like in twenty years. Phoenix Manor is structured so that the answer does not depend on anyone's good intentions.

PERMANENT OWNER	PCDS will own and operate Phoenix Manor for the long term. This is not a property built to be sold on. The organization has worked in this community since 1981.
ENFORCED STANDARDS	The Illinois Housing Development Authority enforces affordability, management, and physical-condition standards for the full compliance period, through scheduled inspections that happen whether or not anyone complains.
DEDICATED MAINTENANCE	A full-time maintenance position is dedicated to the property, with 24-hour emergency response and a preventative maintenance schedule covering building systems, common areas, and grounds.
ONGOING REPORTING	The financing carries continuing obligations for resident eligibility, property management, financial reporting, physical inspections, and Fair Housing compliance.
A NEIGHBOR'S CONTACT	A responsive point of contact for neighbors exists from the day the building opens and does not go away after lease-up.

> THE DIFFERENCE BETWEEN A DEVELOPMENT AND AN INVESTMENT
>
> A developer who plans to sell has an interest in the building through closing. An owner who plans to stay has an interest in it for as long as it stands. Phoenix Manor is the second kind.

VOLUNTARY AND INDIVIDUALIZED

Services That Support Housing Stability

Phoenix Community Development Services provides and coordinates voluntary supportive services based on each household's needs, goals, and preferences. Residents choose which services are helpful to them. Participation is not required as a condition of tenancy.

Case management and individualized planning	Healthcare and behavioral-health coordination
Benefits navigation and Medicaid enrollment assistance	Employment readiness and workforce development
Financial literacy and budgeting support	Life-skills education
Educational and family support resources	Connections to food, clothing, furnishings, transportation, and other community resources

PCDS EXPERIENCE

Phoenix Community Development Services has provided behavioral-health services, intensive case management, and supportive housing in Central Illinois for more than four decades. PCDS collaborates with healthcare providers, educational institutions, workforce organizations, public agencies, and nonprofit partners so residents connect with existing community resources rather than duplicating services.

THE OSF HEALTHCARE CLINIC

Expanding Access to Healthcare

3,500
SQUARE-FOOT CLINIC

15-year
OSF LEASE COMMITMENT

Public
OPEN BEYOND RESIDENTS

Phoenix Manor includes an approximately 3,500-square-foot health clinic that will serve both Phoenix Manor residents and members of the surrounding South Peoria community. The clinic creates a central, accessible location where care is provided with respect and dignity. OSF HealthCare has committed to the clinic through a 15-year lease.

STILL BEING FINALIZED

Accepted insurance, hours of operation, and the specific services offered will be finalized by OSF HealthCare before the clinic opens. PCDS will share those details with the neighborhood as soon as OSF confirms them.

STABLE HOUSING IMPROVES HEALTH

51%

fewer emergency department visits in the 12 months after obtaining housing with supportive services

48%

fewer overall hospital visits in the same 12-month period

A 2024 supportive-housing study reported 51 percent fewer emergency department visits and 48 percent fewer overall hospital visits during the 12 months after participants obtained housing with supportive services.

The research does not guarantee identical results at Phoenix Manor, but it illustrates why integrating stable housing, supportive services, and accessible healthcare is a sound community-health strategy.

A COLLABORATIVE PUBLIC-PRIVATE INVESTMENT

How Phoenix Manor Is Funded

Phoenix Manor uses a layered financing structure common to affordable housing development. The project combines federal Low-Income Housing Tax Credits, state and local resources, private investment, and financing to create housing that would not otherwise be financially feasible.

ILLINOIS HOUSING DEVELOPMENT AUTHORITY	Low-Income Housing Tax Credits and health-and-housing resources
CITY OF PEORIA	HOME-ARP Funds, plus the donated land
PEORIA COUNTY	Health Equity Funds
PRIVATE EQUITY	Generated through the sale of tax credits through a syndicator
PRIVATE FINANCING	Conventional debt and other project partners

WHERE THE TAX CREDITS COME FROM

Low-Income Housing Tax Credits are awarded through a competitive statewide process and are not available for purchase by individuals. The credits are generally sold through a syndicator to institutional investors. The financing does not divert individual tax credits or locally controlled housing resources.

PUBLIC ACCOUNTABILITY

The financing requires long-term compliance related to resident eligibility, property management, building maintenance, financial reporting, physical inspections, Fair Housing, and affordability. Phoenix Manor's apartments are required to remain affordable for «TERM» years.

RENTAL ASSISTANCE TIED TO THE APARTMENTS

Who Pays the Rent?

Residents pay rent. All 48 apartments are planned to receive Project-Based Voucher rental assistance through the Peoria Housing Authority, which means each household pays a portion of the rent from its own income — generally about 30 percent of adjusted household income under federal rules — and the voucher covers the approved balance.

Project-Based Vouchers are attached to specific apartments within Phoenix Manor rather than issued to individuals for use anywhere in the private market. The vouchers were awarded to the development through a competitive process.

PROJECT-BASED VOUCHER

Attached to the apartment. Stays with Phoenix Manor.

HOUSING CHOICE VOUCHER

Issued to the household. Travels with the family.

DOES THIS REDUCE HOUSING CHOICE VOUCHERS?

No. The Project-Based Vouchers supporting Phoenix Manor are tied to the development and do not remove vouchers from households currently participating in the tenant-based Housing Choice Voucher Program.

CAN A FAMILY MOVE?

Yes. After the required initial period of occupancy, a household may request tenant-based rental assistance in order to move elsewhere, subject to availability and Peoria Housing Authority policy. Phoenix Manor is a home residents choose to stay in, not a placement they are bound to.

The Project-Based Voucher structure provides predictable rental assistance that supports long-term affordability and stable property operations.

SPECIALIZED EXPERTISE, SHARED RESPONSIBILITY

Project Partnerships

Phoenix Manor depends on partners who each carry a defined role. Together they contribute the housing, healthcare, regulatory, financial, and service expertise the development needs to succeed over the long term.

PHOENIX COMMUNITY DEVELOPMENT SERVICES	Owner, developer, property manager, and supportive-services provider. PCDS will remain the long-term owner and operator, and has delivered behavioral-health services, case management, and supportive housing in Central Illinois for more than four decades.
ILLINOIS HOUSING DEVELOPMENT AUTHORITY	The state's housing finance agency. It awards the tax credits that finance construction, approved the site, and enforces long-term compliance with affordability, management, and physical-condition standards.
PEORIA HOUSING AUTHORITY	Administers the Project-Based Vouchers attached to the apartments and determines voucher eligibility, including criminal background screening, under federal regulations and Housing Authority policy.
OSF HEALTHCARE	Development partner and operator of the neighborhood health clinic under a 15-year lease. OSF's partnership made the site change possible and brings primary healthcare access to the neighborhood.
CITY OF PEORIA	Donated the land, identified the Krause Avenue site, and is contributing HOME-ARP funds.
PEORIA COUNTY	Contributing Health Equity Funds and serving as an ongoing community partner.
HOME FOR ALL CONTINUUM OF CARE	Operates the community's Coordinated Entry system, the single door through which every Phoenix Manor referral is made.
COMMUNITY PARTNERS	Local healthcare, behavioral-health, employment, education, and family-service organizations. PCDS coordinates with these providers so residents connect with resources that already exist in Peoria rather than duplicating them.

CLEAR ANSWERS TO COMMON CONCERNS

Common Questions About Phoenix Manor

Is Phoenix Manor an emergency shelter?

No. Phoenix Manor is permanent housing. Residents sign leases and live in private apartments.

Who will live at Phoenix Manor?

Eligible families experiencing homelessness who are referred through Coordinated Entry and meet federal and program requirements.

Can anyone walk into the building?

No. Building access is secure and controlled. Visitors check in and are verified at the staffed front desk before entering residential areas.

How are residents screened?

PCDS verifies program eligibility and documentation. The Peoria Housing Authority determines voucher eligibility, including criminal background screening, under federal rules and Housing Authority policy.

Will the property be professionally managed?

Yes. PCDS will provide professional property management, full-time maintenance, resident-service coordination, routine inspections, and lease enforcement.

Are supportive services mandatory?

No. Services are voluntary and tailored to each household's needs and goals.

Is the OSF clinic only for residents?

No. The clinic will serve both Phoenix Manor residents and the surrounding community.

Does Phoenix Manor take Housing Choice Vouchers from other families?

No. The Project-Based Vouchers are tied to Phoenix Manor and do not reduce assistance held by current Housing Choice Voucher participants.

What happens if a resident violates the lease?

Residents sign the same kind of lease as tenants anywhere else, and the same consequences apply. Violations are documented and addressed through progressive enforcement, up to and including eviction. Supportive services are offered to help households resolve problems, but accepting services is not a substitute for meeting lease obligations.

Will Phoenix Manor affect nearby property values?

The Krause Avenue site is vacant today. Phoenix Manor replaces it with a new, professionally managed building under permanent ownership, with maintenance and physical-condition standards enforced by the state for the length of the affordability period.

MEASURING MORE THAN CONSTRUCTION

How We Will Know If This Worked

The success of Phoenix Manor will not be measured simply by the completion of a building. Success is reflected in resident stability, responsible operations, strong partnerships, and the development's contribution to South Peoria.

- Families remain stably housed.
- Children grow up in safe, consistent homes.
- Residents can access healthcare and voluntary supportive services.
- The property remains attractive, well maintained, and professionally managed.
- Neighbors have a clear and responsive management contact.
- Community partnerships remain active and accountable.
- Phoenix Manor contributes to continued investment in South Peoria.

9 in 10

PCDS program data indicates that more than nine in ten of its supportive-housing residents remain in permanent housing and do not return to homelessness.

SOURCE: Phoenix Community Development Services Annual Report 2025

STABLE HOUSING AND GRADUATION

87%
ALL U.S. PUBLIC HIGH SCHOOL STUDENTS

69.3%
STUDENTS EXPERIENCING HOMELESSNESS

An achievement gap of nearly 18 percentage points in four-year graduation rates. Stable housing removes barriers such as frequent moves, chronic absenteeism, and school disruption, giving children a far greater opportunity to graduate and succeed.

SOURCE: U.S. DEPARTMENT OF EDUCATION / NATIONAL CENTER FOR HOMELESS EDUCATION

PCDS is committed to tracking outcomes, maintaining regulatory compliance, and using data to strengthen services and property operations over time.

IN THEIR OWN WORDS

What Residents Say

Phoenix Manor does not exist yet. Phoenix Community Development Services has been housing people in Peoria since 1981, and the letters on this page and the next were written by residents of PCDS properties that are open today — Madison I, Madison II, and Glendale Commons. They were written in July 2026 and are reproduced with light editing for spelling only.

> I was housed at New Hope Apartments in early August 2016. At the time I was drinking all the time and living in the street. I was dying and didn't care. Phoenix Outreach helped any way they could, and one hot August day they said, come on, we have you an apartment. Gave me a nice clean apartment, gave me dishes and food, and said this is your apartment. But if you would like any help, tell us. We would love to help you.
>
> Every time you would see someone from Phoenix they would give you respect and encouragement, to the point you realize — I think they really do care about you. Now they help me to be independent and have a good life. I think they helped me accomplish what I tried to do for 51 years. Point is, I'm truly blessed to have all the staff in my life.
>
> **MICHAEL W. LEE** · Madison II

> Phoenix Community Development Services is a very special program which helps people like myself, families that are homeless and have a hard time with housing and shelter. Being homeless is a tough thing to go through and deal with.
>
> Phoenix Community Development Services is more than a helping hand. They change lives, put smiles on the faces of who they helped. Ten years ago today I was homeless and had nowhere to turn, and Phoenix Community Development Services is our guardian angel.
>
> **RAMON STRONG** · Glendale Commons

IN THEIR OWN WORDS

What Residents Say, continued

What Phoenix Community Development has done for me is this. My husband was in bad health and he could not get on dialysis while we were in a shelter. We were on a waiting list to get into Glendale Commons because all of the apartments were full. When we got the call that we were picked for an apartment, we signed the papers and we had our keys that day. We slept on the floor the first night, and then they helped us get furniture and a bed. My husband was allowed to be on dialysis because we had a place to call home.

Later they gave me a job, and the job I worked at was a homeless shelter. Through the three years I was there they placed many of my clients in housing. If it was not for them, a lot of people would be on the street.

REBECCA RUSSELL · Glendale Commons

I would like to say I appreciate everything Phoenix has done for me. I started over ten years ago when it was SSOC. They have helped me with losing a house, moving me to New Hope, and helped find me a new place to live. They have helped me and worked me through the good and the bad, and the caseworkers are awesome. Thank you for everything, you as a team.

Sincerely, not a consumer — as a resident.

STEPHANIE VINCENT · Madison II

I am very thankful for everything Phoenix Development has done for me. Without them I would still be homeless. I am very proud to say that without them I would still be staying in garages. They pay my electricity bill so I can see at night. What can I say — I really need and love them. All the staff are wonderful.

DARELL STEVENSON · Madison I

This is very respectable housing and they help with lots of things. They also have counselors for us. I learned how to pay bills.

CHRISTOPHER YOUNG · Madison II

RESPONSIBLE STEWARDSHIP FOR THE LONG TERM

Our Commitment to the Community



Phoenix Manor will be owned and managed by the same organization that has worked in this community since 1981, and PCDS will still be its owner decades from now. That is the difference between a development and an investment.

We will keep the building maintained, the grounds cared for, and the management office answering its phone. We will meet the compliance obligations that come with this financing, which extend well beyond the completion of construction. And we will keep talking to the people who live around it — before construction, during it, and for as long as Phoenix Manor stands.

Ninety-three families in this community have been assessed and identified as needing permanent supportive housing. One hundred twenty-two of the people on that list are children. Forty-eight of those households will have a home here.

OUR COMMITMENT

If you have a question about any of this, our contact information is on the last page of this guide. Please use it.

DOCUMENTED FACTS

Sources & Reference Materials

01 *Phoenix Manor New Construction Project Narrative, June 22, 2026.*

02 *Phoenix Manor Sponsor Experience and Service Plan Narrative.*

03 *Updated Market Study for Phoenix Manor, Development Strategies, June 9, 2026.*

04 *Phoenix Manor schematic design set, Design Mavens Architecture, PLLC — sheets A101, A102, and A201, June 26, 2026.*

05 *Redeveloping McKinley and Harrison School Sites, Counselors of Real Estate Consulting Corps, March 2023.*

06 *Miller et al., "Preliminary Impact of Supportive Housing on Healthcare Utilization," 2024, PubMed Central (PMC11316863).*

07 *Local Continuum of Care Coordinated Entry data supplied by PCDS, July 2026.*

08 *The 2025 Annual Homelessness Assessment Report to Congress, Part 1: Point-in-Time Estimates of Homelessness, U.S. Department of Housing and Urban Development, released May 29, 2026.*

09 *Illinois Report Card, Peoria SD 150 district profile — enrollment and students identified as homeless under the McKinney-Vento Act, 2024–2025 school year. Illinois State Board of Education, illinoisreportcard.com.*

10 *Four-year adjusted cohort graduation rates for students experiencing homelessness, U.S. Department of Education / National Center for Homeless Education.*

11 *Resident letters submitted to Phoenix Community Development Services, July 16, 2026. Originals on file.*

12 *Phoenix Community Development Services Annual Report 2025.*

QUESTIONS ARE WELCOME

How to Reach Us

This guide was written to answer questions. If it did not answer yours, contact us directly. We would rather hear from you than have you rely on secondhand information.

PHOENIX COMMUNITY DEVELOPMENT SERVICES

202 NE Madison Avenue, Peoria, Illinois
309-674-7310 · www.phoenixpcds.org

DURING CONSTRUCTION AND AFTER OPENING

Neighbors with questions or concerns about the property can contact **Pamela Stevens, Director of Housing & Community Development** at **309-222-2577**. Emergency maintenance is answered 24 hours a day.

EQUAL HOUSING OPPORTUNITY

Phoenix Manor will be operated in compliance with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, the Illinois Human Rights Act, and all other applicable federal, state, and local fair housing and equal opportunity requirements. Phoenix Community Development Services does not discriminate in the admission of residents, the provision of services, or the operation of its housing. Reasonable accommodations are available on request.

Phoenix Manor is a proposed development. Details in this guide reflect plans as of July 2026 and are subject to change as design, financing, and regulatory review are completed.

Front of Site



PLANNING & ZONING COMMISSION

THURSDAY, AUGUST 6, 2026 – 1:00 PM
CITY HALL, ROOM 400 (COUNCIL CHAMBERS)

AGENDA DATE: August 6, 2026

CASE NUMBER: PZ 261-2026

TO: Planning & Zoning Commission

FROM: Josh Naven, Senior Planner

RE: Written Public Comments

The packet includes written public comments received prior to 3:00 PM on Friday, July 31, 2026.

Attachments:

1. CORE Engineering
2. Mayor Rita Ali

601 SW Water St.
Peoria, IL 61602

T 309.404.4700

July 31, 2026

Planning and Zoning Commission
City of Peoria

Re: Support for Special Use Application – 2702 W. Krause, Peoria, IL

Planning and Zoning Commission Members:

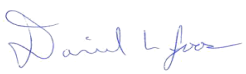
Please accept this letter in support of the Special Use application submitted by Phoenix Community Development Services (Phoenix CDS), the region's largest provider of supportive housing, to construct a new Permanent Supportive Housing development at 2702 W. Krause in Peoria, Illinois.

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The proposed development is consistent with the recommendations outlined in the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan, developed in partnership with the Illinois Housing Development Authority (IHDA). Among its recommendations for the South Side is the development of additional multifamily housing paired with supportive services to meet the community's housing and service needs.

Thank you for your thoughtful consideration of this Special Use request. If you have any questions or would like additional information, please contact Dan Joos at 309-208-3678 or danjoos@coreconstruction.com.

Respectfully,



Dan Joos
Sr. Project Director
CORE Construction
danjoos@coreconstruction.com

CITY OF PEORIA

OFFICE OF MAYOR RITA ALI

TO: **PEORIA PLANNING AND ZONING COMMISSION**

FROM: Rita Ali, Mayor Rita Ali

DATE: July 31, 2026

RE: **PHOENIX MANOR ZONING APPLICATION**

Dear Commissioners,

I am writing to express my **full support** for Phoenix Community Development Services' zoning application for Phoenix Manor at 2702 W. Krause Avenue. I recognize and appreciate the Commission's important role in helping to guide Peoria's development and request your consideration of the following information.

Urgent Affordable Housing Need
Peoria's south side has experienced decades of disinvestment that left much of its older housing stock in poor condition. Demolition without replacement has created a net loss of homes, limiting options for residents who want to stay in the area and the lack of quality, affordable housing has contributed to population decline and the erosion of neighborhood stability. Population loss has produced secondary impacts, including reduced access to grocery stores, pharmacies, and retail—creating service deserts. There is an urgent need for new housing construction, rehabilitation of existing homes, and targeted investment to stabilize and revitalize Peoria's south side. The Phoenix Manor development will expand housing options, help attract and retain families, assist in supporting neighborhood vitality, and spur efforts to reestablish essential community services. Most importantly, this project will provide stable homes for unhoused families.

Alignment with Peoria's Strategic Plans
Over the past five+ years as mayor, I have been intricately involved with numerous plans to address housing shortages and neighborhood revitalization efforts for Peoria's south side. The City of Peoria and Peoria Housing Authority received a federal planning grant to assist these efforts on the far south side. The *Peoria South Choice Neighborhoods Transformation Plan* was developed through an inclusive community-centered planning process that prioritized the voices of residents, stakeholders, and local partners. It calls for expanding much needed quality, affordable housing in the area in which Phoenix Manor is proposed. The project also aligns with recommendations from the Consultants in Real Estate (CRE) group that recommended more

housing and healthcare options in this area. Further, the project is complimentary to the long-term redevelopment of Harrison Homes and future housing strategies.

Addressing Critical Community Needs
It is important to stress that population growth through housing is the catalyst for grocery stores and other services. Waiting for additional infrastructure or commercial investment would be counterproductive and risk losing this significant $23M dollar project for the Peoria South neighborhood. It supports citywide goals for repopulations, stabilization, and economic revitalization of this area.

Strong Partnerships and Institutional Support
Phoenix Manor represents strong partnerships with many important entities and resources starting with its developer, Phoenix Community Development Services which has a strong track record in supportive housing, the Peoria Housing Authority which will provide project-based vouchers for all units, OSF HealthCare committing to a 15-year lease for a neighborhood healthcare clinic, the Illinois Housing Development Authority, the City of Peoria, and numerous other service providers and education entities. This demonstrated collaboration is an amazing opportunity for Peoria and its southside community.

Safety, Operations, and Accountability
The residents of Phoenix Manor will benefit from comprehensive safety measures and operational plans and the City is committed to holding the provider accountable for professional property management, additional safety provisions, and accountability as indicated in its proposal.

Hope and Opportunity
This project brings hope and opportunity as a positive addition to Peoria's south side.

- 48-unit Permanent Supportive Housing community on the former Harrison School site
- Professional property management.
- 24-hour case management
- On-site 3,500-square-foot OSF HealthCare clinic serving residents and the nearby community.
- Permanent, high-quality housing — not a shelter or temporary facility.
- Two-story design and long-term investment nature of the development.

I appreciate your thoughtful review of the Phoenix Manor application and this additional insight. I look forward to supporting the next steps when the matter comes before Peoria City Council.

PLANNING & ZONING COMMISSION

THURSDAY, AUGUST 6, 2026 – 1:00 PM
CITY HALL, ROOM 400 (COUNCIL CHAMBERS)

AGENDA DATE: August 6, 2026

CASE NUMBER: PZ 261-2026

TO: Planning & Zoning Commission

FROM: Josh Naven, Senior Urban Planner

RE: Addendum – Written Public Comments

The packet includes written public comments received between 3:00 PM on Friday, July 31 and 9:00 AM on Wednesday, August 5, 2026.

Attachments:

1. Dream Center Peoria
2. Children's Home Association of Illinois
3. Glen Oak Christian Church
4. Davis & Campbell, LLC
5. County of Peoria
6. Tim Herold

dream center peoria

turning dreams into reality

August 1, 2026

Planning and Zoning Commission
City of Peoria

Re: Support for Special Use Application – 2702 W. Krause, Peoria, IL

Planning and Zoning Commission Members:

Please accept this letter in support of the Special Use application submitted by Phoenix Community Development Services (Phoenix CDS), the region's largest provider of supportive housing, to construct a new Permanent Supportive Housing development at 2702 W. Krause in Peoria, Illinois.

This development represents a significant opportunity to address chronic homelessness among families in the Peoria region while also expanding access to healthcare through the inclusion of an ambulatory health clinic that will serve both residents of the development and the surrounding community. The project will bring an investment of more than $23 million to create new affordable housing in a neighborhood that has experienced decades of underinvestment in both housing and healthcare resources.

The proposed development is consistent with the recommendations outlined in the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan, developed in partnership with the Illinois Housing Development Authority (IHDA). Among its recommendations for the South Side is the development of additional multifamily housing paired with supportive services to meet the community's housing and service needs.

Thank you for your thoughtful consideration of this Special Use request. If you have any questions or would like additional information, please contact Kristy Schofield at 309-648-0542 or kristy.schofield@dreamcenterpeoria.org

Respectfully,

Kristy Schofield
Director of Homeless & Housing
Dream Center Peoria
714 Hamilton Blvd., Peoria, IL 61603
309-839-1810

Children's Home Association of Illinois

2130 Knoxville Ave.
Peoria, IL 61603
(309) 685-1047
CHAIL.org

July 31, 2026

Planning and Zoning Commission
City of Peoria

Re: Support for Special Use Application – 2702 W. Krause, Peoria, IL

Planning and Zoning Commission Members:

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Thank you for your thoughtful consideration of this Special Use request. If you have any questions or would like additional information, please contact me, Scurry Miller, at 512.709.9953 or smiller@chail.org

Respectfully,

Scurry Miller

President & CEO
Children's Home Association of Illinois

Glen Oak
CHRISTIAN CHURCH

August 3rd, 2026

Planning and Zoning Commission
City of Peoria

Re: Support for Special Use Application – 2702 W. Krause, Peoria, IL

Planning and Zoning Commission Members:

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Thank you for your thoughtful consideration of this Special Use request. If you have any questions or would like additional information, please contact **Reverend Josh Toulouse** at **(309)688-3464** or **ad.glenoak@gmail.com.**

Respectfully,

Reverend Josh Toulouse
Senior Pastor

1115 East Republic St., Peoria, IL 61603
office: (309) 688-3464 www.glenoakchristian.com

401 Main Street
Suite 1600
Peoria, Illinois 61602-1241
Tel: (309) 673-1681
Fax: (309) 673-1690
www.dcamplaw.com

Davis & Campbell L.L.C.

File Number:

July 31, 2025

Planning and Zoning Commission
City of Peoria

Re: Support for Special Use Application – 2702 W. Krause, Peoria, IL

Planning and Zoning Commission Members:

I reside on Frostwood Parkway in Peoria and have for over thirty years, raising my family of four children there. Please accept this letter in support of the Special Use application submitted by Phoenix Community Development Services (Phoenix CDS), the region's largest provider of supportive housing, to construct a new Permanent Supportive Housing development at 2702 W. Krause in Peoria, Illinois.

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Thank you for your thoughtful consideration of this Special Use request. If you have any questions or would like additional information, please contact **David Lubben** at **(309) 673-1681** or dglubben@dcamplaw.com**.**

Respectfully,

David Lubben

James C Dillon
County Board Chairman

County of Peoria
County Board
Peoria County Courthouse, Room 502
324 Main Street, Peoria, Illinois 61602
Phone (309) 672-6056 Fax (309) 672-6054 TDD (309) 672-6073
Web: www.peoriacounty.org

Monday, August 3, 2026

Planning and Zoning Commission
City of Peoria

Re: Support for Special Use Application – 2702 W. Krause, Peoria, IL

Planning and Zoning Commission Members:

Please accept this letter in support of the Special Use application submitted by Phoenix Community Development Services (Phoenix CDS), the region's largest provider of supportive housing, to construct a new Permanent Supportive Housing development at 2702 W. Krause in Peoria, Illinois.

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Thank you for your thoughtful consideration of this Special Use request. If you have any questions or would like additional information, please contact either Chairman Dillon (jdillon@peoriacounty.org) or Administrator Sorrel (ssorrel@peoriacounty.org).

Sincerely yours,

James C. Dillon, Chairman,
Peoria County Board

Scott A. Sorrel,
County Administrator

Josh Naven

From: Herold1961 [redacted]
Sent: Wednesday, August 5, 2026 8:05 AM
To: Josh Naven
Subject: [External]PZ Case 261-2026

Good morning Josh,
Please share this with PZ commissioners and read into the record for this case.

August 5, 2026

Peoria Planning & Zoning Commission
City of Peoria
419 Fulton Street, Suite 203
Peoria, IL 61602

Re: Case PZ 261-2026

Opposition to Requested Zoning Amendments, Special Use, and Waivers

Dear Chair and Members of the Planning & Zoning Commission,

I respectfully urge the Commission to deny the requested zoning changes, special use permit, and design waivers for this proposed permanent supportive housing development.

First, I strongly support expanding affordable and supportive housing in Peoria. Our community needs additional housing options for individuals experiencing homelessness and those with very low incomes. However, where and how we build affordable housing matters.

Although the federal government has changed its approach to the Affirmatively Furthering Fair Housing (AFFH) requirement, the City of Peoria still has the opportunity, and I believe the responsibility, to make planning decisions that further fair housing and expand access to opportunity.

Permanent supportive housing should not simply provide a roof over someone's head. It should provide residents with the greatest opportunity to succeed by locating housing near employment, grocery stores, pharmacies, banks, public services, healthcare, and other daily necessities. Housing should connect people to opportunity rather than isolate them from it.

Concentrating affordable and supportive housing in neighborhoods with fewer amenities and fewer employment opportunities works against that goal. If the City is serious about addressing homelessness and poverty, it should encourage these developments throughout Peoria, including in the Fifth District and other areas where residents have greater access to jobs, transportation, retail services, financial institutions, healthcare, and educational opportunity.

I also question the requested zoning.

If residential use is the intended purpose of this development, why is CN (Neighborhood Commercial) zoning being requested together with a Special Use Permit? If residential housing is appropriate for this site, perhaps the zoning classification itself should be reconsidered rather than relying on special-use approvals. Additionally, are there not vacant commercially zoned properties nearby that could better accommodate neighborhood commercial uses?

Equally concerning are the requested design waivers.

Residents of affordable housing deserve the same quality housing as anyone else. The City should not lower development standards simply because the future residents have limited incomes.

Fenestration matters.

Natural light matters.

Fresh air matters.

Human dignity matters.

Windows are not merely architectural features—they improve mental health, increase natural surveillance, create healthier living environments, and make buildings feel welcoming rather than institutional.

Likewise, building design influences safety and quality of life. Apartment layouts that provide residents with individual exterior entrances, where feasible, can foster a greater sense of ownership, independence, and security than long, enclosed interior corridors. Dark interior hallways often feel less welcoming and can create perceptions of insecurity for residents and visitors alike.

The Commission should ask whether these requested waivers are truly necessary or whether they simply reduce construction costs at the expense of the people who will live there for years to come.

Finally, I encourage the Commission to carefully consider whether this location is the most appropriate site for permanent supportive housing. Many individuals experiencing homelessness also struggle with substance use disorders or significant behavioral health challenges. While every person deserves dignity, compassion, and stable housing, the City should thoughtfully evaluate the compatibility of intensive supportive housing with nearby schools and surrounding neighborhood uses. These important considerations should be addressed through careful planning rather than assumed away.

Affordable housing should not mean lower-quality housing.

Supportive housing should not mean housing with reduced access to opportunity.

And permanent supportive housing should not permanently place residents farther from the jobs, services, and community resources they need to rebuild their lives.

I urge the Commission to deny the requested zoning amendments, special use permit, and waivers as presented, and instead encourage a proposal that both respects neighborhood planning principles and advances equitable access to opportunity for all Peoria residents.

Thank you for your consideration and for your service to the City of Peoria.

Respectfully,

Tim Herold
Peoria, Illinois

Minutes

Planning & Zoning Commission Meeting

Thursday, August 6, 2026 - 1:00 PM

City Hall - Room 400 (Council Chambers)

Roll Call

A meeting of the Planning & Zoning Commission was held on Thursday, August 6, 2026, at 1:00 PM, at City Hall, 419 Fulton St., in Room 404 with Chairman Branden Martin presiding and with proper notice having been posted.

The following Planning & Zoning Commissioners were present: Edward Barry, George Ghareeb, Eric Heard, Branden Martin, and Cynthia Rivers – 6. Absent: Richard Unes - 1

City Staff Present: Eli Berkshier, Joe Dulin, Hayden Hess, Debbi La Rue, Josh Naven, Giovanni Ornelas, Masum Perkins, Julia Rose, Matt Smith, Patrick Urich, Kerilyn Weick and Jacob Xavier.

Speakers were sworn in by Julia Rose.

Approval of Minutes

A. APPROVAL OF JULY 2, 2026 REGULAR MEETING MINUTES
Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meeting held on July 2, 2026; seconded by Commissioner Ghareeb.

The motion was approved unanimously by voice vote 5 to 0.

Regular Business

A. **CASE NO. PZ 261-2026**
Hold a Public Hearing and forward a recommendation to City Council on the request of Sarah Joos of Design Mavens Architecture, on behalf of Phoenix Community Development Services, to rezone property from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District and to obtain a Special Use for Apartments with waivers from City of Peoria Unified Development Code Section 4.3.4.F. to remove the required 3-foot tall minimum floor height from grade; to exceed the maximum buildable area; Section 4.3.4.G. to reduce the required fenestration per floor; to remove required doors, and Section 8.1.6. to reduce the minimum parking requirement in a Class CN (Neighborhood Commercial) District, for the property located at 2702 W Krause Avenue (Parcel Identification No. 18-19-126-010) Peoria, IL. (Council District 1)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request. The Development Review Board recommends approval of the Special Use request with the following conditions:

1. Code compliant screening will be required for any utility/mechanical structures or refuse containers.
2. A compliant landscaping plan shall be submitted for review of front yard and parking lot landscaping requirements.
3. Any signs shall comply with UDC Section 8.3.
4. A photometric plan shall be submitted for a compliance review with UDC Section 8.5.
5. Deteriorated or non-ADA-compliant sidewalks and curbs along the property frontage must be

replaced or repaired. Improved sidewalks must comply with City standards; sidewalks located within two feet of a curb shall have a minimum width of six feet.
6. The Clinic entry door shall be moved to the Krause Avenue Façade.
7. The project will include at least 60 parking spaces. The Development Review Board may allow on-street parking along the property frontage to count toward this parking requirement.
8. The applicant shall provide the estimated afternoon and evening peak hour trips.
9. Bike Parking Space Areas shall not encroach into pedestrian travel aisles.
10. Building permits shall be required for compliance with all City adopted building codes before the structure may be occupied.

Commissioner Heard stated that he is aware of the fact that this project is planning to build 47 on the subject property, and asked what the density cap is for an R7 zoning district and if there will be room for potential expansion. Mr. Naven stated that the maximum density allowed is 20 units per acre, and that this specific property can have a capacity of up to 60 units since it is 3 acres. Mr. Naven stated that there is also a minimum area per dwelling unit of 2170. Mr. Naven stated that the main issue for the CN district was for allowing the clinic permitted use, and the adjacent Harrison Homes were rezoned in that area from R7 to R4 in 2005 to allow a planned unit development within that area, which is partially developed now.

Commissioner Ghareeb asked if there is a waitlist for the homeless in Peoria, or if there is a specific number of homeless people that can be referenced for this project. Mr. Naven stated that there is a coordinated entry list that has a total number of 51 families made up of 191 individual people. Mr. Naven stated that the petitioner would be able to provide more information regarding this list if needed.

Chairman Martin asked if it would be possible for the 12 parking spots to be on the road. Mr. Naven stated yes, because of the width of Krause Ave. in the area. Mr. Naven stated that the intention is to try to create a pull-in parking area similar to what is in front of City Hall.

Petitioner, Christine Kahl, presented the case.

Ms. Kahl stated that there is noted concern about the terms being used to describe the project, just as "affordable housing", "supportive housing", and "housing for the homeless." Ms. Kahl stated that all of these terms are synonymous, and that the affordable housing Phoenix Community Development provides is permanent supportive housing for households experiencing homelessness.

Ms. Kahl stated that the Homeless System Continuum of Care in this area covers a 4 county area, and in that there is one list of people and families experiencing homelessness. Ms. Kahl stated that if any agency has openings, those names are pulled from that one centralized list. Ms. Kahl emphasized that this list is not just a list for Phoenix Community Development, but for that entire 4 county area. Ms. Kahl stated that there are some statistics in the packet provided to the Commission that show numbers beyond the families experiencing homelessness on that list. Ms. Kahl stated that the U.S. Department of Education has a separate definition of homelessness that includes families that are doubled up in a singular home, such as a family living with a relative, and the responsibility of tracking those numbers rests with the local school board. Ms. Kahl stated that District 150 does not list the number of homeless students by individual school, but they have put out that 1 in 33 children in the school district is experiencing homelessness by the Department of Education's definition.

Ms. Kahl stated that there is a substantial unmet need and that the community has not kept pace in providing dedicated units for people going through homelessness. Ms. Kahl stated that in fact, recently there was a local project to do that which was recently discontinued. Ms. Kahl stated that there are only 22 dedicated apartments for helping families experiencing homelessness. Ms. Kahl stated that the number of people and families becoming homeless is going up, and the number of units available to assist is going down.

Ms. Kahl stated that the proposed development has been called a homeless shelter, which is not the

case. Ms. Kahl stated that homeless shelters are meant to be a time-limited and emergency-driven service, and this project is designed to be a permanent solution to the homelessness issue that the tenant is experiencing. Ms. Kahl stated that this project is specifically focusing on families experiencing homelessness. Ms. Kahl stated if a homeless person stays at a shelter, they are still considered homeless because the situation is designed to be temporary, but moving in to one of the units for this project would indicate that the family would no longer be homeless, and would receive the same rights as any tenant living in a rental property.

Ms. Kahl stated that one of the changes in the plans over time was that there were plans to have apartments for single-person households, but that was removed due to the tenant selection plan having a targeted preference of families. Ms. Kahl stated that they cannot move to provide housing for single-person households until the unmet need for family housing is exhausted. Ms. Kahl stated that under HUD occupancy standards, the typical composition in a one-bedroom home is a 1-to-2 parent household with 1 child, and that is who the one-bedroom units in the project are intended for. Ms. Kahl stated that the configuration of the building is designed to fit as many units as possible on the property.

Commissioner Barry stated that the New Hope apartments are currently sitting vacant right now, and asked if they could not satisfy the family need. Ms. Kahl stated this is correct, and that they are all studio apartments with a maximum size of 380 square feet.

Commissioner Heard asked if the petitioner is willing to follow the conditions laid out by Staff. Ms. Kahl stated yes.

Commissioner Ghareeb asked if the petitioner had discussed the scope of the project with the surrounding residents. Ms. Kahl stated that they have attended meetings held by Councilwoman Jackson, but they have not convened their own meeting. Ms. Kahl stated that they have developed a community information packet per the recommendation of the City.

Speakers were sworn in by Julia Rose.

Chairman Martin opened the public hearing at 1:40 PM.

Coucilwoman Denise Jackson approached. Coucilwoman Jackson stated that she has been in the neighborhood discussing this project with the residents for the past three weeks. She stated that the Commission's job required that they give a great amount of attention and due diligence on important projects, especially ones of this magnitude. She stated that there are four other redevelopment plans for Southside revitalization, and none of them include a recommendation for housing homeless people. She stated that she is not opposed to coming up with a plan to house the homeless population and that the City Council has to find a solution for that problem, but this project is not that solution. Councilwoman Jackson stated that, in her opinion, putting a housing complex for homeless people in a severely economically depressed neighborhood is a recipe for disaster, and that poor people would be put on top of poor people.

Councilwoman Jackson stated that for the past few years she has been expressing concerns about public safety and infrastructure in this area that cause major public safety issues, and those concerns have not been addressed. She stated there are areas in the neighborhood where streetlights and alley lights do not work, and where curbing is impossible.

Councilwoman Jackson read out information from the Economic Innovation Group, which complies census data and sorts zip codes based on economic wellbeing. She stated that the unemployment rate for the neighborhood near the Harrison Homes is 21.4%, in comparison to the 5.7% for Peoria as a whole. The poverty rate in that same neighborhood is 32%, in comparison to the much lower rate of 20% for the whole of Peoria. She emphasized that the infrastructure in this neighborhood is among the worst in the city. She stated that there is no full-service grocery store nearby, that many of the residents do not have personal vehicles, and the homeless population has little to no transportation.

DRAFT

Councilwoman Jackson asked for deferral on this matter, in order to give time for the Commission to review the four recent redevelopment plans in order to get a clear understanding of the depth of poverty and crime in this area. She stated that these reports provide a comprehensive look at the social and economic problems that the residents of this neighborhood are facing. She stated that it would be a horrible idea to put a homeless population in this neighborhood with the public safety and infrastructure issues not being resolved first.

Councilwoman Jackson stated that a recommendation from the reports of councilors of real estate is for a police and EMS substation with quick response vehicles for all resident needs. She stated that crime continues to be a problem in this neighborhood. She stated that Peoria City Council has recently approved $3.5 million for upgrades and construction of a police substation and ambulance station on Allen Rd and Van Winkle Way. She stated that this is a good thing, that it is an existing substation, but it is going to get major upgrades. She stated that 5 years ago, she spoke with the City Manager and the former Police Chief about leasing out a vacant building as a police substation and code enforcement office, which are recommended in the councilors of real estate report, and received no response. She stated that crime has not decreased a significant amount since then, and those who live in Peoria — including those who live where this project is planning to be built — deserve to live in a safe neighborhood. Councilwoman Jackson asked if the City leaders prioritize the safety of the citizens of Peoria who live in the north side of town over those who live in the south side, and why the Southside cannot have a police and EMS substation that has been recommended by the councilors' real estate reports.

Councilwoman Jackson stated that Phoenix Community Development was involved with New Hope, which failed miserably. She stated that the project was built in downtown Peoria 25 to 30 years ago, and she thought it was a great idea at the time. She stated that the residents of New Hope were homeless individuals who agreed to have case managers and there was security, but that over time both the case managers and security either dwindled in number or were removed entirely. She stated that there were three separate occasions where residents set fire to the building, and they caused so much damage that everyone was forced to move out. She stated that the residents were put in a hotel, and the City had to pay for it. She stated that she spoke with a previous resident of New Hope and asked if he would be willing to live there again if the building was rehabilitated, and he had stated no due to drug dealing happening in the building. She also stated she received a phone call from a landlord that had a horrible experience with Phoenix Community Development. She stated that this landlord was contacted by United Way and was asked if he'd be willing to allow homeless people to move in to some of his properties, and he agreed at the time. She stated that the landlord did not anticipate having to deal with tenant issues that he ended up having to deal with. She stated that the leadership of Annie Jo Gordon school also approached her to let her know their concerns regarding this project, and told her that they do not want this project over there right now because of the undue burden it could potentially place on their staff.

Councilwoman Jackson stated that the infrastructure around the neighborhood needs to be addressed, and she has heard zero discussion of that happening. Not just stuff like fixing the roads, but repairing major safety deficits throughout the community. She stated that this neighborhood is not in any position to sustain a project like this one.

Mr. Howard Bowie approached. He stated that he is against this project, and asked for denial of this project. He stated that the neighborhood has just been informed that the Peoria Housing Authority is going to be knocking down and rebuilding properties in the area as well, and introducing new families. He stated the Peoria Housing Authority project and this project with Phoenix Community Development happening around the same time and bringing in a bunch of new families to the Southside will cause an uptick in violence and chaos. He stated that there are several other vacant areas that could be used for this project that are not being utilized. He stated that the 61605 zip code is a desolated area, and that no businesses want to stay down there outside of Dollar General and liquor stores. He stated that there are no places to buy groceries or hot food. He stated that he doesn't have any problems with the project in general, but there are better places for the project to be built, and that it is wrong to put this project in this neighborhood. He stated that the building looks very nice, but there are better places for this building to

go. He stated that the building should go on the north side of town, and stated that if the City tried to do that, the people who lived there would come to City Hall to vehemently argue against it. He stated that the people who live there have money, and that the people in the Southside do not get a say due to not having any money. Mr. Bowie stated that he agrees with Councilwoman Jackson about putting a police substation in the area, and stated that it would help stop crime. He stated that no one cares about the Southside enough to do that, and it only gets attention when it can be used, and once this project is complete, the Southside will go back to being ignored.

Ms. Angelique Robertson approached and stated that she is against this project. She stated that there are liquor stores everywhere on the Southend that attract bad actors. She stated that this project, combined with the approved permit for the prisoner rehabilitation program being built, gives her the impression that the City is just giving the Southend everything that they do not want. She stated that there is mob action happening on the Southside as well. She stated that if someone has been homeless and rehabilitated, they should be prepared to move into any residential housing.

Mr. Antonio Lipscomb approached and stated that he is against this project. He stated that he agreed with Councilwoman Jackson regarding the issues that are happening in the Southend. He stated that not everyone that lives in the Southend is a criminal or drug addict. He stated that there are resources in the Southside that are going unnoticed and underutilized, and the City would benefit and improve if those resources were used. He stated that when one is looking at the infrastructure issues that Councilwoman Jackson mentioned earlier, it is important to look at unemployment and poverty statistics, but it will take more than just a police substation to solve those problems. He stated that if this project goes through that it will put a lot of pressure on Phoenix Community Development due to a lack of diversity in the services they provide. He stated that the building does look nice, but after a while the building will start to suffer because the people living in the building do not have any income. He asked if there is a timeframe for those who are unemployed to get a job, and if job opportunities are being given to the tenants.

Mr. Chris Collins approached. He stated that he is a member of the Continuum of Care for Peoria. He stated when it comes to supporting what would need to be done in order for this project to thrive, the City is only as strong as its weakest link, which is currently the Southend. He stated that he agreed with Ms. Robertson in that if you can get someone set up and mentally healthy, then they can move into any community with no issues. He stated that housing is not the only issue on the Southside, and that the infrastructure needs to be corrected, and he believes that it needs to be built with and by the community, for the community. He stated that he has been looking at the Lydia school to grow food so that the people of the Southside do not have to travel as far for fresh produce, and wants to start establishing culinary classes to each person on how to cook the food they grow. He stated that it comes down to if people are being listened to when they address issues and if those issues are actually being resolved.

Ms. Linda Wilson approached and stated that she is against this project. She stated that she has lived in the Southend her entire life, and she is a teacher and recruits teachers. She stated that her concerns are about how this project has been rolled out, and that the residents in the area were not notified that this project was happening until recently. She stated that this project is not a good fit for the community right now, and that the vulnerable people living this development in a neighborhood surrounded by liquor stores is not a good idea. She stated that the Southend is generally ignored, and any promises made to the Southend generally go unfulfilled. She stated that we are thinking of the here and now, but insists on looking to the future in ten to twenty years from now and considering what this property and project will be like then. She stated that case managers have been promised, but asked if the funding for those case managers will remain as time goes on. She stated that the intentions are good, and stated that everyone who has spoken today has the intention of growing and fixing up the Southend, but it needs to be done in a sustainable way. She stated that when she heard about the street parking her first thought was that there is a school across the street and the kids leaving school would most likely be walking home due to the lack of transportation in that area. She stated that there is a lot of land in the land bank that could be utilized and be a good fit for this project. She stated that the homeless people are not here to advocate for themselves, that they are being represented by community organizations and their leaders advocating for this.

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Ms. Kathy McNiel approached. She stated that she lives in a HUD apartment provided by United Way and is grateful to have access to that resource. She stated that she walked around the neighborhood this project is meant to be built in and was concerned about the state of the homes that she saw there. She said she would like to see people live as comfortably as she does. She stated that if issues surrounding the current housing provided through the Peoria Housing Authority were addressed, maybe this project would not be needed. She stated that the idea of the project sounds great in theory, but she agrees that supportive housing needs to be distributed better than just one area.

Mr. Robert Johnson approached. He stated that he is the vice president of the Southside Community United for Change, and that he has lived in the Southside all of his life. He stated that he is not happy with the condition of the Southside right now. He stated that he gathered a group of people back in the 1980s to bring forward concerns regarding the condition of the Southend back then, and he's doing it again now 50 years later. He stated that he agrees that the homeless have to have a place to live, and he asked why every single negative thing in Peoria must be pushed into the Southside. He stated that crime in the community has to be addressed, and that he does not approve of this project.

Ms. Kathy McNiel approached and asked how much communication is happening between departments when violations are happening on a property.

Ms. Irene Lewis-Wimbley approached. She stated that she is the planter and director of the Southside Community Center. She stated that she moved to Peoria, and believes that she has a unique perspective on the situation happening in the Southend. She stated that, due to her position, she is consistently building relationships with some of the most marginalized people in our City. She stated that the numbers in the statistics about the Southend are people, and they are not a problem, they have problems. She stated that she would challenge the City to use this project as a reset button; an opportunity to do something differently. She said that the emotions about this project are valid and thanked the Commission for listening, because that is part of the healing process. She stated that there is a 2018 project that never came to fruition that had the Southside's voice in it, and she knows that because she collected the surveys. She stated that there was a social determinants of health study that was done by the health department that stated that every single determinant of health has housing in it, and if someone is living hand-to-mouth and in an unsafe area, they are likely to turn to crime. She stated that desperation can be avoided by providing housing, and that the Southside Community Center is willing to collaborate with anybody to help meet those needs. She stated that she was at the City Council meeting when this project was first brought forth, and was told in writing by the Council that the petitioners would be transparent and inform the community through every step of the process and that has not happened. She stated that there the Southside Community Center has a housing team, that it has been active for five years and that housing has been a crisis since she moved here. She stated that this project has nothing to do with community development and everything to do with a baseline of humanity. She stated she has sent people to a homeless shelter because they are living in a place that no one should live in. She stated that landlords are doing people dirty, non-resident property owners are ruining property values with no way to stop them, and that HUD tax credits are being used to tear down homes without rebuilding anything. She stated that there are families looking for houses in the Southside and cannot find one. She stated that this project is an opportunity for more conversations about how the Southend is actually doing and what can be done about it. She stated that there are good things happening in the Southside, and that the community of the Southside is tight-knit.

Commissioner Rivers left at 2:45 PM

Ms. Lewis-Wimbley stated that she will not ever say not to do this project, but she will demand that it be done right, and wants the people of the Southside to be empowered and listened to. She stated that she would be willing to host community meetings that will allow the residents of the Southside to be part of the design of this building before it is built. She asked the Commission to consider putting guidelines in place so that the residents of an area can be heard, and to not make the mistake of not listening to the constituents again.

Mr. Alex Sierra approached. He stated that he grew up on the Southside, and he still has family that lives

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there. He stated that the discussion before the group is vast, and that housing is a fundamental need. He stated that housing is one of the twelve social determinants of health to guarantee a strong quality of life. He stated that for that quality of life to be even stronger, there has to be community buy in to determine what that quality of life is. He stated that his remarks are not going to be in opposition to this project, but he will advocate for community involvement in the project. He stated that the larger community did not find out about this project until well after the project had begun. He stated that community development has a process to satisfy and meet the needs of every stakeholder that should be part of the process, and the current need is to hear the community. He stated that this is an opportunity to pass along correct information, and to ensure that residents are well-informed about upcoming projects so they can feel more comfortable with them. He stated if the purpose of this meeting is to move forward an automatic approval for this project, he would urge the Commission to defer the decision, and he urged the City to not move forward with this project until the residents have been property informed and are onboard. He stated that emotions are high regarding this project, and that the Commission has a chance to do right by the residents of the area and de-escalate.

Commissioner Rivers returned at 2:48 PM

Chairman Martin thanked everyone who approached for their input, since it helps the Commission and the City understand the perspective of the residents in the local neighborhood. He stated that this is not an automatic approval discussion for City Council, it is just a recommendation based on whether the project fits the parameters for the rezoning or special use.

With no further public testimony presented, the public hearing was closed at 2:48 PM.

Commissioner Barry read the Findings of Facts for the Rezoning.

Motion:

Commissioner Heard made a motion to APPROVE with staff's conditions and waivers, seconded by Commissioner Ghareeb.

Commissioner Heard stated that every single person who spoke today made an excellent point regarding all the broader topics discussed today, whether they are for or against the project. He stated that the Commission has a very limited scope of what can be determined when passing a motion, and this project does fit all the criteria.

The motion was approved unanimously by voice vote 5 to 0

Commissioner Heard read the Findings of Facts for the Special Use.

Motion:

Commissioner Heard made a motion to APPROVE with staff's conditions and waivers, seconded by Commissioner Barry.

Commissioner Ghareeb thanked everyone that spoke during the public hearing, and stated that he appreciates the passion of all the people who spoke today. He stated that is one of the reasons the Commission serves the City, but the Commission is limited to only viewing the LaSalle factors regarding this project. He asked to not consider this vote as an opposition to redevelopment, and to keep in mind that they are working within the boundaries that they have. He stated that is going go vote in favor of this project.

Chairman Martin stated that it is encouraged for any petitioners who come before the Commission to get

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involved with the local community for projects as big as this because the community will want to be heard.

Commissioner Heard stated that this project is to help the homeless, but the Commission does not know who the homeless people are or what their background will be, and they have to look at this project with an open mind.

The motion was approved unanimously by voice vote 5 to 0

Chairman Martin read an announcement stating the following: A Public Meeting of the City of Peoria regarding the **Proposed First Amendment to the Northwoods Mall Tax Increment Financing (TIF) District** is to be held at **6:00 p.m.** on **Wednesday, August 19, 2026**, at **Holy Family School, 2329 W Reservoir Blvd, Peoria, Illinois.** The purpose of the Public Meeting is to enable the City to advise the public, taxing districts having real property in the redevelopment project area, taxpayers who own property in the redevelopment project area, and residents in the area as to the City's possible intent to prepare the First Amendment to the Northwoods Mall TIF District Redevelopment Plan, Project, and Redevelopment Project Area, and to receive public comment.

Citizens' Opportunity to Address the Commission

There were no citizen requests to address the Commission.

Adjournment

Commissioner Rivers made a motion to adjourn; seconded by Commissioner Ghareeb at 3:00 PM.

The motion was approved unanimously by voice vote 5 to 0

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City Council Communication

Meeting Date: August 11, 2026
Department: Community Development

File Number: 26-197

Subject: 26-197 Communications from

A. Council Member Jackson with a Request to Adopt an Ordinance Amending Chapter 20 Regulating Multifamily Rental Property with the Addition of Article X Titled "Security Provisions;" and,

B. City Manager and Corporation Counsel with a Request to Receive and File the First Reading of an Ordinance to Amend Chapter 20, Article VIII- Nuisances - Sections Related to Chronic Nuisance Properties.

Background - Describe the Impact if This Is Approved or Denied:

ITEM A
Councilmember Jackson asked staff to draft an ordinance that would apply to certain rental complexes in the City of Peoria with over 50 rental units. The proposed ordinance would require owners to provide an onsite property manager, onsite security personnel, and a security camera system to provide a base level of security measures for qualifying rental complexes. The proposed ordinance provides a procedure to allow initially qualifying rental complex owners to apply to the chief of police for a waiver of the ordinance's requirements after a showing of an already sufficient alternative security protocol. The drafted ordinance is attached.

Key provisions include:

- All owners of a rental complex in the City of Peoria shall be required to have an onsite property manager during the work week.
- All owners of a rental complex in the City of Peoria shall be required to have at least one or two security guards depending on the time of day and whether an onsite property manager is present. This will ensure two staff members are onsite at all times.
- All owners of a rental complex in the City of Peoria shall be required to have present on the premises a video surveillance system covering, at a minimum: all primary building entrances and exists, parking areas serving the rental complex, and interior common areas.
-Owners of a rental complex can apply to the chief of police for a waiver of the requirements of this proposed ordinance if they can demonstrate an already sufficient

alternative security protocol.

ITEM B
Staff were directed by members of the City Council to present amendments to the current chronic nuisance property ordinance to address concerns of continuous criminal activity at residential properties. These drafted amendments to the current chronic nuisance property ordinance would authorize staff to intervene at a residential property once three (3) qualifying criminal activities or code violations occur at a residential property within a twelve (12) month period instead of the current one hundred and eighty (180) day period. The proposed amendments include criminal activity that occurs on unsecured properties from trespassers instead of just criminal activity committed by owners, tenants, and invited guests. The amended ordinance requires an escalating set of notices to the property owner about the qualifying events or conditions and penalties for failing to implement an abatement plan. In the event the property owner fails to implement an abatement plan, the administrative hearing officer would be allowed to order a reasonable abatement plan to correct deficiencies in addition to being able to issue fines and close the property. A first reading of the drafted amended ordinance is attached as Exhibit 1 hereto with new language shown in underline and deleted language shown in strikethrough.

Key amendments include:
- An increase from one hundred and eighty (180) days to twelve (12) months for the three (3) qualifying criminal activities or events to take place for a property with residential occupancy to be considered a chronic nuisance property.
- Clarify the three (3) violations can occur anywhere on the property and not just counted per unit in a residential building.
- Allows for qualifying criminal activities to be committed by trespassers in unsecured residential properties.
- Outlines the ability of the administrative hearing officer to order the property owner to implement reasonable security measures in an abatement plan at the premises in the event the property owner fails to take action after multiple sets of notice in addition to other remedies like ordering fines.

Financial Impact:

Neighborhood Concerns:

Recommendation supports the following Strategic Plan Priorities:

EEO Certification Number:

Attachments:

1.	HANDOUT - Affected Properties
2.	Ordinance for Adoption of Chapter 20 Article X Security Provisions
3.	Exhibit A- Chapter 20 Article X Security Provisions
4.	Ordinance for Adoption of Chapter 20 Sections 200-204 Amendments (Chronic Nuisance Property Ordinance)
5.	Exhibit 1- Chapter 20 Sections 200-204 Chronic Nuisance Property Ordinance with Amendments

Apartment Complex Names	Property Address	Total Units	Police Calls for Service (2023 -2025)
Lexington Hills Apartments	3453 W SUNBURST LN 3401 W OAKCREST DR PEORIA, IL 61604	264	3704
Glen Oak Towers	916 MAIN ST PEORIA, IL 61606	171	1757
Landmark Apartments	501 W DR MARTIN LUTHER KING JR DR PEORIA, IL 61605	150	1353
Hurlburt House	818 W HURLBURT ST PEORIA, IL 61605	75	1131
Schlarman House	707 NE MADISON AVE PEORIA, IL 61603	75	1044
Oak Woods Apartments	740 W JOAN CT PEORIA, IL 61614	103	936
Brandywine Crossing Apartments	4010 N BRANDYWINE DR PEORIA, IL 61614	312	909
B'Nai B'rith Apartments	214, 415 W SAM J STONE AVE PEORIA, IL 61605	50+	893
The Village on Univeristy	6516 N UNIVERSITY ST PEORIA, IL 61614	250	728
Heartland	607 N HIGHTOWER ST PEORIA, IL 61602	150	597
The Grove Apartments	1526 W CANDLETREE DR PEORIA, IL 61614	318	561
South Side Manor	915 S HELEN ST PEORIA, IL 61605	100	495
Woods & Meadow Apartments	2215 W WILLOW KNOLLS DR PEORIA, IL 61614	112	376
Flats at Dunlap	7150 N TERRA VISTA DR PEORIA, IL 61614	204	264
Glenbrook Apartments	4717 N KNOXVILLE AVE PEORIA, IL 61614	162	246
Knoxville Pointe Apartments	1700 W HICKORY GROVE RD PEORIA, IL 61525	218	224
Peoria North Apartments	4207 N KNOLLRIDGE RD PEORIA, IL 61614	88	207
Westport Apartments	2805 W LARCHMONT LN PEORIA, IL 61615	92	199
Covington Apartments	1308 W COVINGTON CT PEORIA, 61614	88	188
Crescent Creek Apartments	2945 W CANNES DR PEORIA, IL 61614	72	165
Knoxville Manor Apartments	4817 N KNOXVILLE AVE PEORIA, IL 61604	55	155
Hollow Creek Apartments	4014 W HOLLOW CREEK DR PEORIA, IL 61615	72	135
Civic Center Plaza	331 FULTON ST PEORIA, IL 61602	146	128
Hillcrest Apartments	6807 N TERRA VISTA DR PEORIA, IL 61614	94	123
Hollybrook	1420 W GLEN AVE PEORIA, IL 61614	85	123
Grandview Apartment Homes	5250 N KNOXVILLE AVE PEORIA, IL 61614	139	120
Crestwood Apartments	819 W CRESTWOOD DR PEORIA, IL 61614	69	116
Nordic Villa Apartments	7213-7215 N ROCKVALE DR 3120 W WILLOW KNOLLS DR PEORIA, IL 61615	92	87
EMR Apartments	1505 N PEORIA AVE PEORIA, IL 61603	101	81
Timberbrook Apartments	112 E HINES PL PEORIA, IL 61614	138	69
Brookview Apartments	2800 W WAR MEMORIAL DR (CANNES DR) PEORIA, IL 61615	88	58
Glen Willow Apartments	1414 W GLEN AVE PEORIA, IL 61614	63	58
Total: 32 Rental Complexes		**4,196 Units**	**17,188 Calls for Service**

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 20 OFFENSES AND MISCELLANEOUS PROVISIONS OF THE CITY OF PEORIA CODE RELATING TO THE REGULATION OF MULTIFAMILY RENTAL PROPERTY

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the City of Peoria desires to amend Chapter 20, Offenses and Miscellaneous Provisions.

NOW, AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

Section 1: Chapter 20 of the Peoria City Code is hereby amended by the addition of Exhibit A as Article X titled Security Provisions as attached to this Ordinance.

Section 2: This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

_____ DAY _____, 20_____

APPROVED:

_____

Mayor

ATTEST:

_____

City Clerk

EXAMINED AND APPROVED:

_____

Corporation Counsel

ARTICLE X. – SECURITY PROVISIONS

Sec. 20-222. – Definitions

Common Area means any area of a rental complex not leased or assigned for the exclusive use of an individual tenant, including but not limited to lobbies, hallways, stairwells, laundry rooms, parking areas, courtyards, and building entrances/exists.

Department means the Peoria Police Department which is responsible for enforcement of this Article.

Dwelling Unit means a room or group of rooms located within a building forming a single habitable unit used or intended for use for living, sleeping, cooking, and eating.

Equivalent means either a security plan that is either similar in nature to the requirements of this Article or provides sufficient security for the rental complex.

Owner means any person, firm, corporation, partnership, limited liability company, trust, or other legal entity holding legal or equitable title to a rental complex, or any agent thereof authorized to manage or control the property, including a receiver, executor, administrator, or trustee.

Property Manager means an individual designated by the owner to be responsible for the day-to-day administrative and operational management of a rental complex fulfilling and having fulfilled any State of Illinois requirements under 225 ILCS 454.

Rental Complex means a lot, or two or more contiguous lots, under common ownership, containing in the aggregate more than fifty (50) dwelling units or lodging rooms held out for rent, regardless of whether such units are located in a single building or in multiple buildings on the same or contiguous lots.

Security Guard means an individual or agency, that employs the individual, that is licensed or registered under the Illinois Private Detective, Alarm, and Security Consultant Act, 225 ILCS 447, employed to provide security services at a rental complex, who is unarmed unless separately licensed to carry a firearm under that Act.

Video Surveillance System means an electronic system consisting of cameras and recording equipment used to monitor and record activity in common areas.

Sec. 20-223. – Findings and Purpose

(a) Findings. Large concentrations of fifty (50) or more rental dwelling units under common ownership with higher densities of shared common spaces, such as lobbies, parking lots, and stairwells, offer distinct security challenges and increased calls for police services related to the unauthorized access by trespassers, common-area criminal

activity, and coordinated emergency response, that differ from those found in smaller residential structures with less common spaces.

(b) Purpose. This Article is designed to establish minimum security standards applicable to rental complexes within the City of Peoria.

Sec. 20-224. – Applicability

(a) This Article applies to every rental complex, as defined in Section 20-222, whether existing on the effective date of this ordinance or established thereafter unless:

(1) The rental complex sits on the grounds of a hospital, university, or other place of higher education which are already regularly patrolled by a security force and functionally equivalent security regime.

(2) Rental complexes with dwelling units that have their own personal entrance and exit in and out of the rental complex.

(3) Condominiums with dwelling units titled separately to different owners as opposed to one single owner defined herein.

(4) Licensed senior/assisted living and skilled nursing facilities regulated by the Illinois Nursing Home Care Act, 210 ILCS 45.

(5) Rental complexes that have an active City-issued uninhabitability order.

(6) Rental complexes that are under construction and have not been given a certificate of occupancy.

(7) Hotels/motels with staff on site 24 hours a day, 7 days a week.

(b) Owners of rental complexes existing on the effective date of this ordinance shall have until January 1, 2027, to come into full compliance with this Article.

(c) Any new rental complexes that are granted a certificate of occupancy after January 1, 2027, will be subject to the conditions of this Article.

Sec. 20-225. – Security Measures

(a) Except as otherwise provided, all owners of public or private buildings operating a rental complex in the City of Peoria shall be required to have present on the premises at least one or two security guards depending on the schedule below and with the following minimum requirements:

(1) The hours of operation for having a minimum of one security guard shall be:

a. Monday through Friday from 6AM to 6PM.

(2) The hours of operation for having a minimum of two security guards shall be:

a. Monday through Friday from 6PM to 6AM.

b. Saturday and Sunday for 24 hours a day.

(3) The security guard(s) shall be required to patrol the entire complex both inside and outside of any buildings.

(4) The security guard(s) shall watch entrances and verify access-control doors have not been propped open.

(5) The security guard(s) shall be a first responder during active incidents at the property and be a liaison to police, fire, and other emergency responders when necessary.

(b) Except as otherwise provided, all owners of public or private buildings operating a rental complex in the City of Peoria shall be required to have present on the premises a video surveillance system covering at a minimum:

(1) All primary building entrances and exists;

(2) Parking areas serving the rental complex;

(3) Interior common areas.

(c) Video surveillance system footage shall be retained for a minimum of thirty (30) days and shall be made available to law enforcement upon lawful request in connection with an investigation.

(d) Video surveillance systems shall be maintained in good operating condition at all times.

Sec. 20-226. – On-Site Property Manager

(a) Every rental complex shall designate and maintain an on-site property manager responsible for the day-to-day management of the rental complex, including response to maintenance, safety, and security concerns.

(b) The property manager shall:

(1) Be physically present at the rental complex Monday through Friday from 6AM to 6PM.

(2) Provide their name, business address, and telephone number as required under Section 5-521 and have this information posted in a conspicuous place within a common area accessible to all tenants. This information shall be up to date at all times.

(3) Be the primary point of contact for City staff regarding concerns about the rental complex.

(4) Be responsible for receiving complaints or maintenance concerns from tenants or guests of the rental complex.

(5) Be responsible for keeping the common areas of the property free and clear of litter or garbage.

(6) Be responsible for scheduling repairs and other routine maintenance at the rental complex.

(7) Be responsible for leasing and rent concerns.

Sec. 20-227. – Recordkeeping and Inspection

(a) Owners shall maintain records demonstrating compliance with this Chapter, including maintenance logs for video surveillance systems and security guard time sheets, and shall make such records available to the Department upon reasonable request.

(b) The Department may inspect a rental complex's common areas and security systems upon reasonable notice, or without notice in response to a specific safety complaint.

Sec. 20-228. – Enforcement and Penalties

(a) The Department shall enforce this Article through a municipal ordinance violation.

(b) Any owner found in violation of this Article shall be subject to a fine of $500 for the first day of the offense.

(c) For the second day a violation occurs, the owner shall be subject to a fine of $2,500.

(d) For the third day a violation occurs and every day thereafter, the owner shall be subject to a fine of $5,000.

(e) Each day a violation of this Article continues shall constitute a separate and distinct offense.

Sec. 20-229. – Adequate Alternative Security Plan

(a) At the discretion of the Department, an applicable rental complex owner can be considered exempt from the requirements of this Article by demonstrating to the Department a functioning adequate alternative security plan.

(b) An owner can submit in writing to the Chief of Police, a petition to find the current implemented security plan by the owner as being an adequate alternative security plan.

(c) The petition shall be reviewed within twenty-one (21) days and a written determination and finding shall be provided to owner within thirty (30) days.

(d) The Chief of Police or his/her designee shall consider the evidence, facts, and data presented by owner and any crime data available to the Department in determining whether the security system is equivalent to the requirements of this Article. Any evidence, facts, and data considered in a finding should be specified in the written determination.

(e) In the event the Chief of Police or his/her designee grants the petition, the rental complex in the petition shall be exempt from the requirements of this Article for a period of one (1) year from the date of the written determination.

(f) In the event the Chief of Police or his/her designee denies the petition, the owner may submit an appeal to the administrative hearing officer of the City of Peoria by submitting a written appeal request to the corporation counsel of the City of Peoria.

(g) The appeal shall be heard within thirty (30) days from the date of serving the written request.

(h) On appeal, the administrative hearing officer shall not overturn factual findings in the written determination unless the opposite conclusion is clearly evident. The administrative hearing officer shall apply an abuse of discretion standard when affirming or reversing the Chief of Police or his/her designee's decision to deny petition.

(i) 65 ILCS 5/1-2.1-7 shall be incorporated to provide that any final decision by the administrative hearing officer that a code violation does or does not exist shall constitute a final determination for purposes of judicial review and shall be subject to review under the Illinois Administrative Review Law.

(j) The requirements of this Article are stayed from the time of filing the petition until a written determination is made and any appeals have been completed.

Sec. 20-230. – Severability

If any section, subsection, clause, or phrase of this ordinance is held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 20 OFFENSES AND MISCELLANEOUS PROVISIONS OF THE CITY OF PEORIA CODE RELATING TO THE REGULATION OF CHRONIC NUISANCE PROPERTIES AND AGGRAVATED CHRONIC NUISANCE PROPERTIES

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the City of Peoria desires to amend Chapter 20, Sections 200-204 as they relate to chronic nuisance property and aggravated chronic nuisance property provisions.

NOW, AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

Section 1: Chapter 20 of the Peoria City Code is hereby amended as set forth in Exhibit 1 attached hereto and incorporated herein, with new language shown in underline and deleted language shown in strikethrough.

Section 2: This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

_____ DAY _____, 20_____

APPROVED:

_____

Mayor

ATTEST:

_____

City Clerk

EXAMINED AND APPROVED:

_____

Corporation Counsel

ARTICLE VIII. NUISANCES[1]

Sec. 20-200. Violation of chapter.

(a) Any certain property used for residential occupancy within the City of Peoria which becomes a chronic nuisance property or an aggravated chronic nuisance property is in violation of this chapter and is subject to its remedies.

(b) Any owner or person in charge who permits property under his or her ownership or control to be a chronic nuisance property or an aggravated chronic nuisance property shall be in violation of this chapter and subject to its remedies.

(c) Anyone, including tenants, who contribute to a property being a nuisance property or an aggravated chronic nuisance property shall be in violation of this chapter and subject to its remedies.

(Ord. No. 14616, § 1, 11-24-98)

Sec. 20-201. Definitions.

(a) *Chronic nuisance property.* Chronic nuisance property shall be property upon which three or more of the criminal or code offenses listed below have occurred anywhere on the premises during any twelve month-~~180-day~~ period, as a result of any three separate and distinct events or code violations:~~.~~

(1) First degree murder as defined in 720 ILCS 5/9-1;

(2) Any kidnapping offense as defined in 720 ILCS 5/10-1 et seq.;

(3) Criminal Housing Management as defined in 720 ILCS 5/12-5.1;

(4) Possession of explosives or incendiary devices as defined in 720 ILCS 5/20-2;

(5) Any offense involving deadly weapons as defined in 720 ILCS 5/24 et seq.;

(6) Mob action as defined in 720 ILCS 5/25-1;

(7) Possession, manufacture or delivery of controlled substances as defined in 720 ILCS 570/401 et seq.;

(8) Possession, cultivation, manufacture or delivery of cannabis as defined in 720 ILCS 550/1 et seq., except to the extent it is permitted under 10 ILCS 705/10-5;

(9) Sale, delivery or possession of drug paraphernalia, as defined in 720 ILCS 600/3 and 3.5;

(10) Disorderly conduct as defined in 720 ILCS 5/26-1;

(11) Gambling as defined in 720 ILCS 5/28-1;

(12) Assault or battery or any related offense as defined in 720 ILCS 5/12-1 et seq., but not including domestic violence or sexual violence against the occupant, tenant, guest, or other party of the property in compliance with 65 ILCS 5/1-2-1.5;

[1]Cross reference(s)—Nuisances, § 15-96 et seq.

(13) Public indecency as defined in 720 ILCS 5/11-9;

(14) Prostitution as defined in 720 ILCS 5/11-14 et seq.;

(15) Criminal damage to property as defined in 720 ILCS 5/21 et seq.;

(16) Illegal consumption or possession of alcohol as defined in 235 ILCS 5/1-1 et seq.;

(17) An order imposing a fine or other sanction for violation of Chapter 5 of the Code of the City of Peoria, which order is issued by the code hearing officer pursuant to sections 5-273 through 5-284 of the Code of the City of Peoria or by a court;

(18) A violation of Chapter 13 of the Code of the City of Peoria, which violation is not remedied within the time allotted after service of a notice to abate as provided in Chapter 13;

(19) Violation of the city noise ordinance, section 15-62; 15-63; 15-65; 15-69; or 15-72;

(20) Violation of any City of Peoria Ordinance or State of Illinois Statute controlling or regulating the sale or use of alcoholic beverages; and.

(21) Violation of the City Disorderly House Ordinance, Section 20-92;

(b) *Aggravated chronic nuisance property.* Aggravated chronic nuisance property shall be property upon which two or more of the criminal offenses listed below have occurred during any 180-day period, as a result of any two separate and distinct events anywhere on the premises. Criminal offenses only count for the purposes of this article if an owner of the property, tenant, or person permitted to be at the property by an owner or tenant committed or participated in the offense. Criminal offenses will not count against the victim or victims of these criminal offenses.

(1) First degree murder as defined in 720 ILCS 5/9-1;

(2) Any kidnapping offense as defined in 720 ILCS 5/10-1 et seq.;

(3) Criminal housing management as defined in 720 ILCS 5/12-5.1;

(4) Possession of explosives or incendiary devices as defined in 720 ILCS 5/20-2;

(5) Any offense involving deadly weapons as defined in 720 ILCS 5/24 et seq.;

(6) Mob action as defined in 720 ILCS 5/25-1 (a)(1), (d), (e);

(7) Possession, manufacture or delivery of controlled substances as defined in 720 ILCS 570/401 et seq.;

(8) Possession, cultivation, manufacture of delivery of cannabis as defined in 720 ILCS 550/1 et seq., except to the extent it is permitted under 10 ILCS 705/10-5;

(9) Sale, delivery or possession of drug paraphernalia, as defined in 720 ILCS 600/3 and 3.5.

(c) *Criminal or code offenses.*

(1) Criminal or code offenses only count for the purposes of this article if an owner of the property, tenant, or person permitted to be at the property by an owner or tenant committed or participated in the offense. Criminal offenses will not count against the victim or victims of these criminal offenses, however, if the crime victim was the initiating aggressor who committed criminal offenses against the current aggressor, that person shall not be considered a victim for the purposes of this section.

(2) Criminal offenses committed by uninvited guests or trespassers for the purposes of this article will count if the property is unsecured at the time of the offense as defined herein.

(32) A criminal offense has occurred for the purposes of [Ss]ection] 20-201(a) or (b) if conduct has resulted in a criminal conviction, pending indictment, pending criminal charge, or ticket, or the City can demonstrate by a preponderance of the evidence, at a hearing to determine if the property qualifies as

a chronic nuisance property or aggravated nuisance property, that the criminal offense occurred at the property as appropriate to the conduct in question. In all cases, the person or persons allegedly responsible for or alleged to have participated in the conduct in question, or whose housing is at issue, will have the right to challenge that claim at a hearing before the hearing officer or at court should the City of Peoria seek to enforce a penalty~~fine~~ pursuant to this article. A criminal offense will not have occurred for purposes of ~~[~~s~~S~~ection~~]~~ 20-201(a) or (b) if the conduct relies upon a sealed or expunged criminal record, or juvenile court or juvenile arrest record. For purposes of ~~[~~S~~s~~ection~~]~~ 20-201(a)(10), (17), (18), (19), (20), and (21), a ticketed offense for an ordinance violation will not be considered a criminal or code offense if the ticket is dismissed, until after the time has expired to contest the ticket, or until after a finding that the ticket was warranted.

(4) Under no circumstances are the following to be counted as a criminal offense for purposes of this chapter:

(a) Any illegal activity reported to the police department by the building owner, the building owner's property manager, or property owner's on-site qualified private security personnel;

(b) Any incidents of domestic violence, as defined in the Illinois Domestic Violence Act of 1986;

(c) Any contact made to the police or other emergency services by, on behalf of, or otherwise, concerning an individual with a disability, where the purpose of that contact is related to that individual's disability;

(d) Any contact made to the police or other emergency services with the intent of preventing domestic or sexual violence, or seeking an emergency response to domestic or sexual violence;

(e) Any incident of actual or threatened domestic or sexual violence against a tenant, a household member, a guest or any other party that occurs in or on the premises of a residential dwelling unit; and

(f) Criminal activity or a local ordinance violation occurring in or on the premises of a residential dwelling unit that directly relates to domestic violence or sexual violence and is reported by the victim or a party seeking services or assistance for the victim.

(d) *Control.* The ability to regulate, restrain, dominate, counteract or govern conduct that occurs on that property.

(e) *Owner.* Any person, partnership, land trust, limited liability company, or corporation having any legal or equitable interest in the property. Owner includes, but is not limited to:

(1) A mortgagee in possession in whom is vested (a) all or part of the legal title to the property; or (b) all or part of the beneficial ownership and the right to the present use and enjoyment of the premises; or

(2) An occupant who can control what occurs on the property; or

(3) Any person acting as an agent of an owner as defined herein.

(f) *Permit or permitted.* To allow, consent to, participate in or encourage, or expressly assent or agree to the doing of an act. A victim of domestic violence or sexual violence cannot be considered to have permitted a perpetrator's act or actions.

(g) *Person.* Any natural person, association, partnership, limited liability company, or corporation capable of owning or using property in the City of Peoria.

(h) *Person in charge.* Any person in actual or constructive possession of a property, including but not limited to an owner, occupant of property under his or her domain, ownership or control.

(i) *Property.* Any real property, including that which is affixed, incidental or pertinent to land, including but not limited to any premises, room, house, building or structure or any separate part or portion thereof, whether permitted or not.

(j) *Unsecured Property* means a structure that contains at least one of the two following conditions:

(1) An exterior door, window, hatch, or other opening that is missing, broken, unlocked, or incapable of being secured and the property owner failed to secure such opening after being sent by U.S. mail a written notice from the chief of police or their designee of such opening; or

(2) Repeated instances of unauthorized entry after the owner is sent by U.S. mail a written notice from the chief of police or their designee that the property is being entered by unauthorized individuals and that the structure fails to have reasonable security measures to prevent further unauthorized access.

A property shall not be deemed unsecured in the event a trespasser gains entry through force or commits criminal damage to gain access.

At a hearing to determine if a property qualifies as a chronic nuisance property or aggravated chronic nuisance property, before counting a criminal offense committed by an unauthorized individual or trespasser, the City has the burden of proving by a preponderance of the evidence the property was an unsecured property at the time of the violation by showing that:

(1) The property was unsecured as defined herein;

(2) The owner or tenant was sent written notice of the unsecured condition or had actual notice as required herein;

(3) The owner or tenant failed to take reasonable measures to secure the property within ten (10) business days from the date of mailing the notice; and

(4) The unsecured condition at the property facilitated the trespasser's unlawful entry and the qualifying nuisance activity.

(Ord. No. 14616, § 1, 11-24-98; Ord. No. 15695, § 1, 10-19-04; Ord. No. 15994, § 1, 9-8-06; Ord. No. 17329, § 1, 2-9-16; Ord. No. 17795, § 2, 9-22-20)

Sec. 20-202. Remedies.

(a) In the event a court including but not limited to the hearing officer, determines property to be a chronic nuisance property or an aggravated chronic nuisance property, the court may order that the property be closed and secured against all use and occupancy for a period of not less than 30 days, but not more than 180 days., ~~or the court may employ any other remedy deemed by it to be appropriate to abate the nuisance except that no such remedy shall be issued under this article in the event that the criminal offenses necessary to show eligibility for the chronic nuisance property or aggravated chronic nuisance property designation are not proven to have occurred before the hearing officer or otherwise in court, and any such remedy shall not include the eviction of individual tenants who are exempted as defined in section 20-201 above, including: (1) victims of domestic violence or sexual violence; (2) victims of crimes; (3) innocent third-parties who did not permit the criminal offense committed by others; and also eviction of individual tenants based on: (4) a police call made by, on behalf of, or otherwise concerns an individual with a disability and the purpose of the contact was related to that individual's disability as defined under 65 ILCS 5/1-2-1.5; or (5) calls to the police to report alleged wrongdoing or emergency calls made by persons residing at the property or others on that person's or persons' behalf, except for calls that violate 720 ILCS 5/26-1(a)(6). However, nothing with respect to this section prevents the eviction of the perpetrator of the domestic violence or sexual violence.~~

(b) Nothing in section 20-202(a) above precludes a landlord from independently enforcing the lease in accordance with the law.

(c) In addition to the remedy provided in paragraph (a) above, the court may impose upon the owner, tenants, or anyone found to have contributed to the property becoming a chronic nuisance or aggravated chronic nuisance property liable for~~of the property~~ a civil penalty in the amount of at least~~up to~~ $250~~100~~.00~~ per day~~ and no more than $5,000.00 per day from the date of mailing or posting the final notice to the date of the hearing in the event the property owner or tenant failed to take reasonable corrective action to prevent further criminal or code offenses, payable to the City of Peoria.~~, for each day the owner had actual knowledge that the property was a chronic nuisance property or an aggravated chronic nuisance property and permitted the property to remain a chronic nuisance property or an aggravated chronic nuisance property, except that no civil penalty shall be issued under this article in the event that the criminal offenses necessary to show eligibility for the chronic nuisance property or aggravated chronic nuisance property designation are not proven to have occurred at the hearing.~~

(d) In addition to the remedy in paragraph (a) and (c), an administrative hearing officer or court may order the property owner to implement reasonable security measures at the premises to prevent further criminal activity such as requiring a security camera system, on-site security guards, entrance doors that lock and have an alarm if left open for extended periods of time, lighting, and, in the event of code violations, ordering the property owner to remediate the violation within a reasonable period of time. The administrative hearing officer or judge may stay enforcement of any financial penalties and retain jurisdiction to monitor the implementation of reasonable security measures and vacate financial penalties if completed to the court's satisfaction.

In no event shall any remedy include the eviction of individual tenants. At the request of any party, including the administrative hearing officer or court, the administrative hearing officer or court may continue the hearing to allow the parties time to present evidence regarding the factors in subparagraph (e) of this Section before ordering any remedies. In no event shall a continuance be more than three weeks from the date of the initial hearing.

(e~~d~~) In determining what remedy or remedies shall be employed, the court may consider evidence of ~~other conduct which has occurred on the property~~various factors, including, but not limited to:

(1) The actions or lack of action taken by the owner to mitigate or correct the problem at the property;

(2) Whether the problem at the property was repeated or continuous;

(3) The magnitude or gravity of the problem;

(4) The cooperation of the person in charge with the city;

(5) The cost to the city to investigate and correct or attempt to correct the condition;

(6) The actual disturbance of neighbors;

(7) The recurrence of loud and obnoxious noises;

(8) The cost and reasonableness of implementing any security measures; and/or

(9~~8~~) Repeated consumption of alcohol in public.

(f~~e~~) The hearing officer or another court may authorize the City of Peoria to physically secure the property against use or occupancy in the event the owner fails to do so within the time specified by the court or to take other steps necessary to abate a chronic nuisance or an aggravated chronic nuisance.

(g~~f~~) In the event that the city is authorized to secure the property or otherwise abate a chronic nuisance or an aggravated chronic nuisance, all costs reasonably incurred by the city to effect a closure or abate the nuisance shall be assessed against the owner. ~~The City of Peoria shall submit a statement of costs to the court for its review. If no objection of the statement is made within the period prescribed by the court, or if the court, after objection is made, determines that the statement of costs is accurate, the court shall approve such costs.~~

(hg) Any person who is assessed the cost of abatement and/or civil penalty by the court shall be personally liable for the payment thereof to the city. If payment is not made, the city may pursue all available collection procedures, including but not limited to the filing of a lien on the property found to be a chronic nuisance or an aggravated chronic nuisance, a civil collection action, or requesting a court to find the owner in contempt of court for nonpayment of such costs.

(ih) In the hearing officer or other court's discretion, a tenant may be entitled to his or her reasonable relocation costs from the owner, as those costs are determined by the court if, without actual notice, the tenant moved into the property, after the owner received notice as described herein of the police superintendent's chief of police's determination as described below.

(ji) The city, in addition to any other remedies set forth herein, may, at its discretion, charge an owner of a chronic public nuisance or an aggravated chronic public nuisance with a violation of this chapter which may be processed and prosecuted as an ordinance violation.

(j) In addition to other remedies available, the hearing officer or other court may order the owner or person in control of the nuisance property to post a reasonable bond to assure future compliance with the statutes of the State of Illinois and the ordinances of the City of Peoria for a reasonable period of time, not to exceed one year.

(k) Neither the city nor the hearing officer can require that the owner of the property evict, not renew the lease, or issue a termination notice to a lawful tenant or direct the tenant not to contact police or emergency services. If the property is lawfully leased, the rights of the landlord and the tenant are those set forth in the lease in accordance with the law.

(Ord. No. 14616, § 1, 11-24-98; Ord. No. 15994, § 2, 9-8-06; Ord. No. 17329, § 1, 2-9-16; Ord. No. 17795, § 2, 9-22-20)

Sec. 20-203. Notification of procedure.

When the chief of policesuperintendent of police forof the City of Peoria or theirhis designee receives two or more police reports documenting the occurrence of nuisance activity, as defined by section 20-201(a) of this chapter, or one or more police reports documenting the occurrence of nuisance activity, as defined by section 20-201(b) of this chapter, on or within a property, the chief of policesuperintendent or theirhis designee shall independently review such reports to determine whether they describe acts set forth in section 20-201(a) or (b) of this chapter. Upon such findings, the chief of policesuperintendent or theirhis designee will seek approval of the corporation counsel's office to issue a warning letter. TA representative of the corporation counsel or their designee's office will review the information in question to confirm that the property has two or more qualifying criminal or code violationsis within one violation of being eligible to be a chronic nuisance property or aggravated nuisance property and authorize the sending of a warning letter which will:

(1) Notify the owner or person in control in writing that the property is in danger of becoming a chronic nuisance property or aggravated chronic nuisance property and also notify any tenant or tenant(s) by posting the warning letter at the property at all entrance doorssending a copy of the warning letter to the address in question by first class mail, return receipt requested. The warning letter shall contain the following information:

a. The street address or a legal description sufficient for identification of the property.

b. A statement that the Chief of policesuperintendent of police has information that the property may be chronic nuisance property or aggravated chronic nuisance property, with a concise description of the nuisance activities that may exist, or that have occurred. The Chiefsuperintendent of police or theirhis designee shall offer the person in charge and any tenants who lease or reside at the property an opportunity to propose a course of action that the

Chief~~superintendent~~ of police agrees will abate the nuisance activities giving rise to the violation or, if relevant, to dispute the claims.

c. Request that the owner and any tenant(s) who lease or reside at the property respond to the Chief~~superintendent~~ of police or his designee within fourteen~~ten~~ days to discuss the nuisance activities.

d. The warning letter shall state that eviction, lease termination, or lease non-renewal of the tenants is not mandated or encouraged. The warning letter shall also state that no adverse action shall be taken against tenants who are exempted as defined in section 20-201 above, including: (1) victims of domestic violence or sexual violence; (2) victims of crimes; (3) innocent third-parties who did not permit the criminal offense committed by others; and also no adverse action shall be taken against tenants based on: (4) a police call made by, on behalf of, or otherwise concerns an individual with a disability and the purpose of the contact was related to that individual's disability as defined under 65 ILCS 5/1-2-1.5; or (5) calls to the police to report alleged wrongdoing or emergency calls made by persons residing at the property or others on that person's or persons' behalf, except for calls that violate 720 ILCS 5/26-1(a)(6). However, nothing with respect to this section prevents the sole eviction of the perpetrator of the domestic violence or sexual violence.

e. Nothing herein shall prohibit the Chief~~superintendent~~ of police or their~~his~~ designee from sending a warning letter after receiving one police report documenting the occurrence of a nuisance activity, as defined in section 20-201(a) of this chapter, provided that an explanation is provided to corporation counsel for the need to send a warning letter after one occurrence, that explanation is accepted and approved by corporation counsel, and that all similar occurrences of a single nuisance activity at other properties also receive a warning letter.

~~After complying with the warning letter procedures described in section 20-203(1), when the superintendent of police or his designee receives documentation of the occurrence of a third nuisance activity covered by section 20-201(a) or second nuisance activity covered by section 20-201(b) at or within a property and determines that the property has become a chronic nuisance property or aggravated chronic nuisance property, the superintendent of police or his designee shall:~~

~~1. Seek approval of the corporation counsel's office to issue a notice. A representative of the corporation counsel's office will review the information in question to confirm that the property is a chronic nuisance property or aggravated nuisance property and authorize the sending of a notice.~~

(2) After complying with the warning letter procedures described in section 20-203(1), when the Chief of police or their designee receives documentation of the occurrence of an additional qualifying nuisance activity covered by section 20-201(a) or second nuisance activity covered by section 20-201(b) at or within a property and determines that the property has become a chronic nuisance property or aggravated chronic nuisance property, the Chief of police or their designee shall:

1. Seek approval of the corporation counsel's office to issue a final notice. A representative of the corporation counsel's office will review the information in question to confirm that the property is a chronic nuisance property or aggravated nuisance property and authorize the sending of the final notice.

(3) Upon approval of the corporation counsel's office, notify the owner or person in control, in writing through a final notice, that the property has been determined to be a chronic nuisance property, and also notify any tenant or tenant(s) by posting a copy of the letter at the property on all entrance

doors.~~sending a copy of the notice to the address in question by first class mail, return receipt requested.~~ The final notice shall contain the following information:

a. The street address or legal description sufficient for identification of the property.

b. A statement that the ~~superintendent~~ Chief of police and corporation counsel have determined by substantiated evidence that the offenses set forth in section 20-201(a) or section 20-201(b) above have occurred, and that persons living at, responsible for, or permitted to be at the property are responsible, and therefore that the property has been determined to be a chronic nuisance property. This statement should include a concise description of the nuisance activities leading to his/her findings.

c. Request that the owner and any tenants who lease or reside at the property, respond within ten days to the Chief~~superintendent~~ of police and propose a course of action that does not include the eviction of individual tenants who are exempted as defined in section 20-201 above, including: (1) victims of domestic violence or sexual violence; (2) victims of crimes; (3) innocent third-parties who did not permit the criminal offense committed by others; and also does not include eviction of individual tenants based on: (4) a police call made by, on behalf of, or otherwise concerns an individual with a disability and the purpose of the contact was related to that individual's disability as defined under 65 ILCS 5/1-2-1.5; or (5) calls to the police to report alleged wrongdoing or emergency calls made by persons residing at the property or others on that person's or persons' behalf, except for calls that violate 720 ILCS 5/26-1(a)(6). However, nothing with respect to this section prevents the sole eviction of the perpetrator of the domestic violence or sexual violence.

d. If the offenses that are the basis for the chronic nuisance property or aggravated chronic nuisance property designation are alleged to have been committed by a tenant or someone on the property of the tenant, then the tenant will be given an opportunity to participate in the discussion about the proposed remedy, and to dispute the alleged violations, should the tenant choose to do so.

    1. A copy of the notice shall be served on the owner at such address as shown on the tax rolls of the county in which the property is located, and/or the occupant, at the address of the property, if these persons are different than the owner, and shall be made either personally or by first class mail, postage prepaid.

    2. A copy of the notice shall also be posted at the property concurrently with mailing the notice to the owner and/or tenant.

e. The notice will state that a hearing before the hearing officer or in another court will be required before the owner of the property will be required to pay any fine based on the property's designation as a chronic nuisance property or aggregated chronic nuisance property, and will further state that the letter or designation does not mandate or encourage that eviction, lease termination, or lease non-renewal of the tenants. The notice shall also state that no adverse action shall be taken against individual tenants who are exempted as defined in section 20-201 above, including: (1) victims of domestic violence or sexual violence; (2) victims of crimes; (3) innocent third-parties who did not permit the criminal offense committed by others; and also no adverse action shall be taken against individual tenants based on: (4) a police call made by, on behalf of, or otherwise concerns an individual with a disability and the purpose of the contact was related to that individual's disability as defined under 65 ILCS 5/1-2-1.5; or (5) calls to the police to report alleged wrongdoing or emergency calls made by persons residing at the property or others on that person's or persons' behalf, except for calls that violate 720 ILCS 5/26-1(a)(6). However, nothing with respect to this section prevents the sole eviction of the perpetrator of the domestic violence or sexual violence.

f. The failure of any person to receive notice that the property may be a chronic nuisance property or aggravated chronic nuisance, after all the notice procedures in section 20-203(d) have been completed, shall not invalidate or otherwise affect the proceedings under this chapter.

g. If after the notification, but prior to the commencement of an administrative hearing or other legal proceedings by the city pursuant to this chapter, an owner stipulates with the Chief~~superintendent~~ of police or their~~his~~ designee that the owner and, if the alleged offenses involve a tenant, the tenant stipulates with the chief of ~~superintendent of~~ police or their~~his~~ designee that the owner will pursue a course of action the parties agree will abate the nuisance activities giving rise to the violation, the chief ~~superintendent~~ of police may agree to postpone legal proceedings. The course of action shall not mandate or encourage that eviction, lease termination, or lease non-renewal of the tenants. If the agreed course of action does not result in the abatement of the nuisance activity or if no agreement concerning abatement is reached within 30 days, the Chief~~superintendent~~ of police shall request authorization for the corporation counsel to commence an administrative hearing or other legal proceeding to abate the nuisance.

h. Concurrent with the notification procedures set forth herein, the Chief~~superintendent~~ of police or their~~his~~ designee shall send copies of the notice, as well as any other documentation which supports legal proceedings to the corporation counsel.

(Ord. No. 14616, § 1, 11-24-98; Ord. No. 17329, § 1, 2-9-16; Ord. No. 17795, § 2, 9-22-20)

Sec. 20-204. Commence of action, burden of proof.

(a) The corporation counsel of the City of Peoria may commence an action to have a property be deemed~~abate~~ a chronic nuisance or an aggravated chronic nuisance property as described in section 20-201 through the administrative court process or in circuit court through a long form complaint outlining all of the necessary allegations and remedies being sought among other necessary elements under federal, state, and city law.~~.~~

(b) In an action seeking abatement of a chronic nuisance property or aggravated chronic nuisance property, the city shall have the initial burden of showing by preponderance of the evidence that the property is a chronic nuisance property or an aggravated chronic nuisance property.

(c) It is a defense to an action seeking the closure of chronic nuisance property or an aggravated chronic nuisance property that the owner or person in control of the property at the time in question could not, in the exercise of reasonable care or diligence, determine that the property had become a chronic nuisance property or an aggravated chronic nuisance property, or could not, in spite of the exercise of reasonable care and diligence, control the conduct leading to the findings that the property is a chronic nuisance property or an aggravated chronic nuisance property.

(d) If the offenses supporting the designation of the property as a chronic nuisance property or aggravated chronic nuisance property are alleged to also be the responsibility ~~also~~ of a tenant or tenants of the property, or their invited guests, the tenant or tenants shall be given notice and, if they so request, allowed to present evidence disputing the alleged offenses and present defenses at the administrative hearing or other action seeking abatement of a chronic nuisance property or aggravated chronic nuisance property.

(e) If an administrative hearing officer or judge determines the property meets the condition of a chronic nuisance or an aggravated nuisance property, then the City of Peoria may seek remedies outlined in this article.

(Ord. No. 14616, § 1, 11-24-98; Ord. No. 17795, § 2, 9-22-20)

City Council Communication

Meeting Date: August 11, 2026
Department: Finance

File Number: 26-213

Subject: 26-213 Communication from the City Manager and Finance Director/Comptroller with a Request to Receive and File the Month-Ended June 30, 2026, Unaudited Financial Report.

Background - Describe the Impact if This Is Approved or Denied:

Financial Impact:

Financial monitoring ensures that resources are available for service delivery and capital improvements.

Neighborhood Concerns:

A financially sound city government is a concern for all neighborhoods.

Recommendation supports the following Strategic Plan Priorities:

Quality of Life.

EEO Certification Number:

Attachments:

1.	June 2026 Monthly Financial Report

June
2026

Monthly Financial Report

CITY OF
PEORIA

The report can be broken down to following sections, General Fund Analysis, Statement of Revenues, Expenditures and Changes in Fund Balance, Major Revenues Analysis, Cash Flow Analysis, and Status of the PCCA Bridge Loan. This report includes an analysis of the General Fund by department and by major revenue sources and uses. The General Fund Analysis and State of Revenues, Expenditures, and Changes in Fund Balance use a red, yellow, and green arrow system to show whether that revenue or expenditure section is on pace to meet budget. The upwards facing arrow indicates that revenue or expenditure is 10% ahead of budget pace. A middle-facing arrow indicates the revenue or expenditure is above budget trend but less than 10%. A downward-facing arrow indicates the revenue or expenditure is below budget trend and should be monitored. Starting with this report in 2024, staff changed the report to compare expected budget revenues and expenditures based on a 5-year trend as well as known factors in the 2026 budget. Moving towards the expected budget to actual comparison will give earlier warning signs if revenues are lower or expenditures are higher than anticipated. This will provide staff the information to make faster adjustments to these changes.

We believe this information provides an elevated level, yet solid basis to the City's monthly financials and we welcome your feedback. If you have any specific questions regarding this report that you would like addressed during the council meeting, we kindly ask you to please email kcratty@peorigov.org or call 309-494-8514. Your advance notice is appreciated and will aid in discussion.

MONTHLY FINANCIAL REPORT HIGHLIGHTS

This Monthly Financial Report provides an overview of the City of Peoria financial activities for the period ending June 30, 2026.

GENERAL FUND ANALYSIS (Page 8)

Current Year Revenues

- Overall revenues in the general fund of $44,014,594 are 3.3% lower compared to the expected 2026 budget to date of $45,520,017 and up 0.5% versus 2025 year to date (YTD) actual of $43,781,017.
- 50% of the revenue sources are currently behind both the expected 2026 budget to date of $45,520,017 and the 2025 YTD actual of $43,781,017.
- 37.5% of the revenues are currently ahead of the expected 2026 budget to date of $45,520,017; however, the current revenues only equate to 33% of total budget revenues of $133,533,908.

Current Year Expenditures

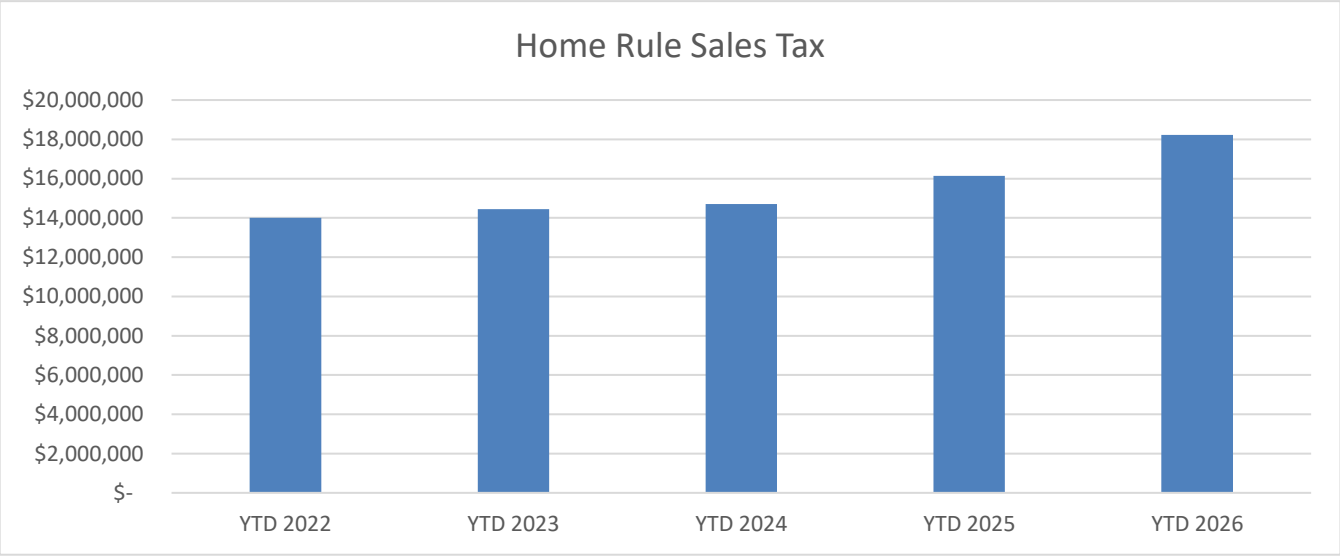
- Overall expenditures in the general fund of $62,125,286 are up 3.2% compared to the expected 2026 budget to date of $60,174,722 and up 9.1% compared to the 2025 YTD actual of $56,931,567.
- 43.8% of the departments are currently below the 2026 budget to date with expenditures of $60,174,722. The departments ahead of pace are due to payments that were made earlier than in previous years.
- One of the big drivers of the difference between 2025 and 2026 is a larger operating transfer in 2026 for police and fire pension contributions coming from the General Fund.
- 56.2% of the expenditures are currently ahead of the expected 2026 budget to date of $60,174,722; however, the current expenses through June are 46.9% of the total budget expenditures of $132,476,890.

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE FOR ALL FUNDS (Page 9)

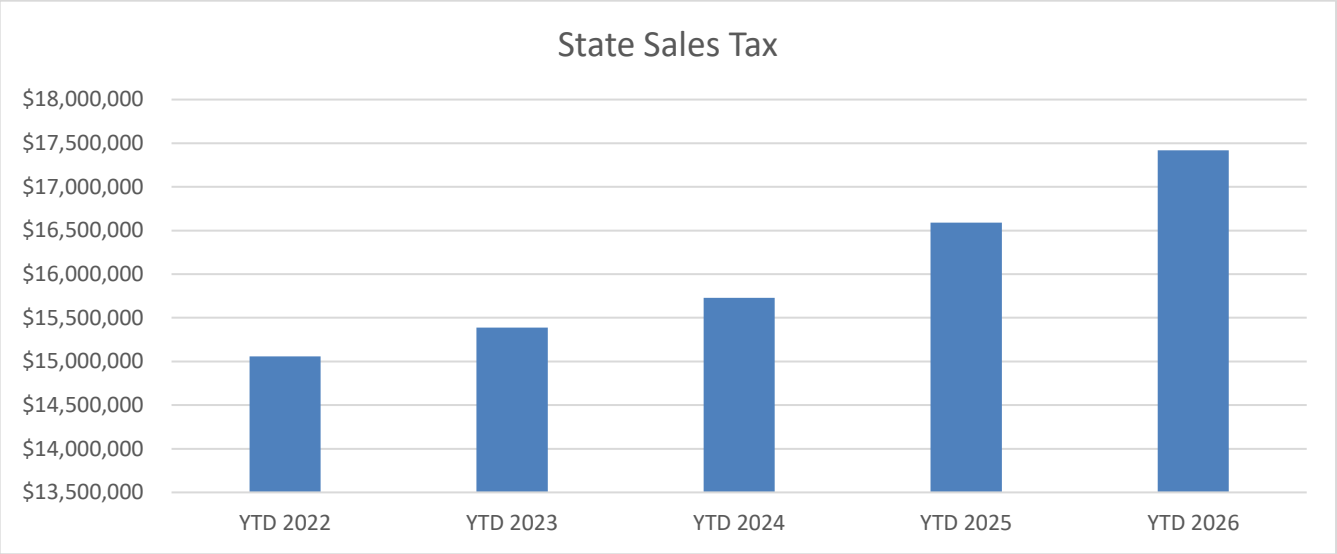
- Revenues for the City are $120.2 million or 3% higher than the expected 2026 YTD budget of $116.4 million.
- Expenses for the City are $128.1 million or 2% lower than the expected 2026 YTD budget of $130.2 million.
- Net income for the City is negative $7.9 million, which is a 5.1% decrease in the prior year's fund ending balance of $156 million.
- Some of the major funds are performing stronger than the expected budget to date.

MAJOR REVENUES ANALYSIS

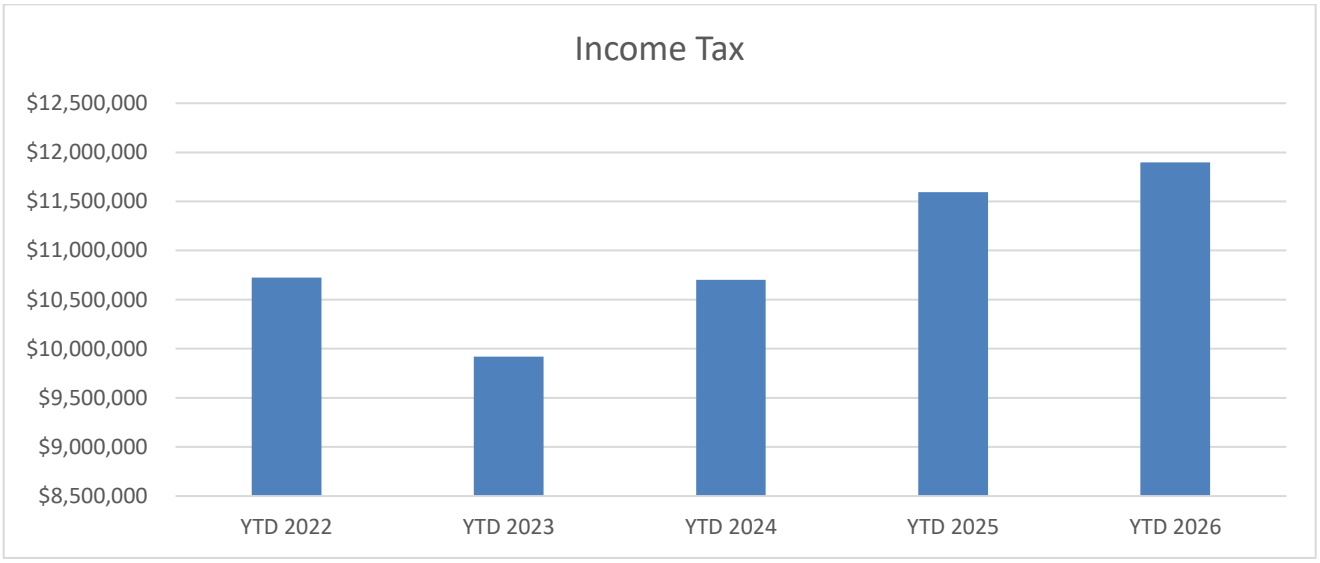
The City has 5 major sources of revenue. Major fluctuations in either of these revenues either positively or negatively have a major impact on the City's bottom line. This is why it is extremely important to track these monthly to see if there are any looming threats. These revenue sources are Property Taxes, Home Rule and State Sales Taxes, Income Tax, and Personal Property Replacement Taxes. Below will include a 5-year trend for each revenue for the month of June. **Note these are presented on a cash basis and not an accrual basis.



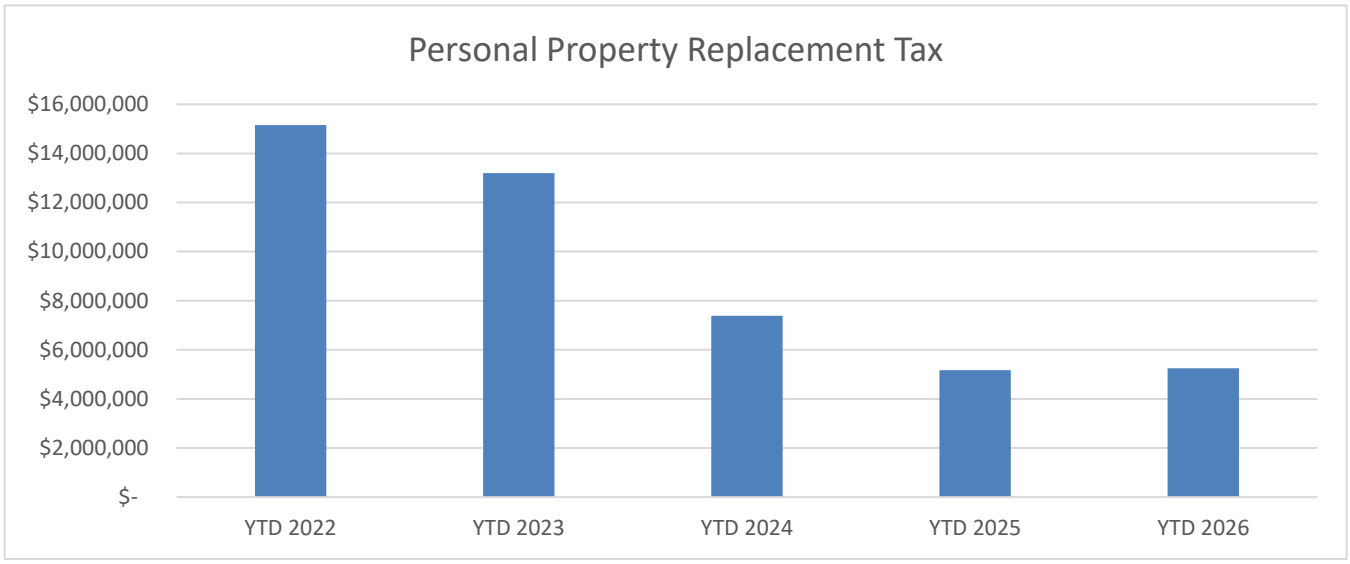
Home Rule Sales Taxes through the month of June are $18,227,750 up from $16,140,060 in 2025. Over the 5-year trend, the lowest year was 2022 at $14,002,372. Those numbers in 2022 were heavily influenced by the pandemic.



State Sales Taxes through the month of June are $17,417,508, up from $16,589,483 in 2025. Over the 5-year trend the lowest year was 2022 at $15,059,288. The important trend is revenues recovered from the pandemic in 2022.



Income Taxes through the month of June are $11,896,878 up from $11,594,054 in 2025. Over the 5-year trend, the lowest year was 2023 at $9,920,605. This was a revenue source that most assumed would be hit harder due to the pandemic but has risen going into 2024.

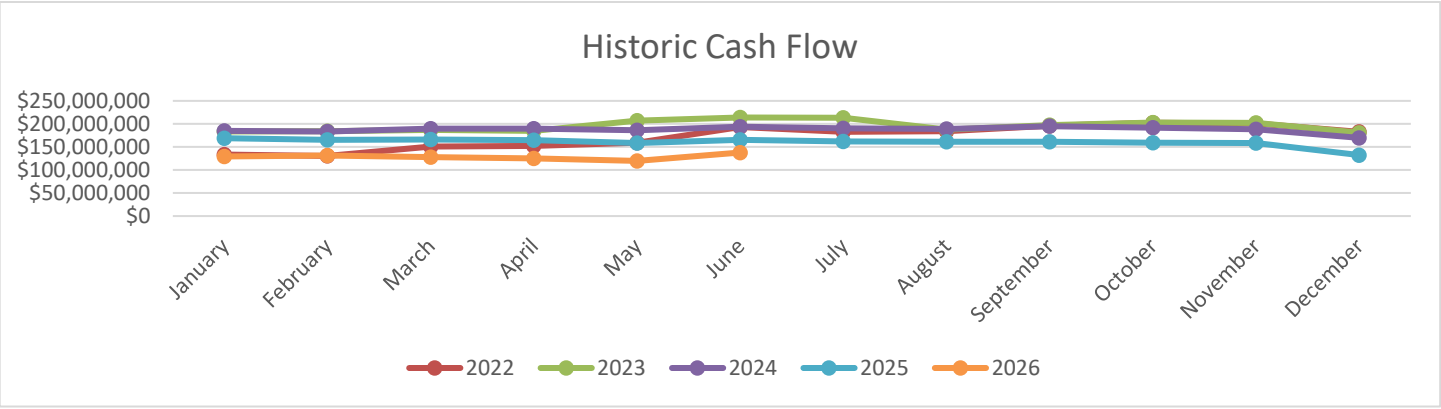


Personal Property Replacement Tax through the month of June $5,243,808 up from $5,176,140 in 2025. Over the 5-year trend the lowest year was 2025 at $5,176,140. This revenue source can be extremely volatile as it is tied to corporate profits as well as the state's distribution formula. The City uses these receipts to pay for a portion of our required contributions for the pension plans. Currently this revenue is above the IML projections.

CASH FLOW

Cash on hand or cash flow is an important indicator of fiscal health for any organization. This shows the ability for the City to meet its obligations as well as available funds to invest. The analysis below will provide for the current month's breakdown of cash on hand as well as a five-year trend of cash flow. Current cash on hand for the month ending June 30, 2026 is as follows:

Bank	Account Type	Amount
Commerce Bank		
	Parking Coin	$ 2,183
Illinois National Bank		
	Treasury Fund	$ 24,178,082
	Treasury Fund - Sweep	$ -
	IHDA-HAFHR	$ 486,546
	IHDA-HAFHR - Sweep	$ -
	IHDA-HRAP	$ 150,000
iPrime - PTMA Financial		
	General Fund	$ 104,814,934
Illinois Funds		
	General Fund	$ -
Peoria Community Bank		
	General Fund	$ 8,247,098
Total		**$ 137,878,843**



The current cash flow is $137,878,843 for the month of June. This is the lowest point in cash flows in the last five years. The months of June and September are normally the high-water marks for the City in terms of cash flow. While the cash flows are at a five-year low, this reduction was expected in the budget process due to planned capital spending. If the budget dips below what is expected the City will need to take extra caution.

INVESTMENT HOLDINGS

iPrime - PTMA Financial			
Maturity Date	**Type**	**Rate**	**Value**
8/7/2026	iPrime Term Series, IL	4.00%	$ 5,000,000
9/21/2026	iPrime Term Series, IL	3.95%	$ 10,000,000
11/10/2026	iPrime Term Series, IL	3.80%	$ 5,000,000
11/15/2026	Treasury Bill	4.08%	$ 3,499,422
12/17/2026	Certificate of Deposit	3.62%	$ 4,962,186
12/17/2026	Certificate of Deposit	3.71%	$ 244,300
12/24/2026	Certificate of Deposit	3.57%	$ 6,500,000
12/31/2026	Treasury Bill	3.81%	$ 4,968,067
3/15/2027	Treasury Bill	3.77%	$ 3,496,131
6/3/2027	iPrime Term Series, IL	3.41%	$ 3,574,658
7/12/2027	iPrime Term Series, IL	3.55%	$ 5,000,000
9/15/2027	Treasury Bill	3.48%	$ 3,605,661
10/6/2027	iPrime Term Series, IL	3.50%	$ 5,000,000
2/18/2028	iPrime Term Series, IL	3.92%	$ 5,000,000
6/15/2028	Certificate of Deposit	4.20%	1,000,000.00
6/16/2028	iPrime Term Series, IL	4.53%	$ 2,400,000
	Money Market	3.51%	$ 35,564,510
Total		3.79%	$ 104,814,934

STATUS OF PEORIA CIVIC CENTER AUTHROITY BRIDGE LOAN

Per City Council request, below is the ongoing status of the Bridge Loan between the City and the Peoria Civic Center Authority (PCCA). This will be updated as loans are made and as payments are made once received by the PCCA from DCEO. As of June 2026, PCCA has paid back their bridge loan in full.

Date	Description	Amount	Amount Outstanding	Cumulative Amount
12/27/2022	Bridge Loan Made	$ 3,036,855.19	$ 3,036,855.19	$ 3,036,855.19
2/28/2023	Payment Received	$ (263,497.75)	$ 2,773,357.44	$ 3,036,855.19
6/16/2023	Payment Received	$ (89,001.76)	$ 2,684,355.68	$ 3,036,855.19
8/17/2023	Bridge Loan Made	$ 6,454,647.72	$ 9,139,003.40	$ 9,491,502.91
9/25/2023	Payment Received	$ (119,685.94)	$ 9,019,317.46	$ 9,491,502.91
2/29/2024	Payment Received	$ (8,100,000.00)	$ 919,317.46	$ 9,491,502.91
8/1/2024	Payment Received	$ (419,317.46)	$ 500,000.00	$ 9,491,502.91
8/27/2024	Payment Received	$ (500,000.00)	$ 0.00	$ 9,491,502.91

Monthly Financial Report
For the Month Ending June 30, 2026
General Fund

REVENUE

Title	2026 Budget to Date	2026 Actual	CY 2026 Budget	CY 2026 Budget Variance	CY 2025 YTD Actual	Prior YR to CY Variance
Local Taxes	$ 19,415,751	$ 17,747,468	$ 59,992,243	-8.6% →	$ 17,350,573	2.3% ↑
Licenses and Permits	$ 1,878,674	$ 2,097,554	$ 3,542,000	11.7% ↑	$ 2,402,764	-12.7% ↓
Fines and Forefeitures	$ 553,831	$ 472,785	$ 1,277,500	-14.6% ↓	$ 669,886	-29.4% ↓
Fees and User Charges	$ 2,775,159	$ 2,207,512	$ 5,163,200	-20.5% ↓	$ 2,552,494	-13.5% ↓
Misc/Other Charges	$ 1,898,768	$ 1,718,727	$ 4,040,000	-9.5% →	$ 2,066,796	-16.8% ↓
Federal Sources	$ 485,958	$ 355,627	$ 1,230,958	-26.8% ↓	$ 910,475	-60.9% ↓
State Sources	$ 17,500,191	$ 18,390,735	$ 56,164,636	5.1% ↑	$ 17,530,527	4.9% ↑
Other Fin Sources	$ 1,011,686	$ 1,024,186	$ 2,123,371	1.2% ↑	$ 297,500	244.3% ↑
Total Revenue	$ 45,520,017	$ 44,014,594	$ 133,533,908	-3.3% →	$ 43,781,017	0.5% ↑

EXPENDITURES

Title	2026 Budget to Date	2026 Actual	CY 2026 Budget	CY 2026 Budget Variance	CY 2025 YTD Actual	Prior YR % to CY Variance
City Council	$ 182,155	$ 189,441	$ 450,965	-4.0% →	$ 181,656	4.3% ↓
City Manager	$ 836,536	$ 740,260	$ 1,775,210	11.5% ↑	$ 945,687	-21.7% ↑
Human Resources	$ 1,709,665	$ 1,443,071	$ 2,991,398	15.6% ↑	$ 1,698,696	-15.0% ↑
Finance	$ 676,155	$ 734,670	$ 1,431,820	-8.7% →	$ 670,864	9.5% ↓
Legal	$ 1,115,650	$ 1,003,207	$ 2,852,687	10.1% ↑	$ 862,892	16.3% ↓
City Clerk	$ 238,004	$ 206,848	$ 481,139	13.1% ↑	$ 207,200	-0.2% →
Information Systems	$ 2,486,947	$ 2,659,594	$ 4,181,100	-6.9% →	$ 1,522,668	74.7% ↓
City Treasurer	$ 226,135	$ 226,737	$ 487,958	-0.3% →	$ 195,915	15.7% ↓
ECC	$ 1,598,621	$ 1,416,203	$ 3,436,731	11.4% ↑	$ 1,441,052	-1.7% →
Community Development	$ 2,774,143	$ 2,502,650	$ 4,440,972	9.8% ↑	$ 2,454,965	1.9% ↓
Police	$ 18,433,045	$ 19,760,406	$ 39,856,085	-7.2% →	$ 18,218,012	8.5% ↓
Fire	$ 13,067,693	$ 13,516,053	$ 28,108,142	-3.4% →	$ 13,059,723	3.5% ↓
Public Works	$ 6,970,545	$ 7,198,173	$ 16,148,926	-3.3% →	$ 6,661,678	8.1% ↓
Diversity and Inclusion	$ 148,875	$ 111,593	$ 315,756	25.0% ↑	$ 112,481	-0.8% →
Culture and Recreation	$ 4,516,232	$ 5,107,214	$ 15,129,359	-13.1% ↓	$ 4,393,429	16.2% ↓
Operating Transfers	$ 5,194,321	$ 5,309,167	$ 10,388,642	-2.2% →	$ 4,304,648	23.3% ↓
Total Expenditures	$ 60,174,722	$ 62,125,286	$ 132,476,890	-3.2% →	$ 56,931,567	9.1% ↓

Monthly Financial Report
For the Month Ending June 30, 2026
Statement of Revenues, Expenditures, and Change in Fund Balance

	Revenue			Expenditures			Net			
Fund Name	YTD Budget	YTD Actuals	Budget to Actual Variance	YTD Budget	YTD Actuals	Budget to Actual Variance	Beginning Fund Balance	YTD Actual	Ending Fund Balance	% Fund Balanace
General	$ 45,520,017	$ 44,014,594	-3%	$ 60,174,722	$ 62,125,286	3%	47,171,650.76	$ (18,110,692)	$ 29,060,959	22%
Library	$ 5,213,239	$ 5,570,495	7%	$ 3,834,947	$ 4,256,277	11%	6,790,366.79	$ 1,314,217	$ 8,104,584	71%
CDBG/HOME	$ 1,400,000	$ 1,120,505	-20%	$ 1,400,000	$ 1,120,505	-20%	(512,354.08)	$ -	$ (512,354)	-26%
State MFT	$ 2,300,575	$ 2,267,617	-1%	$ 1,570,000	$ 258,774	-84%	22,045,133.13	$ 2,008,844	$ 24,053,977	417%
Refuse	$ 5,582,878	$ 5,709,539	2%	$ 4,865,048	$ 4,699,151	-3%	(1,985,375.07)	$ 1,010,388	$ (974,987)	-9%
Sewer	$ 4,402,113	$ 6,880,019	56%	$ 4,472,826	$ 5,938,797	33%	12,443,829.58	$ 941,222	$ 13,385,052	114%
Tourism Reserve	$ 201,673	$ 239,604	19%	$ 188,047	$ 565,235	201%	$ 346,889	$ (325,631)	$ 21,258	4%
SSAs	$ 661,281	$ 435,732	-34%	$ 424,611	$ 442,058	4%	$ (795,151)	$ (6,326)	$ (801,477)	-52%
Capital	$ 3,156,576	$ 7,742,171	145%	$ 9,833,507	$ 10,136,274	3%	$ 2,189,143	$ (2,394,103)	$ (204,961)	-1%
Local MFT	$ 2,267,911	$ 2,654,142	17%	$ 2,194,333	$ 892,379	-59%	$ 5,528,380	$ 1,761,763	$ 7,290,143	168%
Downtown Conservation TIF	$ 381,607	$ 397,900	4%	$ 373,588	$ 107,936	-71%	$ -	$ 289,964	$ 289,964	36%
Downtown Stadium TIF	$ 52,762	$ 56,640	7%	$ 46,541	$ 58,045	25%	$ (3,814)	$ (1,405)	$ (5,219)	-5%
Eagleview TIF	$ 91,151	$ 104,965	15%	$ 104,692	$ 18,282	-83%	$ 75,436	$ 86,683	$ 162,119	77%
East Village TIF	$ 831,340	$ 451,212	-46%	$ 23,764	$ 411,466	1631%	$ 5,637,638	$ 39,746	$ 5,677,384	303%
Hospitality TIF	$ 569,044	$ 799,635	41%	$ 547,166	$ 626,046	14%	$ (3,040,702)	$ 173,589	$ (2,867,112)	-124%
PeoriaCorp	$ 38,995	$ 100,365	157%	$ 58,722	$ 105,475	80%	$ 140,935	$ (5,109)	$ 135,825	141%
South Village TIF	$ 163,612	$ 150,674	-8%	$ 192,893	$ 1,212	-99%	$ 1,642,794	$ 149,462	$ 1,792,256	466%
Warehouse TIF	$ 643,599	$ 1,248,358	94%	$ 392,168	$ 1,330,296	239%	$ 5,637,638	$ (81,938)	$ 5,555,701	292%
War Memorial TIF	$ 14,275	$ 30,113	111%	$ 750	$ -	-100%	$ 76,359	$ 30,113	$ 106,473	14196%
Medina TIF	$ 26,717	$ 152,775	472%	$ -	$ -	0%	$ 238,390	$ 152,775	$ 391,165	522%
Distillery TIF	$ 12,141	$ 16,097	33%	$ -	$ 2,115	0%	$ 31,244	$ 13,982	$ 45,226	0%
Galena Road TIF	$ 10,599	$ 23,576	122%	$ -	$ -	0%	$ 28,886	$ 23,576	$ 52,461	0%
Riverfront	$ 159,761	$ 143,268	-10%	$ 133,357	$ 144,422	8%	$ (280,098)	$ (1,153)	$ (281,252)	-78%
Healthcare	$ 9,034,562	$ 7,920,773	-12%	$ 8,228,066	$ 9,065,025	10%	$ (2,843,012)	$ (1,144,253)	$ (3,987,264)	-22%
IMRF	$ 2,094,254	$ 2,197,033	5%	$ 1,891,770	$ 1,943,985	3%	$ (2,016,156)	$ 253,047	$ (1,763,108)	-43%
Solid Waste	$ 240,855	$ 119,521	-50%	$ 215,480	$ 259,237	20%	$ 72,327	$ (139,716)	$ (67,389)	-14%
FICA/Medicare	$ 1,122,021	$ 1,124,182	0%	$ 1,422,518	$ 1,480,849	4%	$ 865,405	$ (356,667)	$ 508,739	17%
Police/Fire Pension	$ 20,680,476	$ 17,830,640	-14%	$ 20,012,630	$ 13,740,964	-31%	$ 4,193,531	$ 4,089,677	$ 8,283,207	21%
OPEB	$ 670,289	$ 643,990	-4%	$ 726,686	$ 726,686	0%	$ 35,188,833	$ (82,695)	$ 35,106,138	N/A N/A
Storm Water Utility	$ 8,848,171	$ 9,963,991	13%	$ 6,872,494	$ 7,607,561	11%	$ 17,090,918	$ 2,356,430	$ 19,447,348	108%
Total All Funds	**$ 116,392,495**	**$ 120,159,327**	**3%**	**$ 130,201,325**	**$ 128,064,339**	**-2%**	**$ 155,959,065**	**$ (7,905,011)**	**$ 148,054,054**	**46%**

City Council Communication

Meeting Date: August 11, 2026
Department: Legal

File Number: 26-189

Subject: 26-189 Communication from the City Manager and Corporation Counsel to Approve a Lease Agreement Renewal for the Parking Lot at Hamilton and Madison between the City of Peoria and Heartland Parking.

Background - Describe the Impact if This Is Approved or Denied:

This item will be withdrawn.

The City has leased the lot at Hamilton and Madison to Heartland Parking on a month-to-month basis since the renovation of the Hotel Pere Marquette in 2012. In order to accommodate parking for the adjacent Madison and Main Hotel and restaurants under development, Heartland will invest in automation equipment for the parking facility. This investment generated interest in a 10-year lease with options for month-to-month extensions thereafter. If the lease is terminated prior to the end of the initial term, the City will reimburse Heartland for the investment in automation equipment on a prorated basis.

Financial Impact:

Lease revenue will be realized by the City in the amount of $43,200.00 annually for years 1 - 5 of the lease, with an increase to $48,000.00 in years 6 - 10 of the lease.

Neighborhood Concerns:

None

Recommendation supports the following Strategic Plan Priorities:

Downtown Development, Quality of Life.

EEO Certification Number:

Attachments:

1.	Heartland Parking Lot Lease Madison and Hamilton 2026

PARKING LEASE AGREEMENT

CITY OF PEORIA & HEARTLAND PARKING

This lease made and entered into this ____ day of _____, 2026, by and between CITY OF PEORIA, and Illinois Municipality, hereinafter referred to as "City", and Heartland Parking Inc., and Illinois corporation authorized to do business in the State of Illinois with its principal place of business at 108 SW Madison Ave., Peoria, Illinois 61602, hereinafter referred to as "Heartland."

RECITALS

WHEREAS, the City is the owner of an off-street, at-grade, surface public parking lot at the corner of Hamilton Blvd and Madison Ave (hereinafter "parking lot") in the City of Peoria, Illinois;

WHEREAS, the City desires to lease the parking lot at the terms described below to Heartland to manage as a public parking lot;

WHEREAS, Heartland agrees to install parking gates at a cost of an estimated $45,000.00 at Heartland's expense to allow for the public to park at hourly rates in the parking lot;

WHEREAS, the City agrees to grant Heartland the right of first refusal in the event City decides to sell the parking lot within the term of this Lease Agreement;

NOW, THEREFORE, in consideration of these premises and of the mutual promises and agreements hereinafter set out, the parties hereto agree as follows:

1. **DEFINITIONS**
    a. Parking gates are defined as an automated parking access control system or ticketed parking gate system that regulates the entry and exit of vehicle access to the parking lot. Upon entry, the parking gate system issues a ticket, records the entry time, and tracks the duration of the vehicle's stay in the parking lot. When exiting, the system calculates the parking time and can charge a fee, validate access permissions, or enforce time limits before automatically opening the gate.
    b. Annual rent is defined as the amount of money paid by Heartland to City for the use of the parking lot.
    c. Maintenance or maintain is defined as using reasonable means to keep the parking lot clean and free of litter, debris, vegetation, snow, ice, or other material impacting the use and enjoyment of the parking lot by parkers. This also includes making sure parking gates are operational and any costs associated with keeping parking gates operational.
    d. Repairs or repair is defined as any repair, restoration, replacement, resurfacing, reconstruction, improvement, alteration, rehabilitation, or corrective work of any kind relating to the parking lot.

e. CPI is defined as the Consumer Price Index for All Urban Consumers, U.S. City Average, All Items, as published by the U.S. Bureau of Labor Statistics, or any successor index thereto.

2. PARKING LOT DESCRIPTION

a. The parking lot is an off-street, at-grade, surface public parking lot at the corner of Hamilton Blvd and Madison Ave that is owned by the City.
b. Exhibit A to this Parking Lease Agreement specifically describes all parcels contained in this Lease Agreement.
c. The parking lot currently has a total of ninety-eight (98) parking spots all accessible for public parking.

3. TERM

a. This Lease shall last for a term of ten (10) years starting on the date of this Lease's execution.
b. After the expiration of the initial term, the lease shall continue on a month-to-month basis, with either party having the right to terminate upon the giving of thirty (30) days' written notice.

4. RENT & PAYMENT

a. **Rent:** Heartland agrees to pay to City annual rent of $43,200.00 payable in monthly installments of $3,600.00 in years one (1) through five (5) and $48,000.00 in years six (6) through ten (10) payable in monthly installments of $4,000.00, commencing on the effective date of this lease and payable on the first day of each month thereafter for the remaining term of this agreement.

   Heartland will provide the City (per agreement with the Illinois Department of Transportation) sixty-four (64) spaces on the lot and will be credited $3,200.00 for years one thru five and $3,500.00 in years six (6) through ten (10). Monthly payments in years one (1) through five (5) will be $400.00 per month and years six (6) through ten (10) will be $500.00 per month.
b. **Method of Payment:** The City will mail to Heartland a thirty (30) day invoice for the previous month's rent on the first day of each month or on the next business day if the first of the month falls on a weekend or holiday. Rent shall be paid by check or other method approved by the City Treasurer's Office. Payments shall be made to the City Treasurer's Office.
c. **Prorated Rent:** If this Lease begins or terminates during a month, the monthly rent shall be prorated. In the event of this Lease Agreement terminating in the middle of a billing cycle, the City will send Heartland an invoice for the prorated amount of rent at the time of termination.
d. **Late Payment:** Heartland may make payment within the thirty (30) day invoice period to be considered timely. In the event Heartland makes a late payment, a penalty of $100.00 will be added to the next bill cycle.

5. LIABILITY INSURANCE

a. Heartland agrees to carry public liability insurance and property damage insurance for the parking lot in adequate amounts and name the City as an additional insured.
b. Heartland shall provide a copy of certificate of insurance naming the City as an additional insured to the City Legal Department by mail to 419 Fulton Street, Suite 403, Peoria, Illinois 61602 at the time of executing this Lease Agreement.
c. Heartland shall provide updated copies of the certificate of insurance to the City Legal Department when necessary.
d. Heartland shall immediately notify described in Paragraph 10 of this Lease Agreement in the event Heartland no longer is able to comply with this liability insurance requirement.
e. Heartland shall require their public liability insurance and property damage insurance provider to provide notice of cancellation, termination, or nonrenewal to the City.

6. INDEMNIFICATION

a. **Indemnification:** To the fullest extent permitted by applicable law, Heartland shall indemnify, defend, and hold harmless City and City's officers, directors, members, managers, employees, agents, successors, and assigns from and against any and all claims, demands, causes of action, liabilities, damages, judgments, losses, fines, penalties, costs, and expenses, including reasonable attorneys' fees and court costs, arising out of or relating to:
    i. Heartland's use, occupancy, possession, maintenance, or operation of the parking lot;
    ii. Any act, omission, negligence, or misconduct of Heartland or Heartland's employees, agents, contractors, invitees, guests, licensees, or subtenants;
    iii. Any injury to persons, including death, or damage to property occurring on or about the parking lot during the Term; and
    iv. Any violation of law, regulation, ordinance, permit, or governmental requirement by Heartland.
b. **Defense of Claims:** Upon written notice from City of any claim subject to this Section, Heartland shall promptly assume defense of such claim with counsel reasonably acceptable to City and shall pay all costs associated with such defense.
c. **Exceptions:** Heartland shall not be required to indemnify or hold harmless the City and its officers, directors, members, managers, employees, agents, successors, and assigns to the extent a claim is finally determined by a court of competent jurisdiction to have resulted from the gross negligence or willful misconduct of the City.
d. **Survival:** The obligations contained in this Section shall survive the expiration or termination of this Lease Agreement.

7. **MAINTENANCE & REPAIRS**
    a. **Maintenance:** Heartland agrees to maintain the parking lot during the Term and return the parking lot to the City at the expiration of this Lease Agreement in as good a condition as at the execution of the Lease Agreement, reasonable wear and tear excepted.
    b. **Repairs:** The City agrees to repair the parking lot during the Term. Heartland agrees to notify the City about potential needed repairs in the event Heartland believes the parking lot needs repairs.

8. **TERMINATION**
    a. **Termination:** This Lease Agreement shall not automatically terminate upon the expiration of the initial Term and shall follow terms of Paragraph 3 in the event neither City nor Heartland terminates the Lease Agreement at the expiration of the initial Term.
    b. **Termination for Default:** If Heartland fails to perform any obligation required under this Lease Agreement, including the payment of rent when due, and such failure continues for thirty (30) days after written notice from City specifying the default, City may terminate this Lease by written notice to Heartland. Upon termination, Heartland shall immediately surrender possession of the parking lot to City. Heartland shall pay City the prorated amount of rent, following the same payment conditions in Paragraph 4(c) of this Lease Agreement, for the time while in possession before the termination within ten (10) days of the termination. In the event City needs to take legal action to pursue unpaid rent payments, then Heartland agrees to pay City for any legal costs associated with such action.

9. **NOTICE**
    a. **Notice:** All notices, demands, requests, consents, and approvals required or permitted under this Lease Agreement shall be in writing and shall be deemed fully given when either personally delivered or deposited with the USPS, certified mail, return receipt requests, postage prepaid.
    b. **Notice to City:** Notices for the City shall go to the City Legal Department at 419 Fulton St. Suite 403, Peoria, Illinois 61602 with a copy addressed to the City Manager.
    c. **Notice to Heartland:** Notices to Heartland shall be addressed to Charlie Greer and sent by mail to Heartland's principal place of business at 108 SW Madison Ave, Peoria, Illinois 61602.

10. **PARKING GATES**
    a. **Heartland Investment:** Heartland agrees to invest an expected $45,000.00 into the installation of parking gates. This investment will be solely funded by Heartland.

b. **Reimbursement:** City shall not be required to reimburse Heartland for this investment unless this Lease Agreement is terminated by City prior to the end of the reimbursement schedule outlined in paragraph 11 subparagraph c.
c. **Reimbursement Amount:** In the event Lease Agreement is terminated by City, then City agrees to reimburse Heartland for the investment of the parking gates at the described amounts:
    i. If terminated by City within one (1) calendar year of execution of this Lease Agreement, then 100% of the investment costs.
    ii. If terminated by City within two (2) calendar years of execution of this Lease Agreement, then 80% of the investment costs.
    iii. If terminated by City within three (3) calendar years of execution of this Lease Agreement, then 60% of the investment costs.
    iv. If terminated by City within four (4) calendar years of execution of this Lease Agreement, then 40% of the investment costs.
    v. If terminated by City within five (5) calendar years of execution of this Lease Agreement, then 20% of the investment costs.
    vi. If terminated by City after five (5) calendar years of execution of this Lease Agreement, then 0% of the investment costs.
d. **Parking Gate Removal:** Parking gates shall remain on the parking lot after the termination of this Lease Agreement and be subject to the control and ownership of City.

11. <u>RIGHT OF FIRST REFUSAL</u>

a. **Right of First Refusal:** During the term of this Lease Agreement and any extensions thereof, if City receives a bona fide written offer from a third party to purchase or otherwise acquire all or any portion of the parking lot upon terms acceptable to City, City shall first provide written notice to Heartland of the material terms of such offer. Heartland shall have thirty (30) days following receipt of such notice to elect, by written notice to City, to enter into a transaction with City upon substantially the same terms and conditions as those contained in the third-party offer.
b. **Execution of Right of First Refusal:** In the event Heartland timely exercises its Right of First Refusal, the Parties shall execute the necessary agreement within thirty (30) days thereafter. This agreement shall be prepared by Heartland and provided to City in a timely manner.
c. **Failure to Execute Right of First Refusal:** In the event Heartland fails to timely exercise its Right of First Refusal, City shall be free to complete the transaction with the third party on terms that are not materially more favorable to the third party than those offered to Heartland. If the proposed transaction is not completed within one hundred and eighty (180) days after Heartland's failure to exercise its Rights of First Refusal, or if the terms of the proposed transaction are materially modified in favor of the third party, the Right of First Refusal shall again apply.

d. **Assign:** The Right of First Refusal shall not be assigned from Heartland to any third party without approval from City.

12. MISCELLANEOUS

a. In the event the parking lot is deemed taxable for purposes of local property taxes, then the City of Peoria will pay these taxes.
b. Heartland will be responsible for the remittance of any State of Illinois parking excise tax.
c. Heartland shall not allow the parking lot to be used as a place to store vehicles that have been left or abandoned for more than seven (7) in the parking lot. Heartland shall notify the Peoria Police Department if they have reason to believe a vehicle has been left or abandoned for more than seven (7) days in the parking lot with evidence for such notification.
d. Heartland shall not store any hazardous materials or materials in violation of any rules or regulations of a governmental entity like the Illinois Environmental Protection Agency. Heartland shall be fully responsible for the immediate removal of any materials from parking lot on due notice.
e. City shall be responsible for the maintenance of any utilities on and for the parking lot.
f. This lease shall not be assigned, nor shall any part of the premises be sub-leased without the written consent of the City first obtained except for parking or related uses.
g. City may inspect the parking lot at any time.
h. This Lease Agreement does not create a partnership, joint venture, or agency relationship between the City and Heartland.
i. This is the entire Agreement between Heartland and the City related to the Lease of the parking lot and any modifications must be made in writing and agreed to by both Heartland and the City.
j. Any disputes under this Lease Agreement shall be governed by the laws of the State of Illinois and disputed in the Peoria County Courthouse.

IN WITNESS WHEREOF, the City and Heartland have executed this Lease Agreement as of the day and year first written above.

APPROVED:

City of Peoria, A Municipal Corporation

By:_____

City Manager

Heartland Parking, Inc.

By:_____

Its:_____
Title

City Council Communication

Meeting Date: August 11, 2026
Department: Community Development

File Number: 26-195

Subject: 26-195 Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Deny an Amendment to the Existing Special Use Ordinance No. 13,807, as Amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to Allow the Modification of an Existing Off-Premises Sign to Add Electronic Messaging for the Property Located at 8103 N Knoxville Avenue (Parcel Identification Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL. (Council District 5)

Background - Describe the Impact if This Is Approved or Denied:

The petitioner, Abigail Cousert of Adams Outdoor Advertising, on behalf of Store Master Funding VIII, requests an amendment to the existing Special Use Ordinance No. 13,807, as amended, in a Class C2 (Large Scale Commercial) District. The purpose of the amendment is to allow the modification of an existing off-premises sign to add electronic messaging.

In 2007, this site received waivers allowing relocation of the off-premises sign from another non-conforming property (the Avanti's Property) to the current non-conforming location. The current location was, and remains, nonconforming due to its proximity to residences and its failure to meet the required minimum separation distance. At that time, the City Council imposed a specific condition prohibiting electronic multiple-message displays. The prohibition balanced the applicant’s business needs with the need to protect adjacent residential areas from additional negative visual impacts. The decision was consistent with the intent of the Sign Ordinance, which aims to ensure that signage is compatible with its surroundings and appropriate for the uses it supports. Residential proximity continues to pose concerns, and introducing electronic multiple-message signage would intensify impacts the City Council previously determined were unacceptable.

The Planning & Zoning Commission found that the request, Case PZ 219-2026, did not meet the Findings of Fact and voted 6-0 to deny the request.

Additional details are provided in the attached Planning & Zoning Commission case packet and draft meeting minutes.

Financial Impact:

N/A

Neighborhood Concerns:

None expressed at the Planning & Zoning Commission hearing.

Recommendation supports the following Strategic Plan Priorities:

Quality of Life and Reinvest in Neighborhoods

EEO Certification Number:

N/A

Attachments:

1.	PZ 219-2026 Case Packet
2.	PZ 219-2026 Draft Meeting Minutes

PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Josh Naven)

DATE: July 2, 2026

CASE NO: PZ 219-2026

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Abigail Cousert for Adams Outdoor Advertising, on behalf of Store Master Funding VIII, to amend an existing Special Use Ordinance No. 13,807, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the modification of an existing off-premises sign to add electronic messaging for the property located at 8103 N Knoxville Avenue (Parcel Identification Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL (Council District 5)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner, Abigail Cousert for Adams Outdoor Advertising, requests an amendment to an existing Special Use for a shopping center to allow the modification of an existing off-premises sign to add electronic messaging at 8103 N Knoxville Avenue.

The proposal and required performance standards are described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	Development Review Board (DRB) Comment
Parking, Access & Circulation	Existing site includes a paved 180 space parking lot with entrances on Knoxville Avenue.	None	The site shall provide hard surfaced parking which is compliant with UDC Section 8.1. Existing disabled space signage is dilapidated or missing and striping is faded. A portion of the parking lot is dilapidated and requires maintenance. Existing parking lot striping is faded and must be restriped.
Mechanical & Utility Screening	Existing site does not contain any unscreened mechanical or utility units.	None	Code compliant screening will be required if any items are added to the site.
Landscaping	Existing site has 5 parking lot trees present and multiple shrubs in the front yard.	None	The C2 zoned site has a front yard along Knoxville Avenue. The existing yard is only 13 feet deep and can be increased to meet the 20-foot depth requirement. There are no trees in the front yard. Parking Lot Landscaping does not comply with the required 180 points. Additional parking lot islands are required for more tree plantings. Parking Lot Perimeter Landscaping is also required. No overall landscaping plan was provided for a compliance review of the site.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	Development Review Board (DRB) Comment
Buffers & Screening	Existing site is developed to almost all property lines.	None	The site does not require any buffer yards. Any refuse areas shall be screened.
Signs	Existing site has two freestanding signs and one off-premises freestanding sign.	None	The existing on-premise freestanding signs do not meet the required 250-foot separation. The existing off-premises freestanding sign does not meet the 250-foot separation requirement from residentially zoned property. The sign is currently 123 feet from residential property.
Exterior Lighting	Existing site includes parking lot and site lighting	None	Any new outdoor lighting will require the submittal of a photometric plan for review.
Setbacks, Yards, Build To	Existing structure built with a 300 foot setback along Knoxville Avenue. Existing parking lot built with a 13-foot setback.	None	The parking lot does not comply with the 20-foot front yard setback. The front drive aisle of the parking lot is a two way aisle and can be reduced to meet this yard requirement since the parking lot is one way access for all parking spaces.
Height	Existing 1 story structure.	None	The building height complies with the maximum height allowed in the C2 District.
Sidewalks	Existing site has no sidewalks along Knoxville Avenue.	None	Knoxville Avenue is a State of Illinois Route and any sidewalk installation would rest with the Illinois Department of Transportation.

BACKGROUND

Property Characteristics

The overall site is zoned C2 (Large Scale Commercial) District with an established shopping center special use. The property is surrounded on the north and south by C-2 (Large Scale Commercial) District, to the west by C-2 (Large Scale Commercial) District and I1 (Industrial/Business Park) District and to the east by R-2 (Single-Family Residential) District.

History

In 1994, a Special Use permit was approved which allowed for a shopping center. This special use was amended in 2002 to allow the construction of the drive-through coffee building and amended in 2003 to allow a rooftop sign on the coffee building. The existing off-premises sign was moved to this property from the Avanti's site to the north in 2007 with waivers to the minimum 500-foot separation from residentially zoned property. The property changed classification in 1990 due to an ordinance rewrite.

Date	Zoning
1931 - 1958	Not in City
1958 - 1963	Not in City
1963 - 1990	I1 (Industrial Park)
1990 - Present	C2 (Large Scale Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	No	The off-premises sign is still only 123 feet away from residential zoning classifications and the conditions of the site remain as they were in 2007 when the digital sign prohibition was approved.
No injury to other property nor diminishment to property values	No	The off-premises sign is still only 123 feet away from residential zoning classifications and the conditions of the site remain as they were in 2007 when the digital sign prohibition was approved.
No impediment to orderly development	Yes	None
Provides adequate facilities	No	Parking; Yards; Landscaping and Freestanding Sign separations are non-compliant and must be rectified before approving this special use. Additionally, the off-premises sign is still only 123 feet away from residential zoning classifications and the conditions of the site remain as they were in 2007, when the digital sign prohibition was approved.
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Parking; Yards; Landscaping and Freestanding Sign separations are non-compliant and must be rectified before approving this special use. Additionally, the off-premises sign is still only 123 feet away from residential zoning classifications and the conditions of the site remain as they were in 2007, when the digital sign prohibition was approved.
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	
City Council Strategic Plan Goals	Quality of Life	

DEVELOPMENT REVIEW BOARD RECOMMENDATION

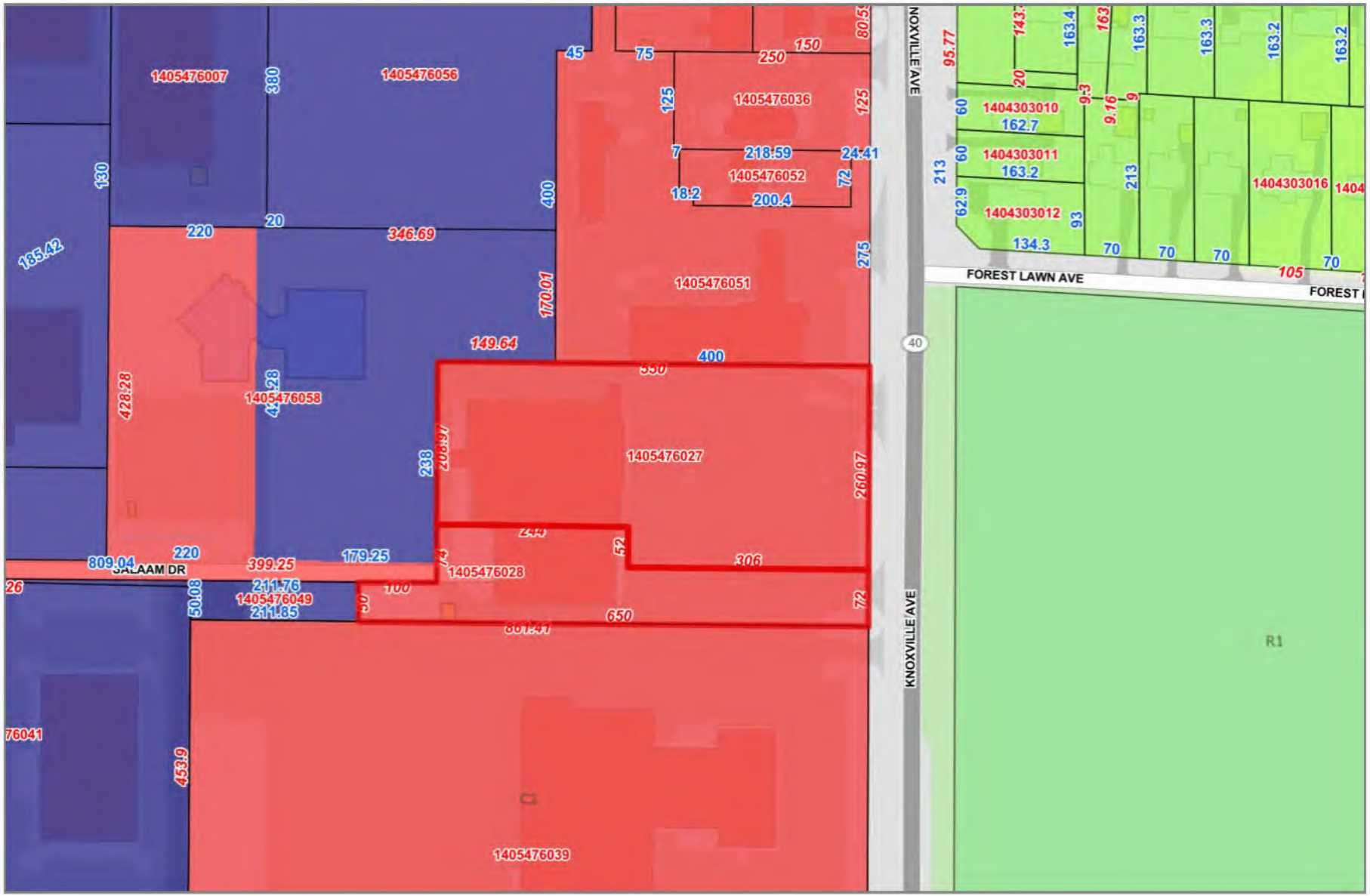
The Development Review Board recommends DENIAL of the special use request. In 2007, the site received waivers for the sign relocation from an existing non-conforming property to the current non-conforming site, with the explicit condition that electronic multiple message displays would not be allowed. The City Council adopted this prohibition to support the applicant's business needs while also safeguarding adjacent residential areas from additional impacts. This decision was consistent with the intent of the Sign Ordinance, which seeks to ensure that signs are compatible with their surroundings and appropriate for the businesses they serve. The impacts on nearby residential properties persist today and would be intensified by the introduction of an electronic multiple message sign, which the City Council has expressly prohibited.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meetings all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Applicant's Submittals
5. Photos
6. Previous Special Use

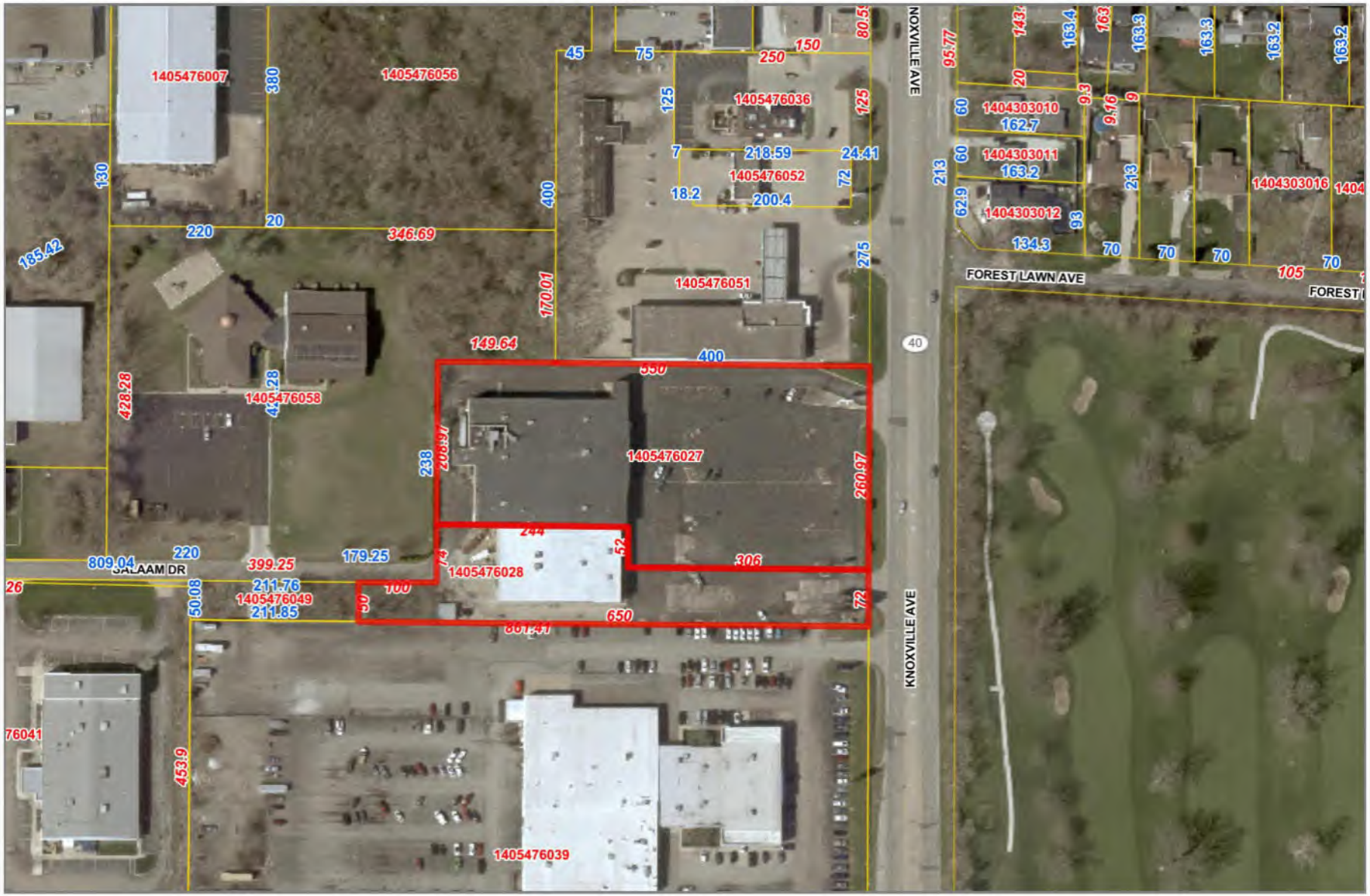
Peoria County, IL



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 200 feet
6/25/2026

Peoria County, IL



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 200 feet
6/25/2026

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CITY OF PEORIA

City of Peoria Development Center
419 Fulton St., Room 203
Peoria, IL 61602-1217
PH: (309) 494-8600 FX: (309) 494-8680
www.peoriagov.org

PLANNING AND ZONING COMMISSION APPLICATION

Date Received: _____ Initials: _____

Project Number: _____ Case Number: _____

1. TYPE OF REQUEST *(Check all that apply and see pages 2 & 3 for required submittals)*

- ☐ a) Map Amendment (Rezoning)- *Site Plan not required*
  - Current Zoning District: _____
  - Proposed Zoning District: _____
- ☐ b) Text Amendment
- ☑ c) Special Use
- ☐ d) Nonconforming Use Change
- ☐ e) Special Permit Signs
  - ☐ (i): Local Sign Regulation/Shopping Center Signs
  - ☐ (ii): Special Permit (Inflatable, Off-Premise or Rooftop Signs)
- ☐ f) Official Development Plan
- ☐ g) Preliminary / Final Subdivision Plat / Survey Plat
- ☐ h) Residential Cluster Development
- ☐ i) Annexation

2. PROPERTY INFORMATION *(Complete for All Request Types)*

a) Address(es): 8103 N Knoxville Ave Peoria IL 61615
Attach additional sheets if necessary

b) Parcel ID Number(s): 14-05-476-028
Attach additional sheets if necessary

c) Parcel Area (acres or square feet): _____ d) Current Zoning District: C2

3. SPECIAL USE AND NONCONFORMING USE CHANGE DEVELOPMENT INFORMATION *(Complete for Request Types c, d, e, f & h)*

a) Use: Static billboard / Digital billboard
Existing Use / *Proposed Use*

b) Building Area (square feet): 672 c) Building Height (feet): 24ft

d) Parking Spaces Provided: _____ / _____ Parking Required: _____ / _____
Total Accessible Spaces / *Total Regular Spaces* *Total Accessible Spaces* / *Total Regular Spaces*

e) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

4. SUBDIVISION AND OTHER PLAN DEVELOPMENT INFORMATION *(Complete for Request Types g, h & i)*

a) Type of Development: ☐ Single-Family Detached ☐ Single-Family Attached ☐ Multi-Family ☐ Other Development *(Describe Below)*

b) Plat/Plan Name: _____ c) Number of Lots/Units: _____ d) Number of Duplex Lots: _____

e) Fire District: _____ f) School District: _____ g) Library District: _____

h) Are Private Streets Proposed?: _____ i) Is the Project Within City Limits?: _____ j) Type of Sewer Provided: _____

k) If Not, Has Project Been Submitted to the County?: _____ l) Requested Waivers and Additional Information (Attach additional sheet as needed):

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

5. OWNER INFORMATION – *REQUIRED*

Adams Outdoor Advertising — *Name*

Adams Outdoor Advertising — *Company*

911 SW Adams St Peoria, IL 61602 — *Address, City, State, ZIP+4*

217-898-0591 — *Phone*

Fax

[redacted] — *Email*

Abigail Cousert (Jun 3, 2026 09:11:43 CDT)

Signature of Owner

6. APPLICANT INFORMATION – *if different from owner*

Name

Company

Address, City, State, ZIP+4

Phone

Fax

Email

Signature

7. REPRESENTATIVE OF APPLICANT –*engineer, architect, attorney or other, if applicable*

Name

Company

Address, City, State, ZIP+4

Phone

Fax

Email

Applicant's Interest in Property:

- ☐ *Contractor*
- ☐ *Contract Purchaser*
- ☐ *Other*_____

Send Correspondence To: *Select <u>one entity</u> to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.*

- ☐ *Owner*
- ☐ *Applicant*
- ☐ *Representative of Applicant*

8. SUBMITTAL REQUIREMENTS

Initial by each item to indicate the item is complete or is included with the application. ***All items listed must be provided!***

FOR ALL APPLICATIONS:

_____ Completed Application -- *Illegible or Incomplete applications* ***will not*** *be accepted.*

_____ Filing Fee:

Map Amendment (Rezoning)	**$0**
Downzone to Comprehensive Plan	**$0**
Annexation	**$0**
Text Amendment	**$0**
Special Use, Official Development Plans, Special Signs	**$250 per requested waiver**
Residential Cluster Development	**$0**
Subdivision Plat	**$0**
Survey Plat	**$0**

_____ All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.

LEGEND

- BOUNDARY OF SURVEY
- EXISTING RIGHT OF WAY LINE
- CENTERLINE OF ROAD
- FOUND RIGHT OF WAY MARKER
- IRON MONUMENT FOUND
- LIGHT POLE
- TS — TRAFFIC SIGNAL HANDHOLE
- ELECTRIC METER
- T — ELECTRICAL TRANSFORMER
- STROM SEWER INLET
- C — LEADER TO GEODETIC LAT. AND LONG. COORDINATES
- 1.0' — DIMENSION LINE

POINT	LAT (N XX.XXXXXX)	LONG (W -XX.XXXXXX)
A	40.785854	-89.602878
B	40.785834	-89.602706
C	40.785820	-89.602706
D	40.785800	-89.602870

** GEODETIC LAT. AND LONG. COORDINATES WERE CONVERTED FROM NAD83 IL STATE PLANE WEST ZONE (1202) COORDINATES USING THE ONLINE NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT) @ https://geodesy.noaa.gov/NCAT/. NAVD88 IS THE REFERENCED VERTICAL DATUM FOR THIS DRAWING.

THERE ARE NO OFF PREMISE SIGNS LOCATED WITHIN A 400 FT. DISTANCE OF THE PROPOSED SIGN LOCATION POINTS A, B, C & D AS SHOWN HEREON ALONG KNOXVILLE AVENUE (IL. ROUTE 40).

GENERAL NOTES:

THIS DRAWING IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE 1202.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

EXISTING BILLBOARD IS PLACED ON PIN 14-05-476-028.

IT IS NOT INTENDED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

SITE/SIGN ELEVATIONS:

CENTERLINE OF KNOXVILLE AVENUE ELEVATION = 781.7'±

SIGN BASE ELEVATION = 781.8'±

TOP OF SIGN ELEVATION = 819.8'±

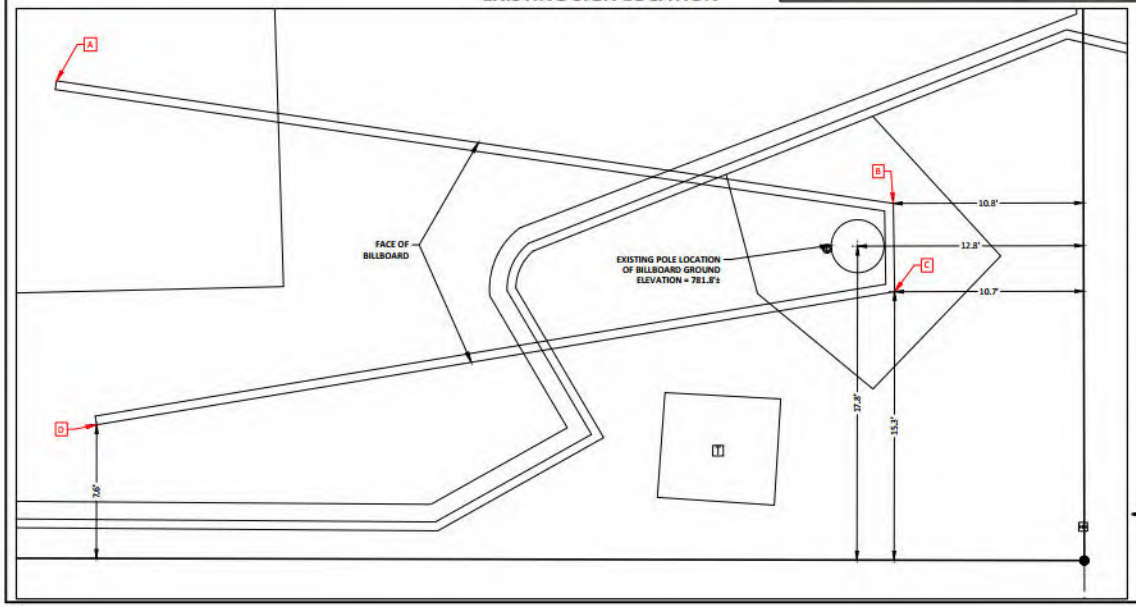
JUSTIN B. MALEC
PROFESSIONAL LAND SURVEYOR, STATE OF ILLINOIS No. 035.003871 WASHBURN, ILLINOIS
ILLINOIS

BY:
JUSTIN B. MALEC
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3871
MALEC LAND SURVEYING, PLLC. (309) 472-0731
208 S. FRANCIS STREET, WASHBURN, IL. 61570
[redacted]

LICENSE EXPIRES NOVEMBER 30, 2026



EXISTING SIGN LOCATION



N
SCALE 1" = 5'

EXHIBIT PLAT

DIMENSIONAL DIGITAL MESSAGE BOARD LAYOUT PLAN

A PART OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

FOR: ADAMS OUTDOOR ADVERTISING
8103 N. KNOXVILLE AVENUE, PEORIA, IL. 61615

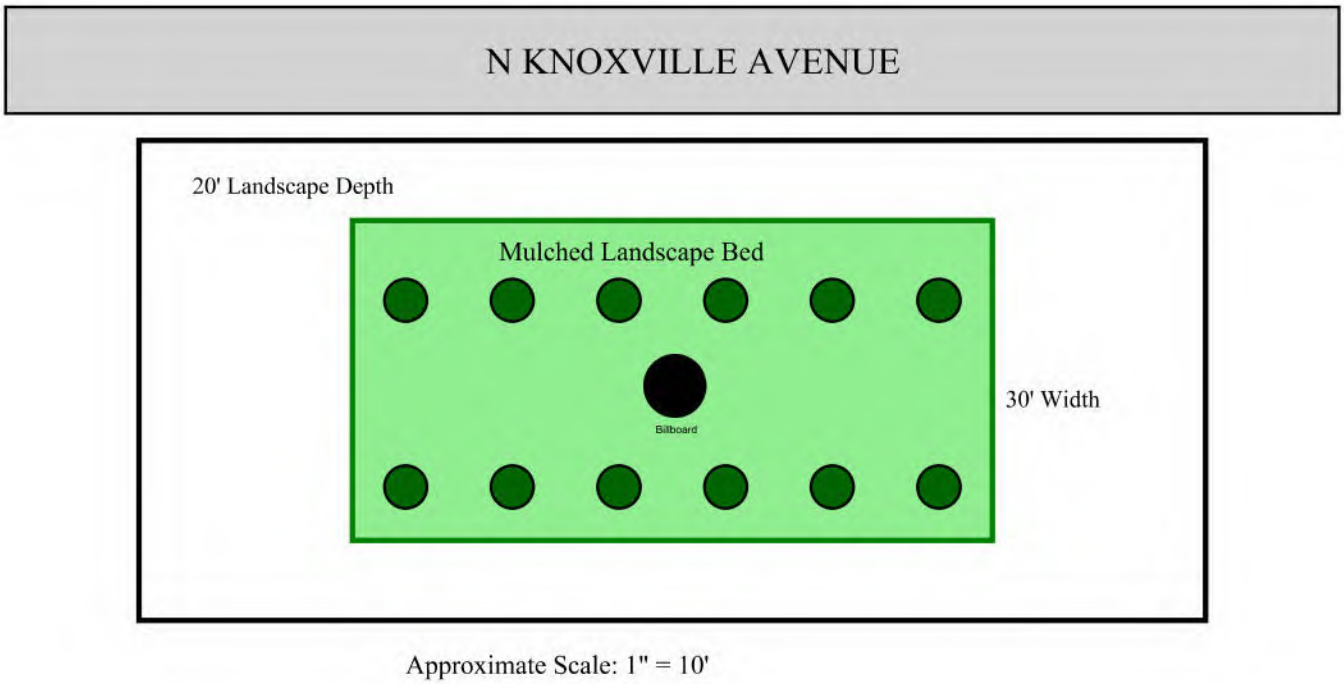
SURVEYED: JBM
DRAWN: KH
CHECKED: JBM
DATE: 04/08/26
PROJECT #: 26-78
REVISED:
SHEET 1 OF 1

Malec LAND SURVEYING
208 S. FRANCIS STREET, WASHBURN, ILLINOIS, 61570
License No. 184-009208

Landscape Compliance Plan
8103 N. Knoxville Ave., Peoria, IL

This landscape plan has been prepared for the billboard location at 8103 N. Knoxville Ave., Peoria, Illinois. The proposed landscaping is designed to comply with the City of Peoria Article 16 Landscape Regulations using an Alternative Compliance approach without trees.

Scaled Landscape Site Plan



Approximate Scale: 1" = 10'

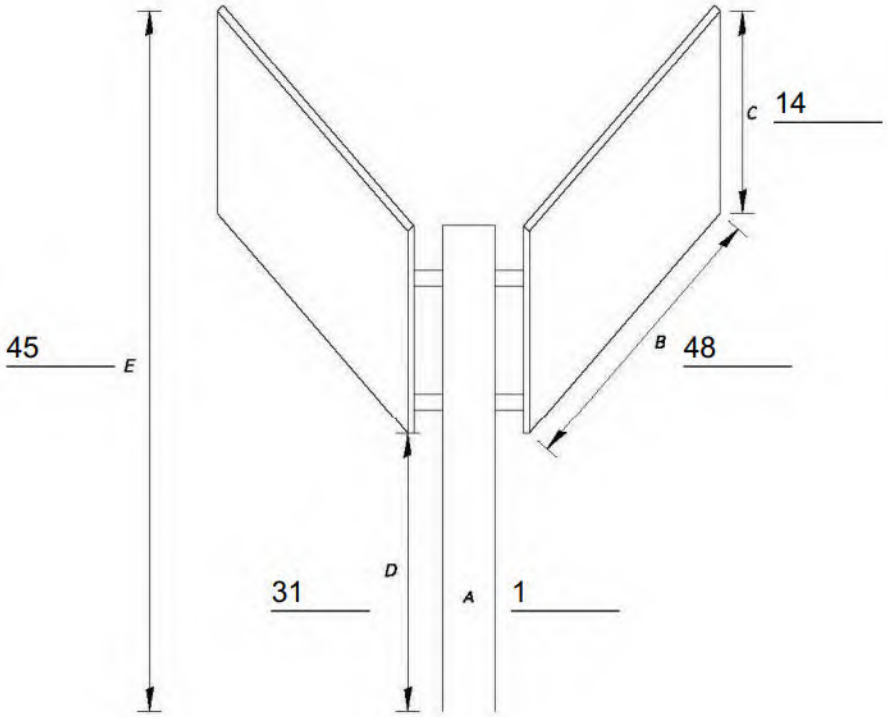
Plant Schedule

Plant Type	Quantity	Points Each	Total Points
Evergreen Shrubs (3 Gallon)	8	3	24
Ornamental Grasses	12	N/A	N/A
Mulch Bed	Approx. 720 SF	N/A	N/A

Landscape Compliance Summary

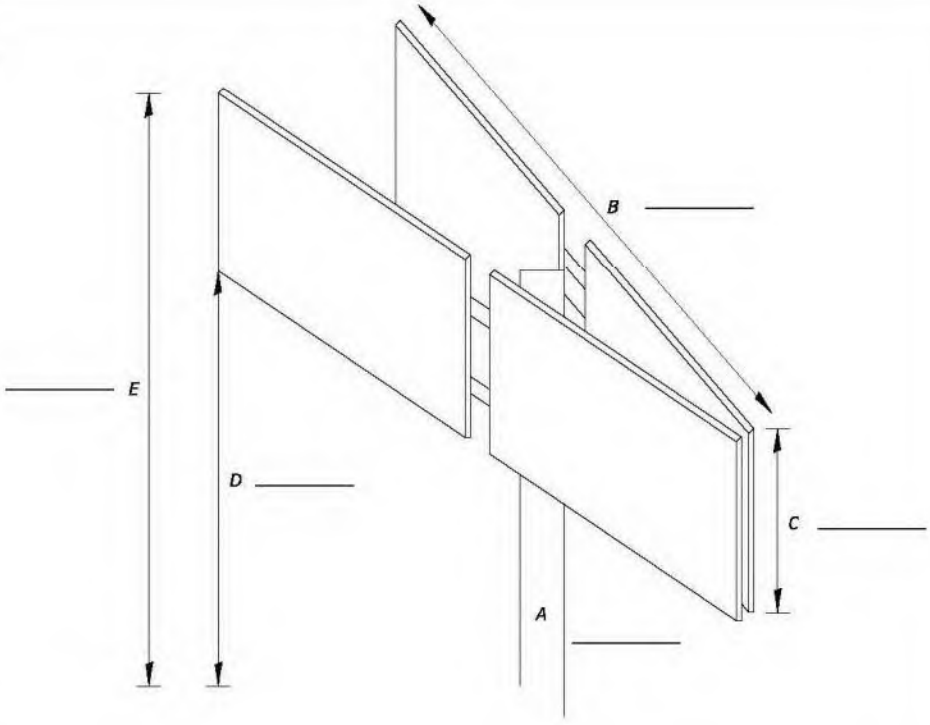
Estimated required landscape points: 20 points Total points provided: 24 points Landscape plan submitted under Article 16.5 Alternative Compliance No trees proposed due to billboard visibility and maintenance constraints All disturbed areas to be seeded or mulched in accordance with City requirements Evergreen shrubs to be maintained at approximately 3-5 feet in height

Configuration (5)
2 Panel V-Type



A = Number of Vertical Supports
B = Sign Face Width
C = Sign Face Height
D = Height to Bottom Molding
E = Height to Top of Sign

Configuration (6)
4 Panel V-Type Side-by-side



A = Number of Vertical Supports
B = Sign Face Width
C = Sign Face Height
D = Height to Bottom Molding
E = Height to Top of Sign

IDOT OUTDOOR ADVERTISING: CONFIGUATION SKETCHES

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Re: Use of SITELINE digital display at 8103 Knoxville Ave

To whom it may concern,

Media Resources Inc. has been engaged by Adams Outdoor to review and assess the lighting impact of the proposed digital billboard installation at 8103 Knoxville Ave. This document will describe the lighting impacts of our VISIONiQ SITELINE digital billboards in this specific application, and further commit a maximum luminance value of the display as observed from the nearby light-sensitive areas.

Background on Media Resources Digital Display Ambient-Aware Brightness Controls

During dusk, dawn, or cloudy days, the operation of the digital display according to ambient light readings is the ideal way to maintain a glare-free, light-trespass free image. Media Resources digital billboards are all equipped with factory-mounted dual photocell sensors that are redundant and capable of reading ambient brightness even if one unit suffers a hardware failure. The ambient brightness to output brightness response curves have been carefully developed into a standard to provide good readability on the display while keeping in line with the brightness of the overall visual context.

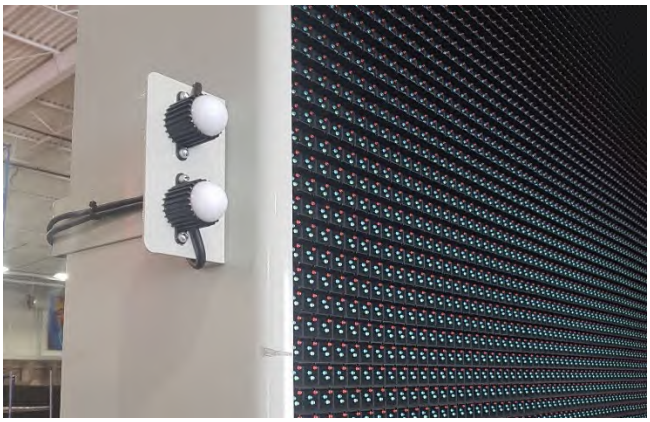


Figure 1. Media Resources standard - dual ambient brightness measuring photocells for hardware redundancy

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During night-time, brightness control becomes critical as the digital billboards must be operated at a small percentage of its maximum brightness in order to avoid glare or light trespass. Media Resources endeavors to have the most comprehensive system of safeties and traceability for night-time brightness management. The proposed digital billboards are well equipped with modern brightness controls. Besides the redundant photocells above, a number of secondary fail-safes are also implemented including a communications watchdog (automatic reduction to night-time brightness in the event of a communication loss), and failback to a location/season aware time-based schedule in the event of catastrophic photocell system failure. With these safety features in place, it becomes extremely unlikely for the digital billboard to operate at high brightness levels at night.

Additionally, the Media Resources Network Operations Centre can monitor brightness and recall brightness history for traceability. See Figure 2 and Figure 3 below on our internal control system for configuring brightness and recalling brightness history.

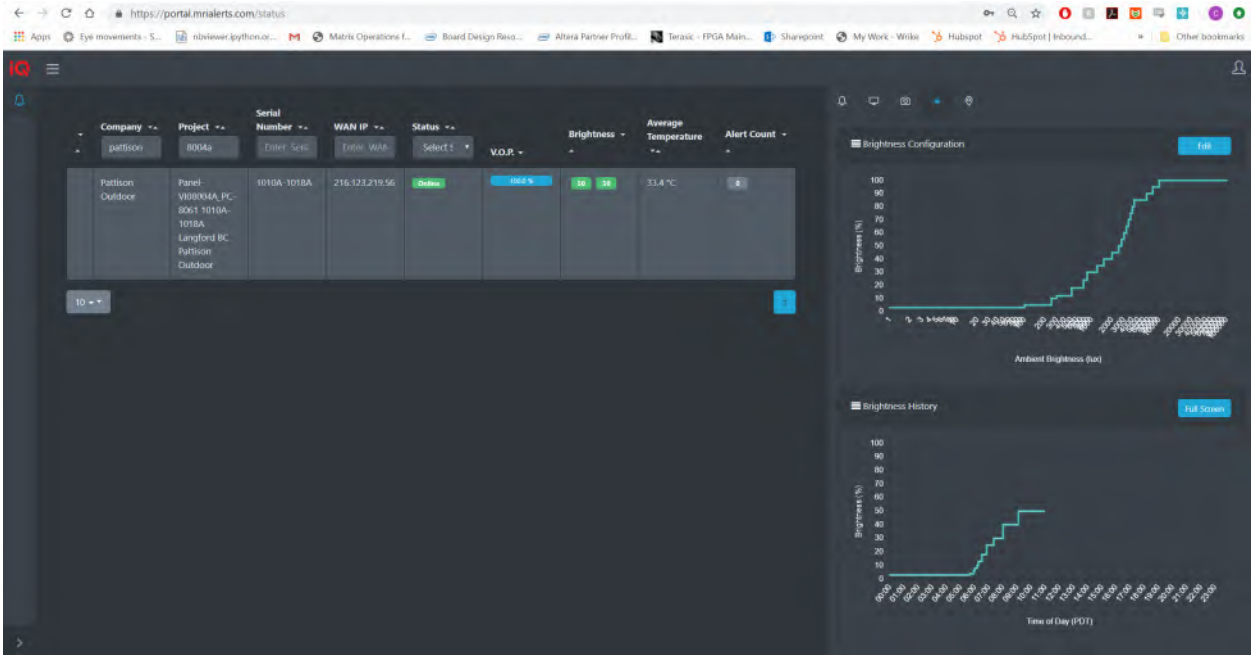


Figure 2. Media Resources web portal showing brightness configuration and history of the current day

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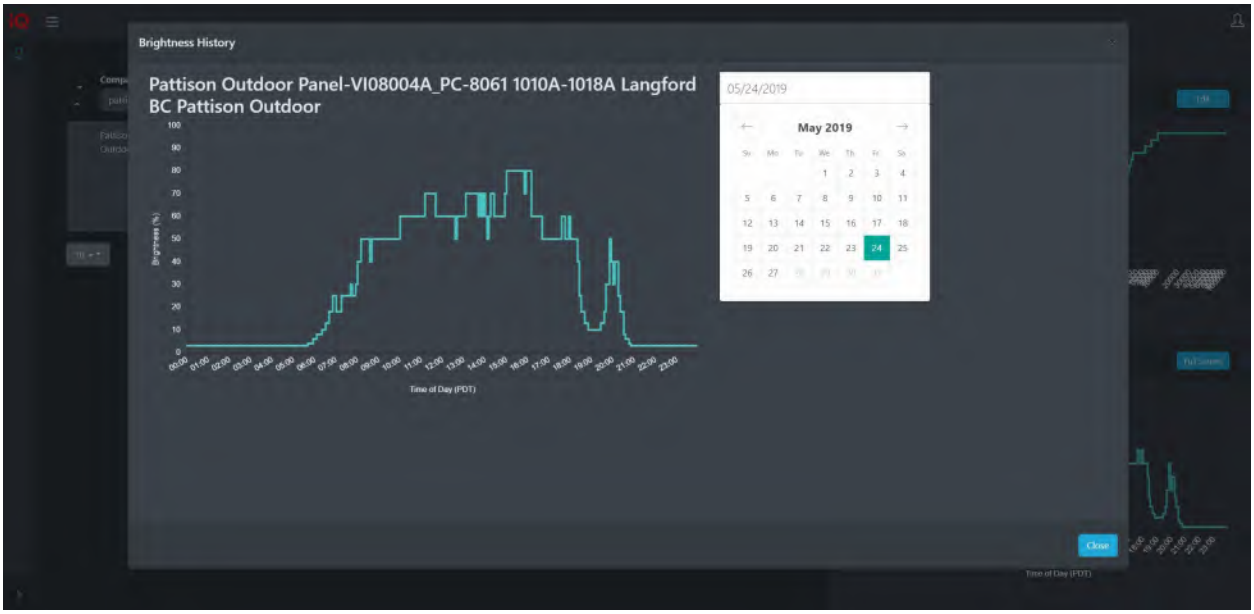


Figure 3. Media Resources web portal showing brightness history of any selected previous date. Brightness history data is logged indefinitely on Media Resources servers.

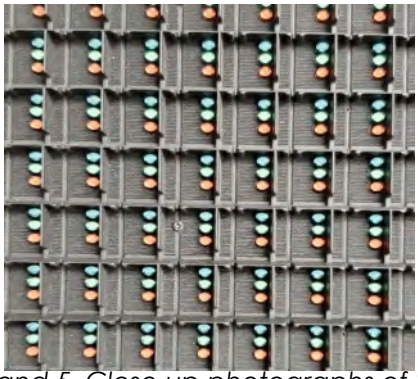
SITELINE and Site Specific Considerations

Media Resources Inc. invented the SITELINE product specifically to address the issues surrounding individual areas where light emission into nearby areas is undesirable.

The SITELINE system employs a patent-pending mechanical baffle system similar to luminaire baffles to eliminate all projection of light from the Light Emitting Diodes (LEDs) into a "protected region". As a result, the protection is physical (See Figure 4 and 5) – reliable, permanent, and not the outcome of any programming or settings.

For a video reference of the effectiveness of the Media Resources SITELINE product, please see https://vimeo.com/365082755. In the many applications of SITELINE deployed across North America, I can affirm that we have never received a single brightness complaint after installation.

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Figures 4 and 5. Close up photographs of SITELINE module face viewed from front (left) and from side (right). Note the red, green and blue diode lenses are directly visible from front direction but are obscured behind baffles viewed from the side.

Media Resources commits to the effectiveness of this light restriction technology when deployed at 8103 Knoxville Ave.

We have calculated the expected illuminance impact to surrounding areas of concern, shown in Figure 6, along with a table showing fc values at various distances and angles from the face of the display. Media Resources guarantees that the display will operate within 20% of illuminance impact calculated below. If approved and constructed, we can provide on-site lighting measurements to confirm correct installation and light restriction performance.

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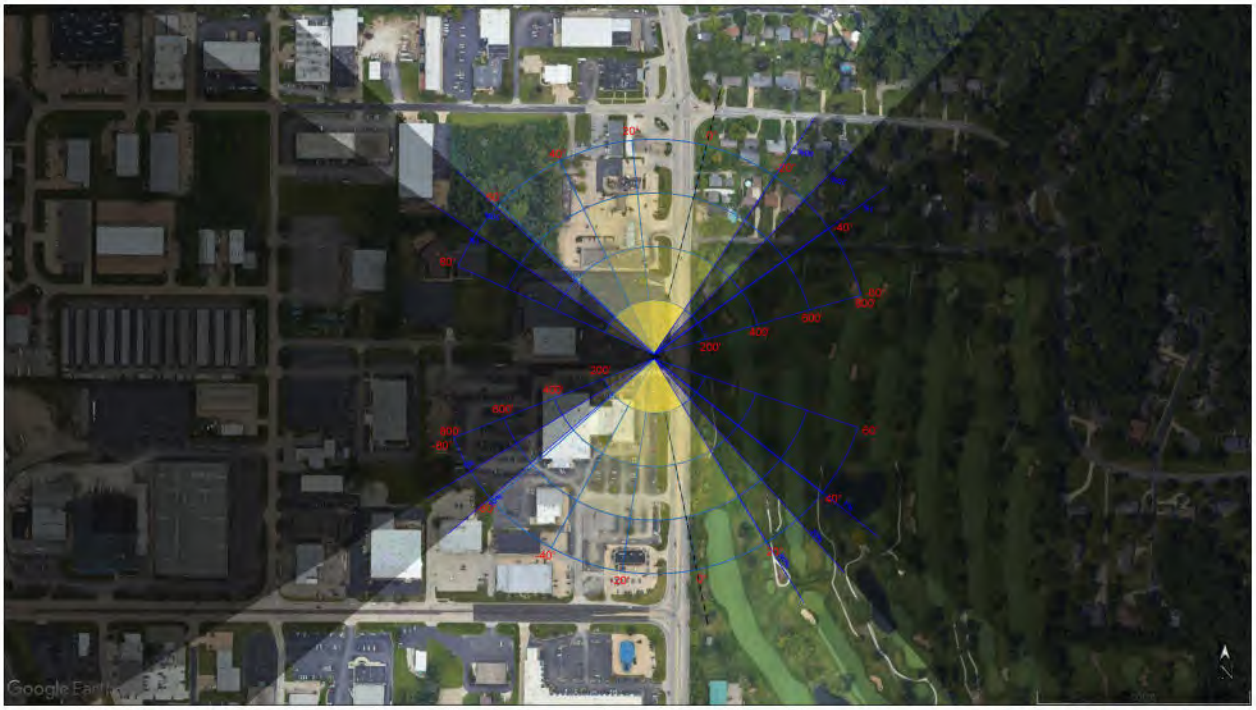


Figure 6. Site satellite photo overlay of distances and angles from proposed digital billboard site, corresponding to calculated illuminance figures in fc provided in Table 1.

Site Calculations - 14' x 48' 300 NITS Right Blocking									
Measurement Angle									
Distance (ft)	-80°	-60°	-40°	-20°	0°	20°	40°	60°	80°
200'	0.037fc	0.122fc	0.276fc	0.375fc	0.398fc	0.346fc	0.006fc	0.002fc	0.001fc
400'	0.010fc	0.032fc	0.074fc	0.100fc	0.107fc	0.093fc	0.001fc	0.001fc	0.000fc
600'	0.004fc	0.015fc	0.033fc	0.045fc	0.048fc	0.042fc	0.001fc	0.000fc	0.000fc
800'	0.003fc	0.008fc	0.019fc	0.026fc	0.027fc	0.024fc	0.000fc	0.000fc	0.000fc

Site Calculations - 14' x 48' 300 NITS Left Blocking									
Measurement Angle									
Distance (ft)	-80°	-60°	-40°	-20°	0°	20°	40°	60°	80°
200'	0.001fc	0.002fc	0.006fc	0.346fc	0.398fc	0.375fc	0.276fc	0.122fc	0.037fc
400'	0.000fc	0.001fc	0.001fc	0.093fc	0.107fc	0.100fc	0.074fc	0.032fc	0.010fc
600'	0.000fc	0.000fc	0.001fc	0.042fc	0.048fc	0.045fc	0.033fc	0.015fc	0.004fc
800'	0.000fc	0.000fc	0.000fc	0.024fc	0.027fc	0.026fc	0.019fc	0.008fc	0.003fc

Table 1. Site calculations in fc based of MRI VIQ Siteline 16.67 Blocking Module.

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mediaresources.com

We are always committed to the responsible application of LED digital technology and are happy to engage with regulatory stakeholders at any time. Please feel free to contact us if you have any questions.

Sincerely,

Anthony Knight
Product Implementation Specialist
Media Resources Inc.
(289) 289-0035
[redacted]


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CAR WASH





ORDINANCE NO. 16,204

AN ORDINANCE AMENDING ORDINANCE NO. 13,807 BY AMENDING THE EXISTING SPECIAL USE IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR A SHOPPING CENTER, BY APPROVING A SPECIAL USE PERMIT FOR AN OFF-PREMISE FREESTANDING SIGN FOR THE PROPERTY LOCATED AT 8103 N KNOXVILLE AVENUE, PEORIA, ILLINOIS

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale Commercial) District; and

WHEREAS, said Zoning Commission has been petitioned to grant an amendment to the existing Special Use as directed by Section 2.15 of the Permanent Zoning Ordinance of the City of Peoria; and

WHEREAS, said Zoning Commission held a public hearing on October 4, 2007, with respect to said petition, which hearing was held pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law.

WHEREAS, said Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That amendment to an existing Special Use is hereby granted to include a shopping center, by approving a special use permit for an off-premise freestanding sign for the following described property:

PARCEL I:
A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 5; THENCE SOUTH 2 DEGREES 09 MINUTES WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 849.60 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES EAST, A DISTANCE OF 2209.30 FEET; THENCE SOUTH 2 DEGREES 07 MINUTES WEST, A DISTANCE OF 175.0 FEET; THENCE NORTH 87 DEGREES 39 MINUTES WEST, A DISTANCE OF 45.0 FEET; THENCE SOUTH 2 DEGREES 07 MINUTES WEST, A DISTANCE OF 400.0 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 87 DEGREES 39 MINUTES EAST, A DISTANCE OF 400.49 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE #88; THENCE

SOUTH 2 DEGREES 05 MINUTES 44 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE #88, A DISTANCE OF 260.97 FEET; THENCE NORTH 87 DEGREES 39 MINUTES WEST, A DISTANCE OF 306 FEET; THENCE NORTH 2 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 52 FEET; THENCE NORTH 87 DEGREES 39 MINUTES WEST, A DISTANCE OF 244 FEET; THENCE NORTH 2 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 208.97 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES EAST, A DISTANCE OF 149.51 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA STATE OF ILLINOIS. (CONTAINING 3.004 ACRES)

PARCEL II:
A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 5; THENCE SOUTH 02°-09' WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 849.60 FEET; THENCE SOUTH 87°-39' EAST, A DISTANCE OF 2,209.30 FEET; THENCE SOUTH 02°-07' WEST, A DISTANCE OF 175.0 FEET; THENCE NORTH 87°-39' WEST, A DISTANCE OF 45.0 FEET; THENCE SOUTH 02°-07' WEST, A DISTANCE OF 400.0 FEET; THENCE SOUTH 87°-39' EAST, A DISTANCE OF 400.49 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE # 88; THENCE SOUTH 02°-05'44" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE # 88, A DISTANCE OF 260.97 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 02°-05'-44" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE # 88, A DISTANCE OF 72.00 FEET; THENCE NORTH 87°-39'-00" WEST, A DISTANCE OF 650.00 FEET; THENCE NORTH 02°-05'-44" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 87°-39'-00" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 02°-05'-44" EAST, A DISTANCE OF 74.00 FEET; THENCE SOUTH 87°-39'-00" EAST, A DISTANCE OF 244.00 FEET; THENCE SOUTH 02°-05'-44" WEST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 87°-39'-00" EAST, A DISTANCE OF 306.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.315 ACRES, MORE OF LESS, SITUATED IN PEORIA COUNTY AND STATE OF ILLINOIS.

Per the submitted Site Plan Attachment "A" and the following conditions:

1) Waiver to allow the off-premise sign 123 feet from residential zoned property instead of the required 500 feet.
2) The billboard at 8511 N Knoxville Avenue must be removed prior to the installation of the proposed billboard.
3) Use of this billboard sign as an electronic multiple-message sign of any design is prohibited.

Section 2. All provisions of the Permanent Zoning Ordinance of the City of Peoria with respect to Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to the amended Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS 23rd DAY OF OCTOBER, 2007.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

NORTH KNOXVILLE AVENUE
ILLINOIS ROUTE 40
FOREST AVENUE
ORDINANCE NO. 16,204
Attachment "A"

With no public testimony presented, the public hearing was closed at 1:10 PM.

Commissioner Heard read the Findings of Facts.

Motion:
Commissioner Ghareeb made a motion to APPROVE with staff's conditions; seconded by Commissioner Heard.

The motion was approved unanimously by voice vote 6 to 0.

PZ 219-2026
Hold a Public Hearing and forward a recommendation to City Council on the request of Abigail Cousert for Adams Outdoor Advertising, on behalf of Store Master Funding VIII, to amend an existing Special Use Ordinance No. 13,807, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the modification of an existing off-premises sign to add electronic messaging for the property located at 8103 N Knoxville Avenue (Parcel Identification Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL (Council District 5)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request. The Development Review Board recommends denial.

Commissioner Ghareeb asked if any of the existing signs on the property will be removed. Mr. Naven stated that the only current request is to add digital signage to the existing billboard. Mr. Naven stated that if approval is recommended by the Commission, then all the conditions in the memo would need to be added to the site to bring the property up to current standards.

Petitioner, Josh Henson, presented the case. Mr. Henson stated that digital billboard technology was still in its infancy when the Special Use was first granted in 2007, and that the state had no regulations for them at the time either. Mr. Henson stated that this is no longer the case, and that the technology allows for much more flexibility in what can be done with a digital billboard. Mr. Henson stated that there is now technology that allows digital billboards to track the environment around them and adjust their brightness to match the level of light outside, and they will turn off if there is anything wrong with them.

Mr. Henson stated that placing a digital billboard will allow businesses in the area to advertise and increase their revenues, which would in turn increase payroll and taxes.

Mr. Henson stated that this would not be the only digital billboard in the area. Mr. Henson stated that there is one to the south that runs motion video which is closer to the residential area than the subject property is. Mr. Henson stated that the area itself is commercial in nature, and that the sign is not going to be within a residential neighborhood.

Commissioner Heard asked if the petitioner considered the cost or effectiveness of making the property compliant based on the recommendations of the DRB. Mr. Henson stated that from what he understands it's mainly in regard to an on-premise sign that needs to be moved, and that he would be willing to look into moving it. Mr. Henson stated that he is sure there would be a cost to it, and that the lease holder for the site would need to agree with that as well.

Commissioner Unes asked if there was any possibility for the petitioner to work with the City to try and negotiate something. Mr. Henson stated that they are open to discussion options.

Chairman Martin asked if this is just regarding the side facing the north. Mr. Henson stated that this would be for both sides of the sign. Chairman Martin asked if the signs turn off at a specific time of

night. Mr. Henson stated no, but they run at a much lower intensity at night, and the light would not change much for the area when other businesses lit signs are considered.

Mr. Naven stated that the new billboard technology issue is understood, but the petitioner's submittal for the range of viewability for the sign would still impact the nearby residential area to the north off of Knoxville Ave. Mr. Naven stated that business in the area already have multiple other ways to advertise, all of which do not require a digital billboard. Mr. Naven stated that the intent of the sign ordinance is to reduce the impact on users of the public way and to avoid the crowding of multiple signs, which this property already has due to its current non-conformities.

Commissioner Ghareeb asked how long the arms are on the sign. Mr. Henson stated that the sign is 14 ft. tall by 48 ft wide. Mr. Naven stated that the sign is 1344 square ft. Mr. Henson stated that the sign is 672 square ft. per side, and the size is the industry standard for Peoria.

Chairman Martin stated that City Council was attempting to protect the people that live in the nearby residential area and asked if Mr. Henson would live in a home with that sign close by. Mr. Henson stated that he drove by that area earlier and there is only one property that looks like it could be residential, and it still looks like a business. Mr. Naven stated that the property is not a business property.

Commissioner Ghareeb asked if there is a possibility to make the B-length shorter, so it does not project as much. Mr. Henson stated yes, but the angle toward the road is also facing the residential area. Mr. Henson stated that they do not want to decrease it to where it cannot be seen from the road, since that would defeat the purpose of having a sign there in the first place.

Chairman Martin asked if it was possible for the digital billboard to only be on the south-facing side of the sign or if this a situation where that would not be advantageous. Mr. Henson stated that he would be willing to have the amended Special Use just be for the south-facing part of the sign. Mr. Naven stated that Staff will maintain its recommendation of denial.

Chairman Martin opened the public hearing at 1:33 PM.

With no public testimony presented, the public hearing was closed at 1:33 PM.

Commissioner Heard read the Findings of Facts.

Motion:
Commissioner Barry made a motion to DENY; seconded by Commissioner Heard.

Commissioner Barry stated that he supports Staff. Commissioner Barry stated that the sign ordinance has been a long work in progress and is trying to balance the desires of businesses to have legitimate signs while avoiding sign clutter. Commissioner Barry stated that it is his opinion that Peoria has too much sign clutter already, and he wants to reduce that as much as possible.

The motion was approved unanimously by voice vote 6 to 0.

PZ 221-2026
Hold a Public Hearing and forward a recommendation to City Council on the request of Jessica E. Perry for The Donald A. Flexer Irrevocable Trust, to rezone property from a Class O1 (Arterial Office) District