



Agenda

Land Bank Board Meeting
Monday, September 14, 2026 - 3:30 PM
City Hall, 419 Fulton Street, Room 404

Roll Call

Minutes

- A. August 10, 2026, Regular Meeting Minutes

Regular Business

- A. Land Transaction Report for August 2026
- B. Land Bank Lot Development Presentation

Other Business

Citizens Opportunity to Address the Board

Adjournment



**Official Proceedings
Land Bank Board
Of the City of
Peoria, Illinois**

Monday, August 10, 2026

Roll Call

The Regular Meeting was held on August 10, 2026, at 3:30pm. Community Development Director Joe Dulin called the meeting to order at 3:30pm.

Roll Call showed the following Board Members were present: Randall Anderson-Maxwell, Community Development Director Joe Dulin, Corporation Counsel Patrick Hayes, Councilmember Denise Jackson, Peoria County Treasurer Branden Martin, Marilyn Mosley, Councilmember Zachary Oyler, Councilmember Dr. Bernice Gordon-Young ;

Absent: City Manager Patrick Urich, Kimberly Washburn.

Staff Present: Matt Smith, Lane Andrews, Jacob Xavier, and Max Walton.

Minutes

A. June 8, 2026, Meeting Minutes

The minutes for the June 8, 2026, meeting were reviewed. Branden Martin moved to approve the minutes; seconded by Marilyn Mosley. The motion was approved unanimously by viva voce vote.

Regular Business

A. Land Transaction Report for June and July 2026

Matt Smith presented to the board the Land Transaction Report for June and July 2026. Smith discussed with the board the acquisition of 2022 W Lincoln Ave. The property is a commercial property that was relinquished to the City after the necessary repairs exceeded the previous owner's financial capacity. The building will be inspected for asbestos, then an RFP will be put out for the demolition of the property. Smith indicated there are an additional four commercial properties to be demolished. The required environmental assessments lead to increased costs, meaning the proposals must be approved by City Council per the City's purchasing ordinance. Smith also discussed the acquisition of 1033 E Behrends Ave. The property suffered a fire and the homeowners could not afford the necessary repairs. They transferred the property to the

City. the property is near other Land Bank properties and developments by other organizations on Behrends Ave. The City acquired the property at 1908 N North St. This property was previously owned by B Cubed Investments. B Cubed now has approximately 65 abandoned properties in the City. Smith stated that the remaining properties are before the court, and he anticipates a resolution to be coming by the middle of August. Smith added that the City acquired 1605 W Howett. After the homeowner passed away, the surviving family was not able to maintain the property and transferred it to the City. The property will be demolished. The City transferred 2424 W Marquette St through the Side Lot Program. The lot will be utilized as additional yard space by the new owner. Smith discussed the demolition at 1717 W Lincoln Ave. The property owner attempted to sell the property to an individual that was unaware of the demolition case.

Randall Anderson-Maxwell asked if the former convenience store at 2301 W Garden St will be subject to the same environmental regulations as the other commercial properties. Matt Smith confirmed that it is subject to the same procedures and would require an RFP. Councilmember Jackson asked about the Autotech building in disrepair. Smith indicated there is an active housing enforcement case and he will provide an update to Councilmember Jackson at a later time.

Smith discussed the in-process demolition at 4103 SW Adams St, the former Adams St Supermarket. The City received a demolition order for the property and an RFP for the demolition will be put out soon. The contract will then go to City Council to be awarded. Smith indicated he hopes to have the building demolished by the end of the year. Smith added that the City is not able to acquire the property through abandonment, but will file a lien for the demolition costs with the intention of acquiring the property. Smith discussed the property at 525 E Melbourne Ave. Smith expects the request for proposals to be out by the end of the month to rehabilitate the property.

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

B. Land Bank Lot Development Presentation

Director Dulin stated that this agenda item will be moved to the next meeting due to staff member illness.

Other Business

County Treasurer Branden Martin informed the Board that he is working with the Illinois State's Attorney on new tools for municipalities after the Supreme Court's Hennepin County ruling. He indicated he does not yet know all the finer details, but will inform the Board once those details are solidified. Assistant City Attorney Max Walton added that this could open new avenues for the land bank to acquire properties.

Smith informed the Board that the City's application for Round 3 of IHDA's Strong Communities Program has been submitted. The City is asking IHDA for \$750,000 for demolitions. Smith expects to hear back this month.

Director Dulin stated that Habitat will be hosting a dedication ceremony for 3 finished homes on August 28th, 2026 at 5:30PM at the former McKinley School site.

Citizens Opportunity to Address the Board

Citizen Luis Murillo, owner of 3111 N Prospect, 416 510 E Melbourne addressed the board. Murillo expressed his interest in acquiring the property at 525 E Melbourne, adding that he intends to make the necessary repairs to the property. Murillo stated that he purchased the three properties he owns and similarly rehabilitated them. Director Dulin suggested Murillo meet with Matt Smith after the meeting to discuss the property and what the City would require from him to acquire the property.

Citizen Theresa Peterson, owner of 711 W Russell St, also addressed the board. Peterson expressed her interest in the properties at 717, 719, and 721 W Russell St in order to build houses for traveling healthcare workers. Smith replied that he would get her contact information to discuss the properties further.

Adjournment

Director Dulin entertained the motion to adjourn. Randall Anderson-Maxwell moved to adjourn; seconded by Marilyn Mosley.

The August 10, 2026, Land Bank Board meeting adjourned at 3:59pm.



Lane Andrews, Project Coordinator

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - August 2026								
Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
18-08-412-008	1014	W	Hurlburt St	1	\$ -	6/3/2026	Quit Claim Deed	The building was abandoned and given through tax deed to a tax buyer. They flipped the property to an out of state owner at roughly the time the city started a demolition case. The owner agreed repair costs would exceed its value and turned over the property. The lot will be held for future development near MacArthur.

Total Acquisitions	1
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Properties Transferred to New Owners - August 2026								
Parcel Number	House #	Direction	Street Name	Council District	Sale Price	Date of Transfer	Transfer Type	History and Future Use
18-18-227-012	2126	W	Wiswall St	1	\$ -	7/28/20226	Side Lot Program	The house on the lot was demolished this spring and the owner plans to extend their yard space.
14-35-304-038	2709	NE	Madison Ave	3	\$ -	7/8/2026	Side Lot Program	The house was recently demolished and the new owner plans to add to their yard and build a fence.

Total Dispositions	2
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Properties Demolished - August 2026								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-18-404-025	1409	S	Livingston St	1	\$14,623.73	City	CDBG	The house was abandoned with and left vacant for upwards of 8 years. The house was a frequent target for vandalism and had a failing foundation. The lot will be held with nearby lots for future development.
18-03-155-003	1104	NE	Glendale Ave	3	\$12,077.20	City	CIP	The house was left abandoned and had a failing roof and holes in the foundation. The will be held while further work on abandoned properties is done along Glendale Ave.
18-17-134-026	919	S	Louisa St	1	\$6,602.75	City	CDBG	The building's previous owner had not maintained the property or paid tax for the last 7 years. The house had a structural deficiencies and could not be salvaged. The lot is a good side lot candidate

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - August 2026 (Continued)								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
14-32-428-030	907	W	Thrush Ave	2	\$9,359.70	City	CDBG	The house was previously owned by B-Cubed investments and left unmaintained for several years. The floor structure in the home was unsafe and required demolition. The lot is a good side lot candidate.
18-18-426-017	1531	S	Lydia St	1	\$10,323.55	Private	CDBG	The house had a failing main support in the basement and poorly done foundation repairs that led to the need for demolition. The demolition costs will be liened and may later be acquired by the city.
14-33-376-024	1908	N	North St	2	\$7,640.00	City	CIP	The house was previously owned by B-Cubed investments and was not maintained. The roof structure was failing and the house required demolition. The lot is a good side lot candidate.
14-35-305-011	3015	NE	Adams St	3	\$15,241.86	City	CIP & CDBG	The home had a large hole in the foundation on the southwest side and required demolition. The lot is a good side lot candidate.
18-08-405-010	326	S	Steubenville Ave	1	\$11,583.72	City	CIP	The house had multiple owners, but failed to pay taxes for nearly 10 years. The house remained abandoned for most of that time and required demolition. The lot is a good side lot candidate.
18-08-356-031	1605	W	Howett St	1	\$5,987.24	City	CIP	The former owner passed away and left no close heirs to maintain the property. The roof allowed water infiltration and made the structure unsafe. The lot is a good side lot candidate and an adjacent owner who reached out about acquisition.
14-34-359-002	1916	N	Maryland Ave	3	\$8,260.75	City	CIP	The city has owned the property since 2024 and released it for rehabilitation proposal on three separate occasions. Unfortunately, no proposals were viable and the length of time remaining vacant led to its demolition. The lot will be held.

Total Demolitions	7
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August Demolition Spend	\$101,700.50
Total 2026 Demolition Spend	\$1,046,475.55

2026 Remaining Demolition Budget : \$749.790.83

Land Bank Lot Development

Presented by Julia Rose, Urban Planner
Community Development Department

Development Process of Land Bank Property

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

Residential Uses

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

Total properties = 1,100

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

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

R4 Zoning District

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

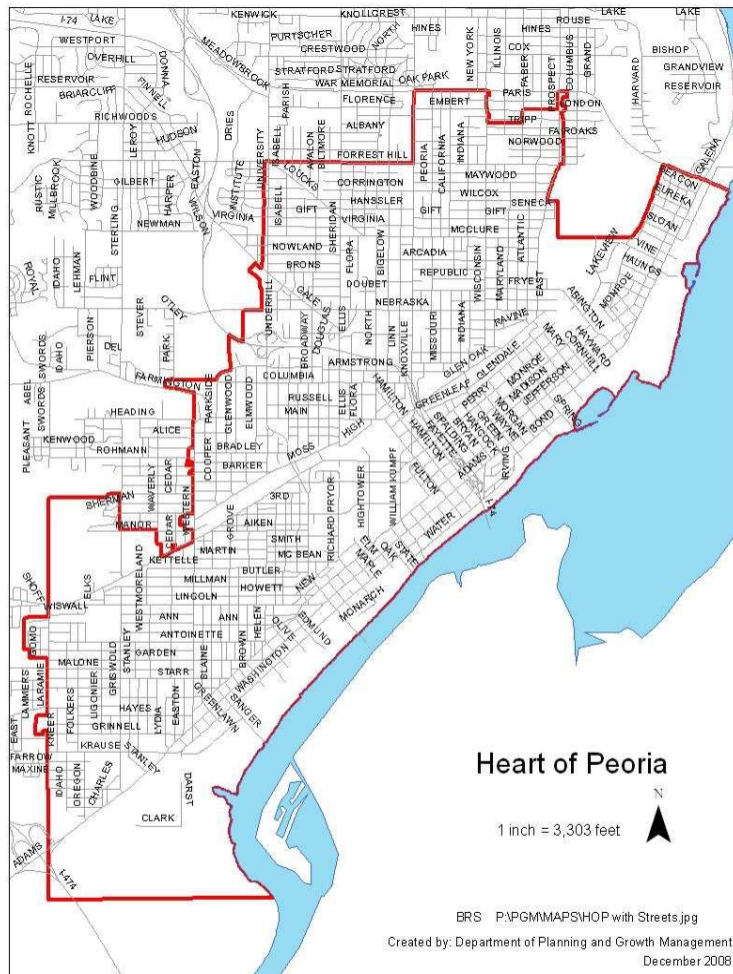


Heart of Peoria

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

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

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



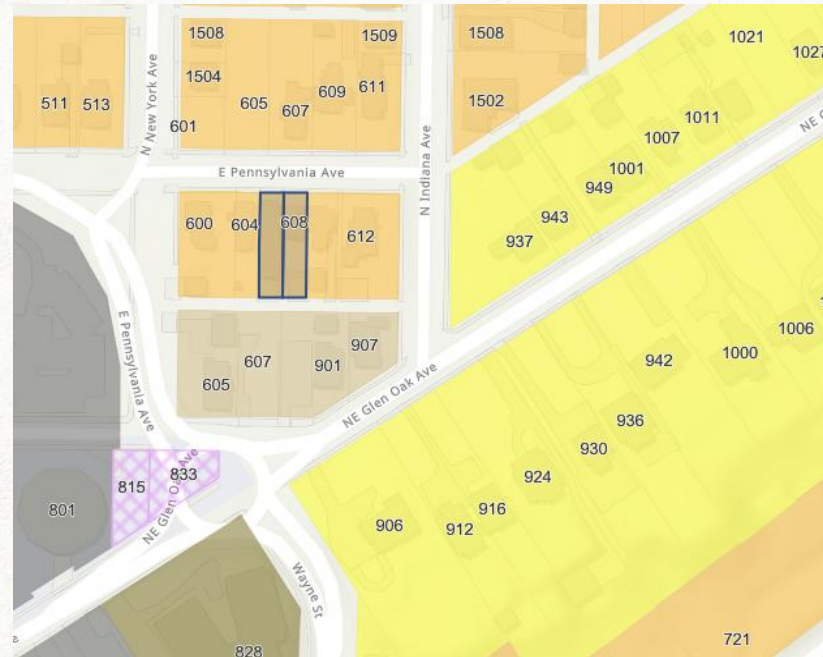
Local Historic Districts

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

Flora Ellis Historic District



Glen Oak Historic District



Perry Avenue Historic District



Building Code

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

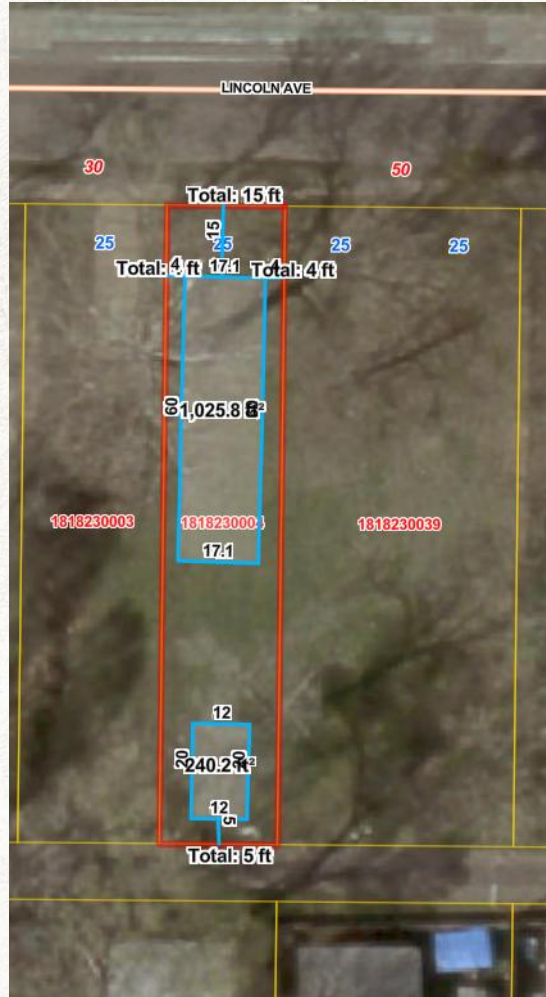
New Dwelling Exercise

2014 W Lincoln Ave

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



Proposed Site Plan 2014 W Lincoln Ave



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

New Dwelling Exercise 2014-2016 W Lincoln Ave

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



Proposed Site Plan 2014-2016 W Lincoln Ave



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

