



City of Pekin

REGULAR COUNCIL MEETING OF AUGUST 27, 2007
5:30 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

Mayor Tebben

III. ROLL CALL

Clerk to Call the Roll

IV. APPROVAL OF AGENDA

ACTION: *Motion to approve the meeting agenda.*

VOTE REQUIRED

V. APPROVAL OF MINUTES

ACTION: *Motion to approve minutes of Regular Council Meeting of August 13, 2007 and Council Retreat August 18, 2007.*

VOTE REQUIRED

VI. PUBLIC INPUT ON AGENDA ITEMS

Speakers to state name, address, and spell last name. Questions unrelated to agenda items are accepted during "Public Questions" near the end of the meeting.

VII. CONSENT AGENDA

- 1. Monthly Reports and Minutes: Building Report, and Liquor Commission Minutes Dated June 28, 2007**
- 2. Resolution No. 14-07/08 – Designating Bank Depositories and Authorizing Signatories for the City of Pekin**
- 3. Request from Pekin Main Street to post auxiliary banner for Family Fest and concurrence of Council**
- 4. Receive and File full text of Planning Commission Minutes Dated August 8, 2007**
- 5. Receive and File Pekin Planning Commission Hearings and Recommendations:**
 - a. Hearing #07-1744 – recommends to accept the zoning of properties to be annexed into the City of Pekin as presented on the Plat for Wedge Development
 - b. Hearing #07-1745 – recommends to deny the Special Use for Open Front Storage at 250 Derby due to the location and ordinance requirements in a B-3 zone
 - c. Hearing #07-1746 – recommends to approve the Site Plan as presented for a New Building/Parking for property located at the corner of 14th Street and Ann Eliza using the existing curb cut on Ann Eliza
Action to be taken under New Business.

ACTION: *Motion to approve all items listed on the Consent Agenda by Omnibus Vote.*

VOTE REQUIRED TO APPROVE CONSENT AGENDA

VIII. COMMUNICATIONS, PETITIONS, REPORTS

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1. Presentation

DESCRIPTION: Representative from Tri County Regional Planning to share information received in regards to a two year analysis of transportation services summarized in the Regional Transit Study.

PRESENTATION: Nicole Nutter

ACTION: No Action to be taken.

2. Presentation

DESCRIPTION: Representative from Tri County Regional Planning to present Land Use Study for the extension of El Camino Drive west to 5th Street.

PRESENTATION: Meggie Martino

ACTION: No Action to be taken.

3. Presentation

DESCRIPTION: Recognition of Charles Renner.

PRESENTATION: City Manager Dennis Kief to present Chic Renner honorariums recognizing his services as City Treasurer.

ACTION: No Action to be taken.

4. Quarterly Finance Report

DESCRIPTION: a general explanation of revenues, expenditures, and fund balances.

PRESENTATION: Angie Evans, Assistance Finance Director

ACTION: No Action to be taken.

IX. NEW BUSINESS

1. Ordinance No. 2527OA-07/08 – An Ordinance Amending Title 9, Chapters 9, 10, 11, 12 and 13 And the Schedule of Regulations of the Code of the City of Pekin 1995 Regarding Zoning

DESCRIPTION: Various changes to the Zoning Code as recommended by the Pekin Planning Commission and received by the Council at the August 13, 2007 meeting. Hearing #07-1747.

ACTION: Motion to adopt ordinance.

VOTE REQUIRED

2. Special Use Request

DESCRIPTION: Request was received from Dawn Riley for Open Front Storage at 250 Derby Street. It was the recommendation of the Pekin Planning Commission to deny the use due to the location and ordinance requirements in a B-3 zone.

ACTION: Motion to concur with Pekin Planning Commission Recommendation to deny request for special use.

VOTE REQUIRED

(JW)

3. Site Plan

DESCRIPTION: Pekin Planning Commission reviewed and recommended to approve the site plan of Vonderheides Remnant Outlet for a new building and parking for the property located at the corner of 14th Street and Ann Eliza using the existing curb cut on Ann Eliza.

ACTION: Motion to concur with Pekin Planning Commission Recommendation to approve the site plan.

VOTE REQUIRED

(JW)

4. Ordinance No. 2528-07/08 – Regarding Changing Name of Front Street to Main Street

DESCRIPTION: A recommendation was received from the Traffic Safety Committee to rename the Street that runs along the river because of the inconsistency in street designation of Front Street from Broadway to Ann Eliza.

ACTION: Motion to adopt ordinance.

VOTE REQUIRED

5. Ordinance No. 1462-A263 - Amending Title 8, Chapter 2, Sections 9 and 11, and Title 8, Chapter 1, Section 9 of the Code of the City of Pekin 1995 Regarding Authorized Stop Signs, Through Street, and Truck Routes

DESCRIPTION: Overall revisions needed to be made to chapters and sections of the Traffic Code related to the action of renaming Front Street as Main Street and designating portions of the new Main Street as a north-south through street.

ACTION: Motion to adopt the ordinance.

VOTE REQUIRED

6. Quote for the Repair of Street Department Building Floor Drain Trough

DESCRIPTION: Two quotes were received to replace 120' drain in the center of the Street Department shop area.

ACTION: Motion to approve the quote from Mark Bale & Son Concrete Construction in the amount of \$19,537.97.

VOTE REQUIRED

X. ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Council Members

Staff

Public Questions

Press Time

XI. EXECUTIVE SESSION

5 ILCS 120/2 (c.) 1. The Appointment, Employment, Compensation, Discipline, Performance or Dismissal of Specific Employees of the Public Body

ACTION: Motion to move to executive session for the purpose of discussing personnel.

VOTE REQUIRED

XII. ADJOURNMENT

With no further action to come before the Council the Mayor declares meeting closed in open session.

NO VOTE REQUIRED

**PROCEEDINGS OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 SOUTH CAPITOL STREET
ON MONDAY, AUGUST 13, 2007 AT 5:30 O'CLOCK P.M.
R. DAVID TEBBEN * MAYOR * PRESIDING**

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**PRESENT: COUNCIL MEMBERS, ABEL, BLANCHARD, JONES, KORTKAMP, STRAND,
AND DUNN**

ABSENT: NONE

The **Pledge of Allegiance** was led by Mayor Tebben.

Roll was called and all Council Members were present.

Agenda

Motion by Council Member Kortkamp, seconded by Council Member Jones, that the **agenda be approved as presented**. On roll call vote, all present voted Aye.

Motion by Council Member Kortkamp, seconded by Council Member Blanchard, that the **minutes of the Regular City Council Meeting of July 23, 2007 be approved as written**. On roll call vote, all present voted Aye.

Consent Agenda

Motion by Council Member Kortkamp, seconded by Council Member Blanchard, that the Consent Agenda be approved as amended.

Mayor Tebben read and presented the following for consideration of the Consent Agenda items by Omnibus Vote.

1. **Monthly Reports and Minutes: July Police Report and Traffic Safety Committee Minutes Dated August 3, 2007.**
2. **Proclamation: "Pekin's Woman's Club" Month of October 2007
Knights of Columbus "Mentally Handicapped Week" September 16-23, 2007
Save a Life Foundation "Save a Life Month" Month of September 2007**
3. **Charitable Solicitation: Phyllis McGill medical expenses jars in businesses
Knights of Columbus Tootsie Roll Drive September 21- 23, 2007
Patrick Dollar Benefit September 25, 2007**
4. **Receive and File IDOT Review and Certification of Land Acquisition Project HS-M-6761 (002) Parkway / Broadway Intersection completed by Public Works Director Joe Wuellner**
5. **Resolution No. 12-07/08 – Final Plat Osprey Court Subdivision**
6. **Receive and File Pekin Planning Commission Hearings and Recommendations:**
 - a. Hearing #07-1747 – recommends to accept the packet with the following changes, Delete page 30, Delete Front Yard definition on page 17 and replace by moving Front Yard definition from page 8, Page 67 Section D to change all RH to RV, Add paragraph K to Pg 68 starting see diagram attached & following regarding minimum dimensions and setbacks to the City of Pekin City Council.

On roll call vote, all present voted Aye.

Communications, Petitions, Reports

WASTEWATER TAP-ON FEE AND USER FEE PRESENTATION

City Manager Dennis Kief gave a general explanation to Council of two scenarios of possible rate adjustments. In a PowerPoint presentation the cost of the proposed expansion and upgrade of the Sewer Treatment Plant was explained. It was suggested that the existing sewer tap-on fee of \$400.00 for

residential property be increased to \$2,400.00 to offset part of the cost of the capacity increase. He then presented the history of changes to the wastewater user fee. To keep up with inflation and to offset revenues lost since the introduction of Winter Averaging a slight increase to the present fees was outlined. Justifications for the 2007 adjustments and background information of the Sewerage Fund were given. Council responded to Mr. Kief on their initial reactions to the proposed changes. It was generally felt that the increase to the tap-on fee was justifiable and would not deter growth in Pekin but rather the cost of expansion of the treatment plant would be borne by the additional users increasing the capacity by development. Council Member Blanchard stated he would not be in favor of any increase in fees. 5

A **PUBLIC HEARING** was opened by Mayor Tebben at 5:53 p.m. for the purpose of contemplating the adoption of an ordinance authorizing the annexation of the 3 tracts of property commonly known as 1606, 1618, and 1620 South Fifth Street. Clerk Sue McMillan confirmed that the notice of annexation was properly published in the Pekin Daily Times on July 24, 2007. Interested parties were given the opportunity to be heard. Code Enforcement Officer Ron Sieh advised Council that the residential properties were surrounded and bound by the City. The property was less than 60 acres in total area. Gary Allen 213 Gunion addressed Council and was informed that the residents were not required to hookup to sewer immediately but Tazewell County Health Department would require City sewer if/when septic systems fail. City Manager Dennis Kief stated that the sewer line was extended at the time the adjacent property annexed at 5th and Koch Streets. There were no additional comments. The hearing was closed at 5:58 p.m.

New Business

ORDINANCE NO. 2525-07/08

PROVIDING FOR THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEKIN 1606, 1618, AND 1620 SOUTH FIFTH STREET

PIN # 10-10-11-100-001, 10-10-11-100-002, 10-10-11-100-003

Motion by Council Member Jones, seconded by Council Member Kortkamp, that Ordinance No. 2525-07/08 be adopted. Council was informed during the Public Hearing that the corporate boundaries of the City currently surrounded the tracts of land. Statutes provided for annexation without petitioning for total areas less than 60 acres. The three residential property owners would receive City services now including fire protection consistent with other property owners along 5th Street. On roll call vote, all present voted Aye.

Motion by Council Member Jones, seconded by Council Member Abel, that the **VISITOR'S BUREAU GRANT FROM THE YWCA FOR PAINT THE TOWN RED AND RUN THE TOWN RED** in the amount of \$500.00 be approved. Recommendation was made to Council to approve the grant from tourism funds under the Community Event Grant guidelines. The check was to be held until final documentation was submitted. Council Member Blanchard commended the YWCA for the programs offered to the community and encouraged everyone to attend this their largest fund raiser. On roll call vote, all present voted Aye.

ORDINANCE NO. 2526- OA -07/08

AMENDING TITLE 9, CHAPTER 2, AND THE SCHEDULE OF REGULATIONS OF THE CODE OF THE CITY OF PEKIN 1995 REGARDING RESIDENTIAL DISTRICTS

Motion by Council Member Strand, seconded by Council Member Abel, that Ordinance No. 2526-OA 07/08 be adopted. Council received recommendation from the Pekin Planning Commission for several changes to the zoning code. Council was informed that they would only be acting on the changes in districts and regulations; definition of duplex; replacing all referenced to row house with the term villa; frontage minimum of 30 ft; and RV Districts added. On roll call vote, all present voted Aye.

Motion by Council Member Blanchard, seconded by Council Member Abel, that the **BID FOR THE DEMOLITION OF THE COMMERCIAL BUILDING AT 121 SOUTH 2ND STREET** be approved and the contract be awarded to R. Love Demolition in the amount of \$19,000.00. Code Enforcement Officer Ron Sieh recommended to Council that the low bid be accepted for the demolition of the old Vogel Building. Council discussed with Mr. Sieh the specification to retain the historic bricks for use by a developer in the Riverfront area and the contractor's cost to sell additional brick. Council requested that a report be given on the history of the site and its use as a firehouse. On roll call vote, all present voted Aye.

Motion by Council Member Blanchard, seconded by Council Member Dunn, that the **BID FOR THE 6
PARKING LOT EXPANSION OF MIDWEST EYE CARE AT 101 N. PARKWAY DRIVE** be approved and the contract be awarded to Otto Baum Company, Inc. in the amount of \$28,685.00. Public Works Director Joe Wuellner explained that the improvement to the parking lot was part of the Parkway/Broadway intersection-widening project. The corner doctor's office would lose 6-7 parking spaces but there was room to expand to the west. Council Member Strand questioned and was told that the cost of the low bid was in addition to the price paid in the right-of-way purchase agreement from Dr. Farrell Trust. On roll call vote; Ayes, Kortkamp, Jones, Blanchard, Dunn, Abel, and Tebben; Nay, Strand. Motion Carried.

RESOLUTION NO. 13-07/08

APPROVING THE TRANSFER OF THE CABLE FRANCHISE TO COMCAST

Motion by Council Member Abel, seconded by Council Member Blanchard, that Resolution No. 13-07/08 be adopted. City Manager Dennis Kief informed the Council that the terms of the franchise with Insight Communications Midwest, LLC including the Channel 22 access would be honored and remain part of the obligation. On roll call vote, all present voted Aye.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Council Member Blanchard commented that it had been one year since franchise agreement negotiations began with Illinois American Water Company. He requested that the City Manager report back to the Council on the status of those discussions.

Mayor Tebben referred to the saying that he feels expresses the City's willingness to help the community: "I'm from the City and I'm here to help you." He then told Council that he had received a phone call that an employee had completely taken care of an issue from a citizen in a timely manner. Mayor Tebben commended Public Works Director Joe Wuellner for his actions with a "that a boy."

Bill Gilroy, 1312 South 11th Street addressed Council regarding his continued concern that the inspections department needs to follow through on issuing citations to violations for weeds. He also expressed concern that the railroads would be difficult to deal with in providing crossing at Hanna Drive based on their maintenance of other railroad crossings.

Public Property Director Greg Ranney informed the Council and community that garbage pick-up would continue to start at 6:00 a.m. as long as the temperature was reaching over 90 degrees.

Public Works Director Joe Wuellner alerted Council to the fact that work continues on the railroad crossing at 2nd Street and that Rt 29 traffic has been detoured.

Reporter Sharon Harris from the *Pekin Daily Time* was given the opportunity to ask questions.

Motion by Council Member Dunn, seconded by Council Member Blanchard, that Council move to Executive Session at 6:35 P.M. to discuss the setting of price for the sale and/or lease of municipally owned property 5 ILCS 120/2 (c.) 6. On roll call vote, all present voted Aye.

No further business to come before the Council, in open session, the Mayor called the meeting closed.

COUNCIL ADJOURNED AT 6:55 P.M.

Sue E. McMillan
City Clerk

**PROCEEDINGS OF A SPECIAL PLANNING WORK SESSION
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS
HELD AT THE PEKIN INSURANCE LODGE
2505 COURT STREET
PEKIN, IL 61554
ON SATURDAY, AUGUST 18, 2007 AT 8:00 O'CLOCK A.M.
R. DAVID TEBBEN * MAYOR * PRESIDING**

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**PRESENT: COUNCIL MEMBERS, ABEL, BLANCHARD, JONES, KORTKAMP, STRAND,
AND DUNN**

ABSENT: NONE

Council received proper notice of a meeting on August 14, 2007 because a majority of a quorum of the City Council had indicated they would attend the Council Retreat. The City was required to post the session, in addition, as a Special Council meeting under the provisions of the Open Meetings Act.

Mayor Tebben called the meeting to order at 8:00 a.m.

Roll was called. Council Members, Blanchard, Jones, Abel, Strand, Kortkamp, Dunn, and Mayor Tebben were present for Roll Call.

Rodney McDougalle, was the facilitator for the retreat.

The purpose for the planning session was to discuss strategies to accomplish the objectives of the Council.

Personality analysis was conducted on each member and the results discussed.

Members further discussed the Conceptual Plan, the Mission Statement and the Pillars outlined in the Plan. A list was made of items that Council felt were important to the community. The highest priorities would be decided over the next few weeks.

Council members were in agreement to meet quarterly to discuss the plan and any changes that needed to be made.

The Council took no action.

COUNCIL ADJOURNED AT 11:50 P.M.

R. David Tebben Mayor
Sue E. McMillan
City Clerk

BUILDING REPORT 2007																				
MONTH	DWELLINGS 1	GARAGES 2	MULTI-FAMILY 3	COMMERCIAL 4	COMMERCIAL REMODELING 5	RESIDENTIAL REMODELING 6	MISC. 7	RESIDENTIAL DEMOLITIONS 8	COMMERCIAL DEMOLITIONS 9	BUILDING DOLLARS	BLDG PERMITS									
JANUARY	6.00	\$1,096,940	2.00	\$1,600	1.00	\$1,000	15.00	\$204,945	3.00	\$9,000	\$1,313,485	27.00								
FEBRUARY	2.00	\$524,230			3.00	\$425,692	6.00	\$39,235	3.00	\$57,000	\$1,046,157	14.00								
MARCH	12.00	\$2,089,742	3.00	\$44,160	1.00	\$18,500	14.00	\$123,472	19.00	\$26,867	\$3,431,429	66.00								
APRIL	7.00	\$1,282,942	3.00	\$23,450	1.00	\$24,000	4.00	\$107,306	20.00	\$80,190	\$1,593,088	50.00								
MAY	5.00	\$905,317	5.00	\$61,700	2.00	\$301,400	2.00	\$221,945	57.00	\$108,519	\$1,753,881	99.00								
JUNE	5.00	\$791,880	4.00	\$26,830	1.00	\$303,555	6.00	\$39,675	9.00	\$64,600	\$1,640,181	79.00								
TOTAL 6 MO.	37.00	6,691,051.00	17.00	157,740.44	4.00	602,800.00	3.00	346,055.00	30.00	1,822,755.00	87.00	761,503.30	152.00	393,816.69	5.00	2,500.00	0.00	0.00	\$10,778,221	335.00
JULY	4.00	\$742,377	6.00	\$77,595	1.00	\$1,050,000	15.00	\$74,016	50.00	\$131,194	\$2,075,182	76.00								
AUGUST											\$0	0.00								
SEPTEMBER											\$0	0.00								
OCTOBER											\$0	0.00								
NOVEMBER											\$0	0.00								
DECEMBER											\$0	0.00								
TOTAL 6 MO.	41.00	\$742,377	6.00	\$77,595	0.00	\$0	1.00	\$1,050,000	0.00	\$0	15.00	\$74,016	50.00	\$131,194	0.00	0.00	0.00	\$2,075,182	76.00	
YEAR	41	\$7,433,428	23.00	\$235,335	4.00	\$602,800	4.00	\$1,396,055	30.00	\$1,822,755	102.00	\$835,519	202.00	\$525,011	5.00	2,500.00	0.00	0.00	\$12,853,404	411.00

City of Pekin

**LIQUOR COMMISSION MINUTES
THURSDAY, JUNE 28, 2007
4:00 P.M.
CITY HALL COUNCIL CHAMBERS**

Chairman Dave Eitenmiller called the meeting to order at 4:01 p.m.

PLEDGE of ALLEIGENCE

Lead by Roy Bockler

ROLL CALL

The following members were present for roll: Dave Eitenmiller, Police Chief Gillespie, John McCabe, Gary Allen, Roy Bockler and Holly Brown. Absent: Fire Chief Chuck Lauss. Also present: Dave Tebben, Liquor Commissioner, Sue Bosich, Corporation Counsel, and Rick VonRohr, Liaison Officer.

APPROVAL OF AGENDA

Motion by Gillespie, seconded by Brown to approve the June 28th, 2007 Agenda. Motion passed.

APPROVAL OF MINUTES

Motion by Allen, seconded by Gillespie to approve the May 24th, 2007 minutes as presented. Discussion: Bockler wanted the minutes corrected under New Business where he said it was very clear on the application to say it "was not" very clear. Secretary to correct minutes. Motion passed.

PUBLIC INPUT/COMMENTS/QUESTIONS

Nothing at this time.

HEARINGS

Liquor Commissioner Tebben opened the Hearings at 4:03pm, June 28th, 2007. On the record that Stroker's was given notice of Hearing. Attorney Sue Bosich is representing the City and Attorney Hamm is representing Stroker's. Bosich stated her witness has not arrived and was asking for a 5 minute delay.

Commission suspended Hearing at 4:06pm. Commission moved forward with their regularly scheduled meeting.

New Business: Attorney Bosich will prepare Ordinance changes for next meeting in July, 26th, 2007.

Attorney Bosich asked for a continuance for the Hearing since her witness did not show. Attorney Hamm to contact Bosich on Monday to set a time for the Hearing. Next scheduled Liquor Commission meeting is July 26th at 4:00pm. Attorney Hamm will not be able to make that meeting. Liquor Commissioner Tebben stated that when the two Attorney's work out their schedules that there can be a Special Meeting called to order. Liquor Commission Tebben dismissed the clients and their Attorney from the rest of the meeting if they so desired.

Hearing closed at 4:14pm.

Allen asked if Stroker's would be charged to pay for the Stenographer for the Hearing? Bosich explained that yes, the Stenographer would be paid. If Stroker's is found guilty then they would combine her services with the next Hearing, if found not guilty then it would be a city expense. Allen asked if all liquor licensee were given the newly updated Liquor Code. They were given a new code when they renewed their liquor license.

NEW BUSINESS

Eitenmiller addressed the nomination of voting on a new Chairperson to serve a one-year term. Discussion followed: Gillespie made a motion to appoint Holly Brown for a one year term, Allen seconded. Holly questioned the Chairperson and Vice-Chairperson and thought it went alphabetical order in choosing. Bockler explained there is only the Chairperson, not a Vice-Chair and when the Chairperson is going to be absent from a meeting he can appoint a Vice-Chair in alphabetical order. Holly declined being Chairperson this term. Motion made by Gillespie that John McCabe be appointed Chairperson, seconded by Bockler. All in favor of John McCabe being Chairperson for a one year term. Motion passed.

ANY OTHER BUSINESS TO COME BEFORE THE COMMITTEE

Tebben asked the Commission their views on Gas Stations selling alcohol. He stated he had a personal visit on requesting selling alcohol at a gas station. What steps does the Commission need to make to clarify this in the Liquor Code and to make recommendations to the Council. Chairman Eitenmiller stated this was talked about at the last meeting and the consensus was not to recommend gas and alcohol sales. Tebben would like to see something by the Commission to clarify this in the Liquor Code.

Discussion followed: Liquor Commission to have Attorney Bosich draft an Ordinance change to clarify in the code about not being able to sell gas and alcohol in the same location/premises. All members of the Commission voted NO for gas stations to sell alcohol. Attorney Bosich will draft an Ordinance change clarifying this in the Code and will bring to the next Liquor Commission meeting.

Bockler asked how the Commission felt about limiting the number of Liquor License that are issued/granted in the City. Limited discussion.

Bosich wanted to let the Commission know that she feels the Judges are doing a great job of handing out fines for underage drinkers and drivers in the County.

Liquor Commissioner left the meeting at 4:45pm

Bockler had a suggestion on wine license's only. For instance ~ Flower Shops making up gift baskets and putting a bottle of wine in them. Have a separate Class for wine only.

Discussion followed: What would stop them from putting a bottle of Bailey's, Rum, Vodka, Whiskey in the baskets? Why just limit to wine? What would be next?

Officer VonRohr stated that the State contacted him regarding a "Sting" in the City of Pekin and that Quick Pic foods had sold alcohol to a minor. He will prepare the report and get copies to Attorney, Chief and Liquor Commissioner.

Motion by Gillespie to adjourn, seconded by McCabe.

Meeting adjourned at 5:00P.M. Next Meeting: Thursday, July 26th, 2007

Respectfully submitted Paula Gensel

RESOLUTION NO.

**RESOLUTION DESIGNATING BANK DEPOSITORIES
AND AUTHORIZED SIGNATORIES FOR THE CITY OF PEKIN**

WHEREAS, the City of Pekin is desirous of designating the Illinois State Treasurer's Pool, U.S. Bank (the "ISTP"), as a depository; and

WHEREAS, the City of Pekin is desirous of designating Herget National Bank, N.A., Pekin, Illinois, as a depository; and

WHEREAS, the City of Pekin is desirous of designating Pekin Community Bank, a division of Morton Community Bank, Pekin, Illinois, as a depository; and

WHEREAS, the City of Pekin is desirous of designating Commerce Bank, N.A., Pekin, Illinois, as a depository; and

WHEREAS, the City of Pekin is desirous of designating Busey Bank., Pekin, Illinois, as a depository; and

WHEREAS, the City of Pekin is desirous of designating Associated Bank, Corp., Pekin, Illinois, as a depository; and

WHEREAS, the City of Pekin is desirous of designating National City Bank, Pekin, Illinois, as a depository; and

WHEREAS, the City of Pekin is desirous of designating Heartland Bank, N.A., Pekin, Illinois, as a depository; and

WHEREAS, the City of Pekin believes it in its best interests to designate said ISTP and Banks as a depositories.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

RESOLVED, that ISTEP, be and hereby is designated a depository in which funds of the City of Pekin may be deposited by its officers, agents and employees; and

RESOLVED, that Herget National Bank, N.A., Pekin, Illinois, be and hereby is designated a depository in which funds of the City of Pekin may be deposited by its officers, agents and employees; and

RESOLVED, that Pekin Community Bank, a division of Morton Community Bank, Pekin, Illinois, be and hereby is designated a depository in which funds of the City of Pekin may be deposited by its officers, agents and employees; and

RESOLVED, that Commerce Bank, N.A., Pekin, Illinois, be and hereby is designated a depository in which funds of the City of Pekin may be deposited by its officers, agents and employees; and

RESOLVED, that Busey Bank, Pekin, Illinois, be and hereby is designated a depository in which funds of the City of Pekin may be deposited by its officers, agents and employees; and

RESOLVED, that Associated Bank, Corp., Pekin, Illinois, be and hereby is designated a depository in which funds of the City of Pekin may be deposited by its officers, agents and employees; and

RESOLVED, that National City Bank, Pekin, Illinois, be and hereby is designated a depository in which funds of the City of Pekin may be deposited by its officers, agents and employees; and

RESOLVED, that Heartland Bank, N.A., Pekin, Illinois, be and hereby is designated a depository in which funds of the City of Pekin may be deposited by its officers, agents and employees; and

RESOLVED, any and all contracts of deposit of moneys, loans, or other financial services by the City of Pekin with any or all of the aforementioned Banks or ISTP shall, upon presentment of responses to a request for proposals by the Treasurer to the City Manager, be entered into upon the approval and at the discretion of the City Manager.

RESOLVED, that the TREASURER, currently, James Wolf, shall be and hereby is authorized to endorse for deposit or negotiation any and all negotiable instruments and orders for the payment of money; upon the unavailability of the Treasurer, it is in the best interest of municipal efficiency to then grant the CITY MANAGER, currently, Dennis Kief, authorization to endorse for deposit or negotiation any and all negotiable instruments and orders for the payment of money; upon the unavailability of the Treasurer and the City Manager, it is in the best interest of municipal efficiency to then grant the ASSISTANT FINANCE DIRECTOR, currently, Angie Evans, authorization to endorse for deposit or negotiation any and all negotiable instruments and orders for the payment of money. Endorsements for deposit may be by the written or stamped endorsement of the City of Pekin without designation of the person making the endorsement.

RESOLVED, that the TREASURER, currently, James Wolf, shall be and hereby is authorized to sign any and all checks, drafts and orders, including orders or directions in informal or letter form, and including but not limited to electronic transfers, and safety deposit box contracts and entries, against any funds and against any account standing to the credit of the City of Pekin with the said Banks and ISTP; upon the unavailability of the Treasurer, it is in the best interest of municipal efficiency to then grant the CITY MANAGER, currently, Dennis Kief, authorization to sign any and all checks, drafts and orders, including orders or directions in informal or letter form, and including but not limited to electronic transfers, and safety deposit

box contracts and entries, against any funds and against any account standing to the credit of the City of Pekin with the said Banks and ISTP; upon the unavailability of the Treasurer and the City Manager, it is in the best interest of municipal efficiency to then grant the ASSISTANT FINANCE DIRECTOR, currently, Angie Evans, authorization to sign any and all checks, drafts and orders, including orders or directions in informal or letter form, and including but not limited to electronic transfers, and safety deposit box contracts and entries, against any funds and against any account standing to the credit of the City of Pekin with the said Banks and ISTP; and the said Banks and ISTP are authorized and directed to honor and pay any and all checks, drafts and orders so signed and charge them to the account of the City of Pekin without inquiring as to the circumstances of their issue or the disposition of their proceeds, whether or not such checks be payable to the order of or endorsed or negotiated in their individual capacities by any officer or person signing them, and without further inquiry or regard to said officers or other person's use of said checks, drafts and orders of the proceeds thereof.

RESOLVED, that the Banks and ISTP are hereby requested, authorized and directed to recognize the facsimile signature of any of the authorized officers and agents, as the valid and authorized signature of the City of Pekin with respect to any and all transactions relating to the accounts.

RESOLVED, that the City Clerk is directed to certify to said Banks and ISTP a copy of these resolutions and the names of officers or employees authorized hereunder and their signatures, and said Banks and ISTP are authorized to rely and act upon these resolutions and anything certified to them hereunder until the Bank(s) and/or ISTP shall receive a like certificate of any changes therein.

Resolved that the Resolutions herein contained shall be effective on September 1, 2007.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS this
day of _____, 2007.

AYES

NAYS

ABSTENTIONS

PRESENT

R. DAVID TEBBEN - MAYOR

ATTEST:

SUE E. McMILLAN - CITY CLERK

From: Kief, Denny
Sent: Thursday, August 16, 2007 8:33 AM
To: Council Members
Cc: Matthews, Leigh Ann; Sieh, Ron
Subject: RE: Pekin Main Street Banners

I support Leigh Ann's (Main Street) recommendation below.

As Ron Sieh stated, we do need the concurrence of the majority of the City Council. We had some problems in the past with signs being posted all over, without the City's knowledge and left up long after an event occurred. Thus, the need for Staff's recommendation and the City Council's concurrence.

Please let me you your feelings on this requests, especially if you have any problems with it.

-----Original Message-----

From: Matthews, Leigh Ann
Sent: Wednesday, August 15, 2007 2:10 PM
To: Kief, Denny; Sieh, Ron
Subject: Pekin Main Street Banners

Denny and Ron –

The Pekin Main Street Friday Night Family Fest will be held on September 7th which attracts over 7,000 people to our downtown area. I would like to request permission to display Pekin Main Street Friday Night Family Fest banners that will be provided by Coca-Cola at the following locations:

1. Near the "Welcome to Pekin" sign coming into town on route 29
2. The bottom of the Pekin bridge in the grassy corner at the stop light
3. Near the "Welcome to Pekin" sign coming into town on route 9 (near Wal-Mart)

Thank you for reviewing this request and your support for Pekin Main Street is greatly appreciated. Look forward to promoting this event which allows our community to come together and enjoy a Family Fun night with free entertainment.

Look forward to hearing from you and thanks again.

Leigh Ann Matthews
 Executive Director
 Pekin Main Street
 309-353-3100

Pekin Planning Commission Minutes
August 8, 2007

Present:

Chad Schmidgall
Ron Knautz, Chairman
Scott Nichols
Ralph Brower
Bill Craig, Vice Chairman
Don Hild
Steve Huey
Michele Long
Jim Bradshaw

Absent:

Chairman Ron Knautz led the Pledge of Allegiance.

The regular meeting of the Pekin Planning Commission was called to order and a quorum was declared.

Staff Present: Ron Sieh, Joe Wuellner, Council Member Tom Blanchard and Attorney Dancey

Chairman Ron Knautz asked for approval of the agenda.

MOTION by Steve Huey, Seconded by Bill Craig to approve the agenda as presented. On roll call vote, All present voted **AYE. MOTION APPROVED.**

Chairman Ron Knautz asked for approval of the minutes from the July 11, 2007.

MOTION by Bill Craig seconded by Don Hild to approve the minutes as presented. On roll call vote, all present voted **AYE. MOTION APPROVED.**

City Council Action Report:

The City Council approved the following:

Received and Filed Minutes from July 11, 2007 meeting.
The council tabled Hearing #07-1742 the Wedge Development for proposed zoning of properties to be annexed into the City of Pekin until all Legals were published.

PPC Correspondence: There were (6) letters sent out regarding Hearing #2 with one response from Captain Peter Mount of the Salvation Army (His concern was with the tidiness and the possible loss of merchandise from temptation due to the fact the Transitional Center is across the street where homeless are provided a place to stay).

There were (5) letters sent out regarding Hearing #3 with one response from Barbara Owens (Her concern is with additional traffic on Ann Eliza).

Application #1: Bill Lehman, Owner

Hearing #1: Legal Corrections for Wedge Development for proposed zoning of properties to be annexed into the City of Pekin, located at the corner of Broadway /California east of Country Club Estates.

Open Public Hearing: 6:35pm

Chairman Ron Knautz asked if Bill Lehman was present.

Attorney Dancey responded that this was for clarification purposes only. Nothing has changed from the last hearing.

Close Public Hearing: 6:36pm

Bill Craig stated that the Parcel numbers were not clear enough to correlate with the Site Plan. In the future when numerous parcels are included in a Site Plan for zoning they need to be included on the Site Plan itself for clarification.

✓ **MOTION** by Steve Huey, seconded by Bill Craig to approve the proposed zoning of properties to be annexed into the City of Pekin. On roll Call vote, All present voted **AYE**.
MOTION APPROVED.

Application #2: John & Dawn Riley, Applicant/Business Owners (FYI-Wanda Beltrami, Property Owner)

Hearing #2 Special Use for Open Front Storage with the PIN #04-10-03-312-005 and Legal Description of Rosedale Addn Lot 6 commonly known as 250 Derby located in Tazewell County, Illinois.

Open Public Hearing: 6:42pm

John & Dawn Riley stated their case and were present for questions.

Chris Carlton stated his dismay over the parking due to the placement of merchandise in the designated parking area which causes the business owners and patrons to park in front of and on his property on the east side of the business and the placement of the signs preventing use of the sidewalk area where both concerns cause vision obstruction.

Close Public Hearing: 6:45pm

Steve Huey questioned the signs that Chris Carlton. Steve then asked for clarification of the signs from John Riley. Steve pointed out to John Riley that temporary signs are only allowed for 21 days. The other signs he has on display are in the right of way.

Jim Bradshaw stated that looking at it from a safety issue there is still not enough space for cars to park even at an angle.

Ron Knautz stated he has been by and it is extremely crowded. People would have to angle park which makes it a safety issue.

Ron Sieh stated that merchandise is put in the parking area forcing cars to park in the street.

Bill Craig stated he saw a small car parked in the lot and it was out in the street.

Ron Sieh stated in all fairness with parking issue all Businesses up and down Derby Street have the same problem.

Ralph Brower asked where the Right of Way Line is located.

Ron Sieh responded that it is 9' back from the curb.

Ralph Brower read the ordinance for B-3, Special Use to the Commission.

Steve Huey stated the ordinance dictates that the Commission cannot take this request into consideration.

MOTION by Jim Bradshaw, seconded by Michele Long to deny the request for Special Use/Open Front Storage due to location and ordinance requirements in a B-3 zone. On roll Call vote, All present voted **AYE. MOTION APPROVED.**

Application #3: Mike Vonderheide, Owner

Hearing #3: Site Plan Review for a New Building/Parking with the PIN #04-04-35-454-003 and Legal Description of Pt of 5 ½' of W ½ (Exc Rd) SE ¼ Abandoned RR .59 AC +/- located at the corner of 14th Street and Ann Eliza in Tazewell County, Illinois.

Open Public Hearing: 7:02pm

Mike Vonderheide presented his case and was present for questions.

Bill Craig asked for total parking spaces available.

Mike Vonderheide stated it was around 15 spaces.

Michele Long asked if the curb cut for the loading dock already existed.

Mike Vonderheide responded that it does already exist.

Jim Bradshaw asked how many Semis' delivered per week.

Mike Vonderheide responded there are 1-2 Trucks on Monday/Wednesday/Friday. There are no deliveries on Tuesday/Thursday/Saturday.

Michele Long asked what the delivery time was.

Mike Vonderheide stated the typical delivery time is 10-20 minutes.

Bill Craig stated the zoning comments on the Plan Checklist state delivery is not allowed on Ann Eliza due to possible disturbance of surrounding residential districts and delivery truck access should only be on 14th street.

Mike Vonderheide stated he had concern with the safety factor of using and obstructing 14th street. To allow the trucks to pull up and back into the loading dock on Ann

Eliza creates less congestion for safety sake and it would also allow green space for the surrounding residents.

Ron Knautz suggested using 14th as an entrance with Ann Eliza as an exit only with the exception of when a large truck is involved it creates a safety factor.

It was the general consensus of the Commission that the blind spot on 14th street creates a problem of entry and exit.

Jim Bradshaw felt the Commission was manufacturing a problem by altering the plans.

Close Public Hearing: 7:14pm

✓ **MOTION** by Michele Long, seconded by Chad Schmidgall to Approve the Site Plan as presented for a New Building/Parking for property located at the corner of 14th Street and Ann Eliza using the existing curb cut on Ann Eliza. On roll Call vote, (8)Eight present voted **AYE**. (1) One present voted **NAYE**. **MOTION APPROVED**

Ron Sieh went through all changes in the ordinances page by page.

Steve Huey stated the R-4 zoning needs to be defined Clearly. Also that no new subdivisions can be zoned R-4.

The Commission consensus is that no more expansions should be allowed to be zoned R-4. R-4 creates the parking problems that are currently taking place in the City.

MOTION by Chad Schmidgall, seconded by Ralph Brower to accept the packet with the following changes, Delete page 30, Delete Front Yard definition on page 17 and replace by moving Front Yard definition from page 8, Page 67 Section D to change all RH to RV, Add paragraph K to Pg 68 stating see diagram attached & following regarding minimum dimensions and setbacks On roll Call vote, All present voted **AYE**. **MOTION APPROVED**.

Meeting adjourned at 8:35pm.
Juanita VanBuskirk, Secretary
Pekin Planning Commission

Pekin Planning Commission
August 8, 2007

HEARING #07-1744 08 07

The Pekin Planning Commission recommends to accept the zoning of properties to be annexed into the City of Pekin as presented on the Plat for Wedge Development to the Pekin City Council.

Ron Knautz, Chairman

Bill Craig, Vice-Chairman

Pekin Planning Commission
August 8, 2007

HEARING #07-1745

The Pekin Planning Commission recommends to deny the Special Use for Open Front Storage at 250 Derby due to the location and ordinance requirements in a B-3 zone to the Pekin City Council.

Ron Knautz, Chairman

Bill Craig, Vice-Chairman

Pekin Planning Commission
August 8, 2007

HEARING #07-1746

The Pekin Planning Commission recommends to approve the Site Plan as presented for a New Building/Parking for property located at the corner of 14th Street and Ann Eliza using the existing curb cut on Ann Eliza to the Pekin City Council.

Ron Knautz, Chairman

Bill Craig, Vice-Chairman

**Pekin Planning Commission
August 8, 2007**

HEARING #07-1747

The Pekin Planning Commission recommends to accept the packet with the following changes, Delete page 30, Delete Front Yard definition on page 17 and replace by moving Front Yard definition from page 8, Page 67 Section D to change all RH to RV, Add paragraph K to Pg 68 stating see diagram attached & following regarding minimum dimensions and setbacks to the Pekin City Council.

Ron Knautz, Chairman

Bill Craig, Vice-Chairman

McMillan, Sue

From: Kief, Denny
Sent: Thursday, August 23, 2007 1:40 PM
To: Tebben, Dave
Cc: Wuellner, Joe; McMillan, Sue
Subject: El Camino Drive agenda item

Dave,

Several months ago, we (Joe at PPUATS Technical and me at PPUATS Policy) were able to secure funding for a Land Use study to look at the possibility of extending El Camino Road west to 5th Street and even potentially through Riverway Business Park (to tie into Hanna Drive).

TCRPC staff did a nice job preparing the applicable report. I asked Joe to line them up for a City Council presentation. The driving force in getting the study done was to give us some ammunition to request PPUATS funding for the construction of said project. When the 3 Annexation Ordinances were pulled from the 8/27 agenda, I asked Joe if TCRPC could make that presentation Monday night.

By having the presentation we can gauge the City Council's interest in this project. If that support is there, that would only help in in pursuit of the PPUATS funding which ironically comes up within the next 1 to 2 months even though the funding is for 4 to 5 years down the road.

Does this strategy make sense? I apologize for the short notice and it is your call if you concur to put it on the agenda. Again, there is no formal action, only a presentation on the report.

Note: Any personal (Non-City Business) email messages should be sent to my personal email address <mailto:dkief@grics.net>

Thanks.

8/23/2007

Draft



AUGUST 23, 2007

**PREPARED BY
TRI-COUNTY
REGIONAL
PLANNING
COMMISSION**

**FOR THE
CITY OF PEKIN**



El Camino Drive Extension Study

TABLE OF CONTENTS

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Executive Summary

The El Camino Drive Extension Study was undertaken to develop an efficient transportation corridor on the southwest side of the City of Pekin. The purpose of the study was to provide recommendations for a transportation corridor to connect 14th Street with U.S. Route 29 between Koch Street and VFW Road (Study Area).

The need for the study was driven by the existing and future development of this area of the City. Significant industrial development is occurring on the west side of the Study Area with the development of the city-sponsored Riverway Business Park. The east side of the Study Area is experiencing rapid residential growth.

Numerous residential subdivisions are being developed in the 14th Street Corridor between Koch Street and VFW Road. In addition, two supportive living facilities are being built in the corridor. In the first six months of 2007, over 50% of the building permits for new residential construction were located in the area.

The westerly portion of the Study Area contains the Riverway Business Park. The Park is a 395 acre industrial park being developed by the City of Pekin. Phase I of the Business Park, consisting of 165 acres, has been developed with streets with curb and gutter, underground utilities, telecommunication switching facilities, street lighting, and landscaping. Only 30 of the 165 acres remains available.

Phase II of the Business Park consists of 70 acres, and Phase III consists of 160 acres. The development of Phase II will begin in 2008.

The Pekin Park District has obtained eighty acres in the Study Area to develop a new city-wide park facility. This study considered non-motorized transportation needs as part of any new east-west collector street.

As part of the study, the following factors were analyzed: population trends, current land use, future land use, topography, traffic counts, and the capacity of the existing street system.

The Study resulted in two alternatives for providing an east-west transportation link through the Study Area. Advantages and disadvantages of each alternative were developed.

One alternative was chosen as the preferred alignment. The preferred alignment is to extend El Camino drive in a westerly direction from its present terminus west of 14th Street approximately one-half mile to 5th Street. From there, traffic can move north on 5th Street to Hanna Drive (once it has been extended from its present terminus at the Canadian National Railroad tracks), and travel Hanna Drive to U.S. Route 29, thus creating an east-west transportation link through the Study Area.



I. Introduction



The El Camino Drive Extension Transportation and Land Use Study was undertaken to develop an efficient transportation corridor on the southwest side of the City of Pekin. The study will provide detailed recommendations for a transportation corridor to connect 14th Street with U.S. Route 29 between Koch Street and VFW Road.

Problem Statement

The City of Pekin has identified a need to have an additional east-west collector street between 14th Street and U.S. Route 29 in the southwestern portion of the City. There are currently only two streets that provide east-west access from 14th Street to U.S. Route 29. They are Koch Street and VFW Road.

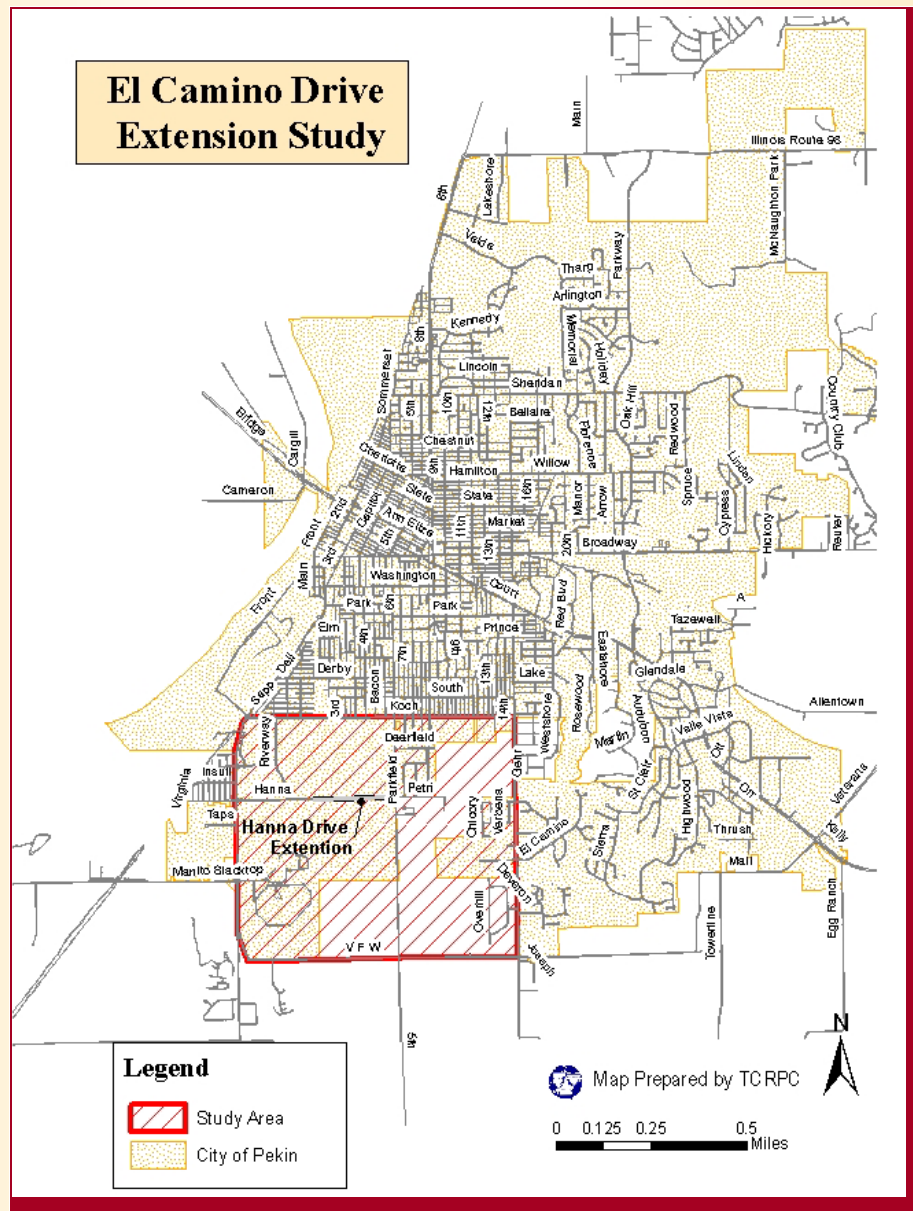
The 14th Street corridor between Koch and VFW Road is experiencing residential growth. Additionally, the area east of U.S. Route 29 between Koch Street and Hanna Drive is experiencing industrial growth. These conditions make it necessary for an additional access to the westerly and southerly portions of the City.

The City's 2007 Comprehensive Plan lists this corridor as a high priority for the City. The purpose of this study is to identify a new transportation alignment so that right-of-way can be set aside before development occurs.

Study Area

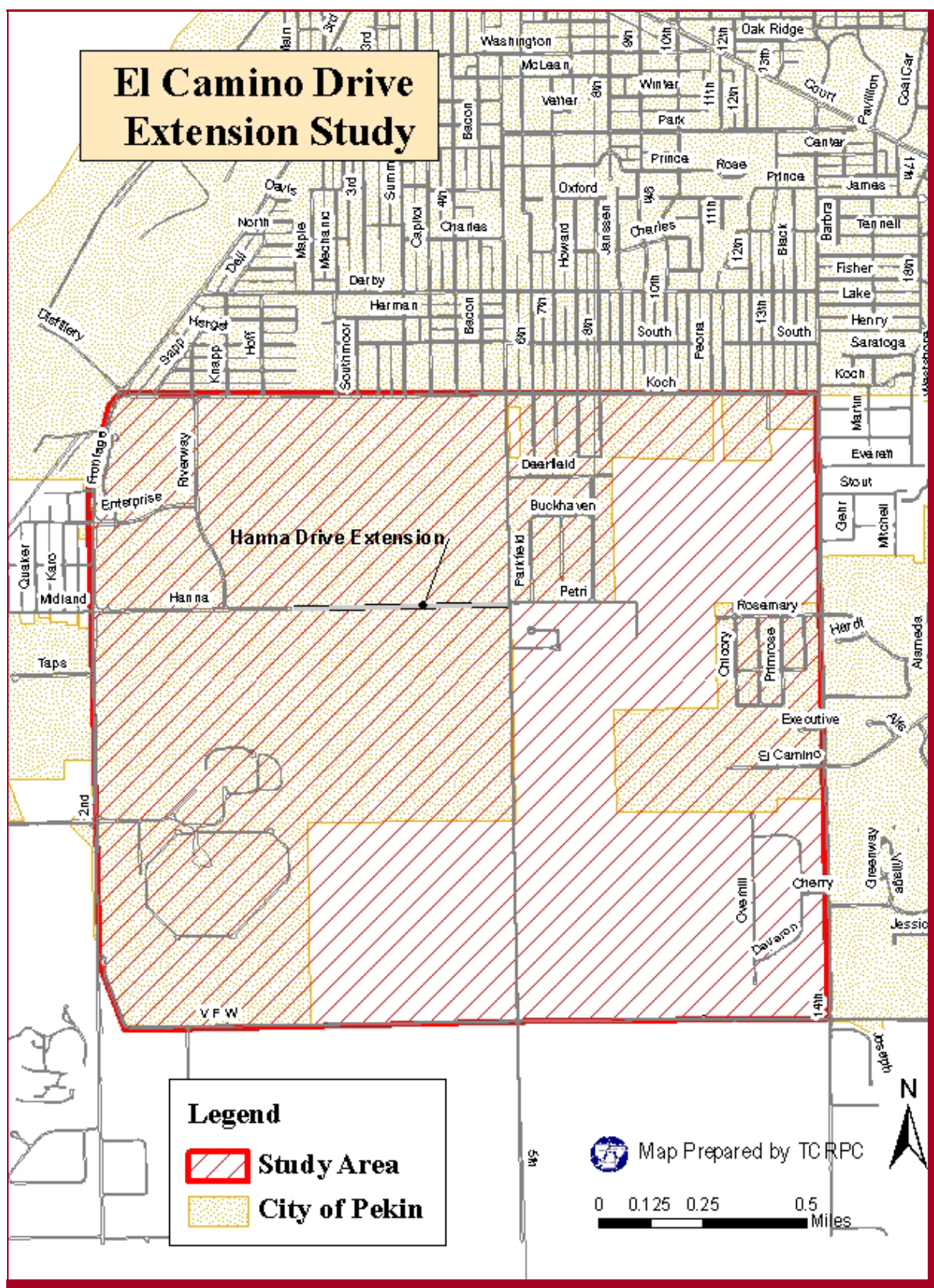
The study area is an approximately 2.5 square mile area at the southwest edge of the city. It is bounded on the west by U.S. Route 29, on the north by Koch Street, on the east by 14th Street, and on the south by VFW Road. See Figure I-1.

Figure I-1



As can be seen in Figure I-1, part of the Study Area is within the corporate limits of Pekin, and part is in Tazewell County. See Figure I-2 for a close-up view of Study Area. The part of the Study Area that is not in the corporate limits is located within the city's mile-and-a-half planning area (see Figure III-4).

Figure I-2



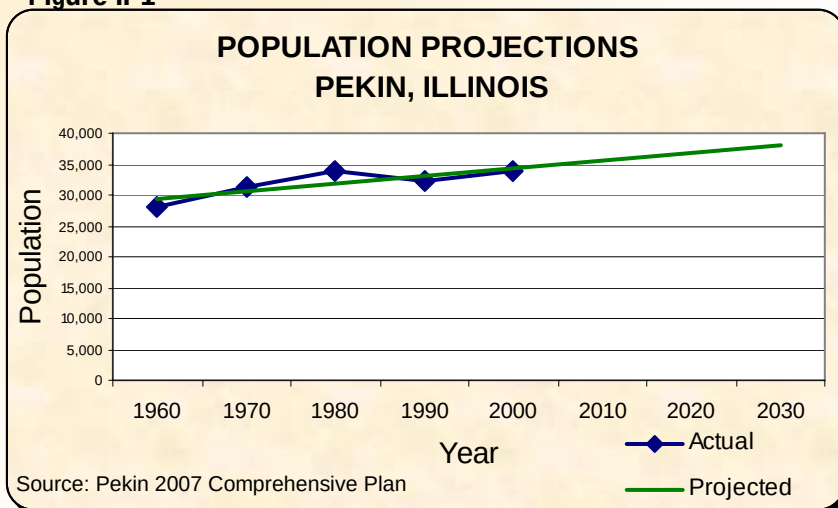
II. Demographics

City of Pekin Population Trends

In the last forty years, the population of Pekin has ranged from 28,000 persons in 1960, to a high of 33,967 in 1980. The population decreased during the 1980's as a result of a downturn in the regional economy, but has since rebounded to its pre-1980 level.

The City's 2007 Comprehensive Plan projected the future population of the city. According to the Comprehensive Plan, the population will increase to just under 40,000 by the year 2030. See Figure II-1.

Figure II-1



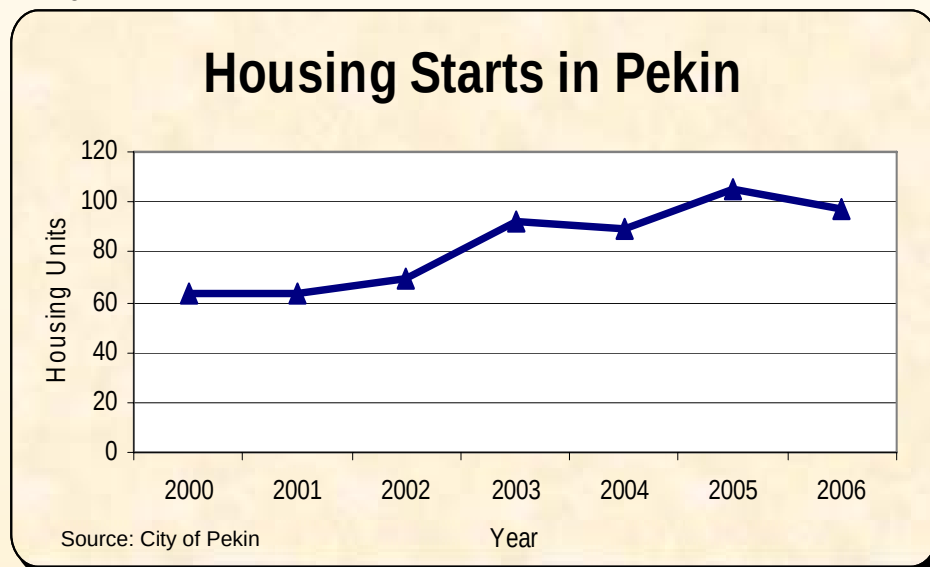
Photos of Pekin Residents

Source: Pekin Daily Times

Housing Starts in Pekin

One method way of predicting the growth of a community is through housing starts. Data provided by the Pekin Building and Zoning Department indicates that significant new home construction has occurred since the 2000 Census information was gathered (in April 1999). Figure II-2 indicates the number of new single family homes and duplex units that have been built since 1999.

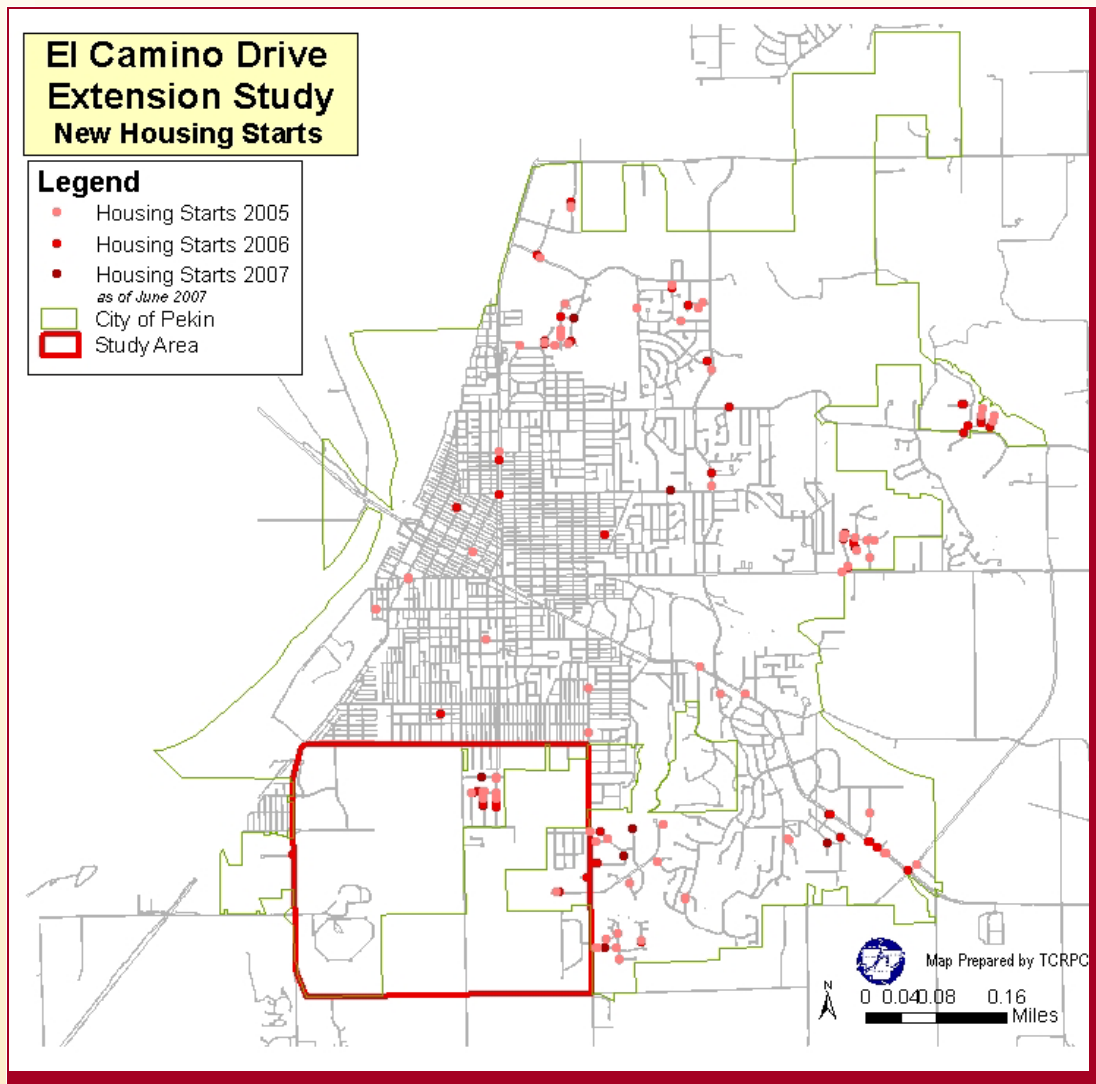
Figure II-2



Gingoteague Subdivision, July 2007

The following map (Figure II-3) indicates the locations of building permits obtained for new residential construction in the entire City of Pekin for the years 2005, 2006, and 2007 (as of June 30, 2007). A large proportion of housing starts are located in the Study Area or adjacent to it.

Figure II-3



Study Area Trends

Much of the residential growth in the City of Pekin is in and around the Study Area. In particular, numerous subdivisions are currently being developed on the east side of 14th Street south of Koch Street.

In addition, one subdivision is being developed west of 14th Street. This subdivision, known as Deerfield, is located east of 5th Street directly south of Koch Street.

Figure II-4

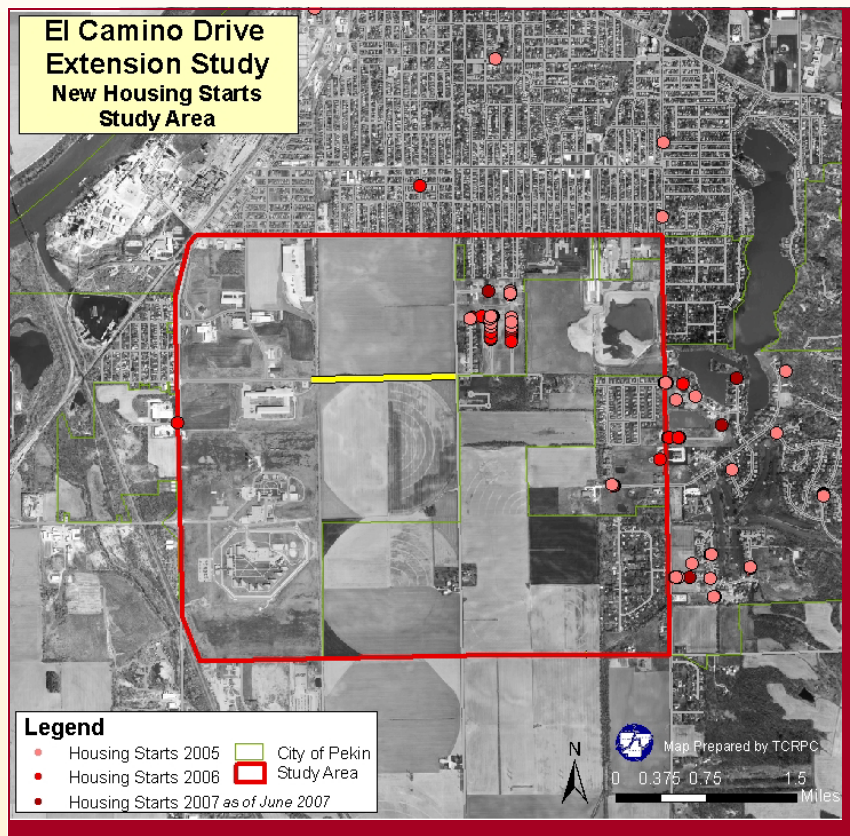
Subdivisions East of 14 th Street Currently Being Developed (as of July 2007)	
Subdivision	Comments
Gingoteague Section 5	Called Remington Road, primarily duplexes
Gingoteague Section 6	In Planning Stage
Sunset Hills Section 31	Called Vista Grand
Pekin Villas	Combination of single-family and duplex units

A large proportion of the new housing construction in Pekin is in the above-mentioned subdivisions. Figure II-5 indicates that, for the last three years, a significant portion of all housing starts in the City of Pekin occurred in this area. In 2007 (as of June 30), over half of all new housing construction within the City of Pekin was in these developments.

Figure II-5

Percentage of City of Pekin Housing Starts in or near the Study Area	
Year	Percent
2005	32
2006	44
2007 (As of June 30, 2007)	51

Figure II-6



In addition to the single-family homes and duplexes built in or near the Study Area, two assisted living facilities are being developed. The John Evans Supported Living Community is located at 14th Street and Executive Drive. It will have 76 studio and one-bedroom apartments, and is expected to open in fall 2007. The other is the Grand Victorian Supported Living Community. It will be located on the east side of 14th Street south of El Camino Drive and will contain 68 units. Ground breaking is expected in August 2007. Residents in both facilities may have private automobiles.



Duplex under construction on Remington Road; July 2007

John Evans Supportive Living Community, July 2007

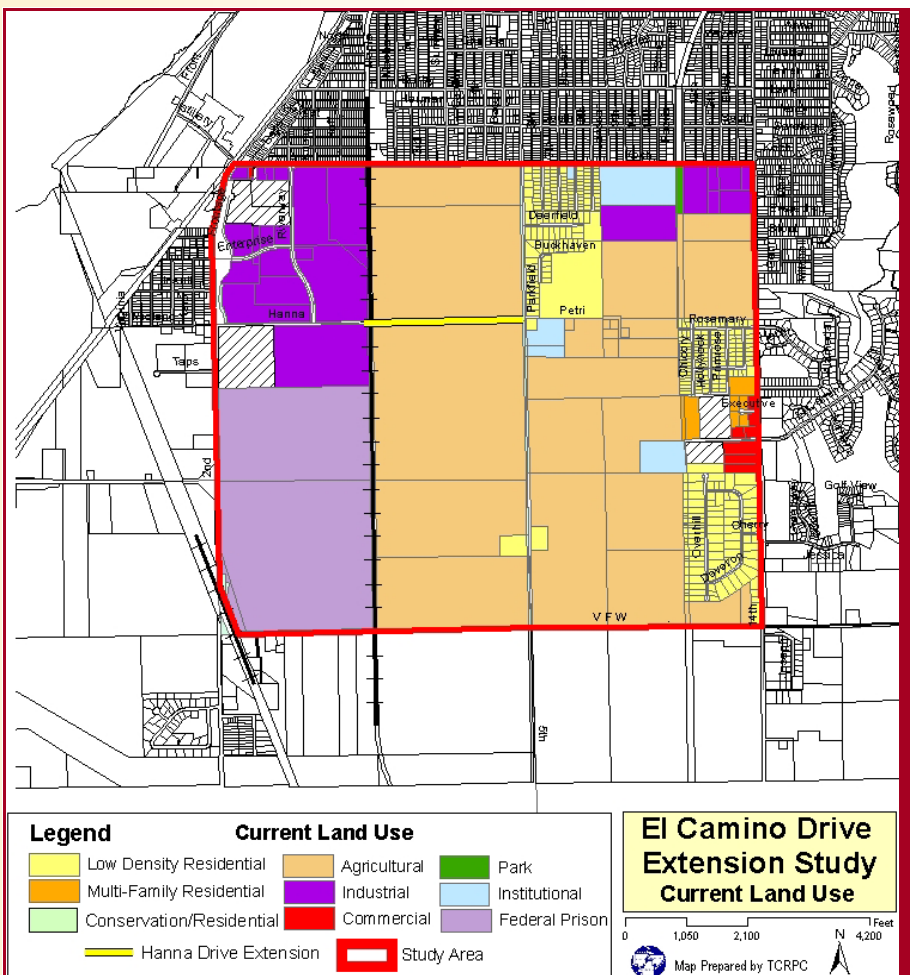
III. Land Use

Transportation influences land use patterns, and, in turn, land use affects demands on the transportation system. For this reason, both the current land use of the study area and the future land use will be analyzed.

Current Land Use

Figure III-1

Figure III-1 shows the current land use in the study area. The western one-third of the area (west of the railroad tracks) is industrial in nature. (The Federal Prison is considered industrial for purposes of this study.) The middle third of the area is agriculture in nature, and is primarily used for row crops. The eastern one-third of the study area is primarily agricultural in nature, but also has a combination of low-density residential, multi-family residential, schools, commercial and light industrial uses.

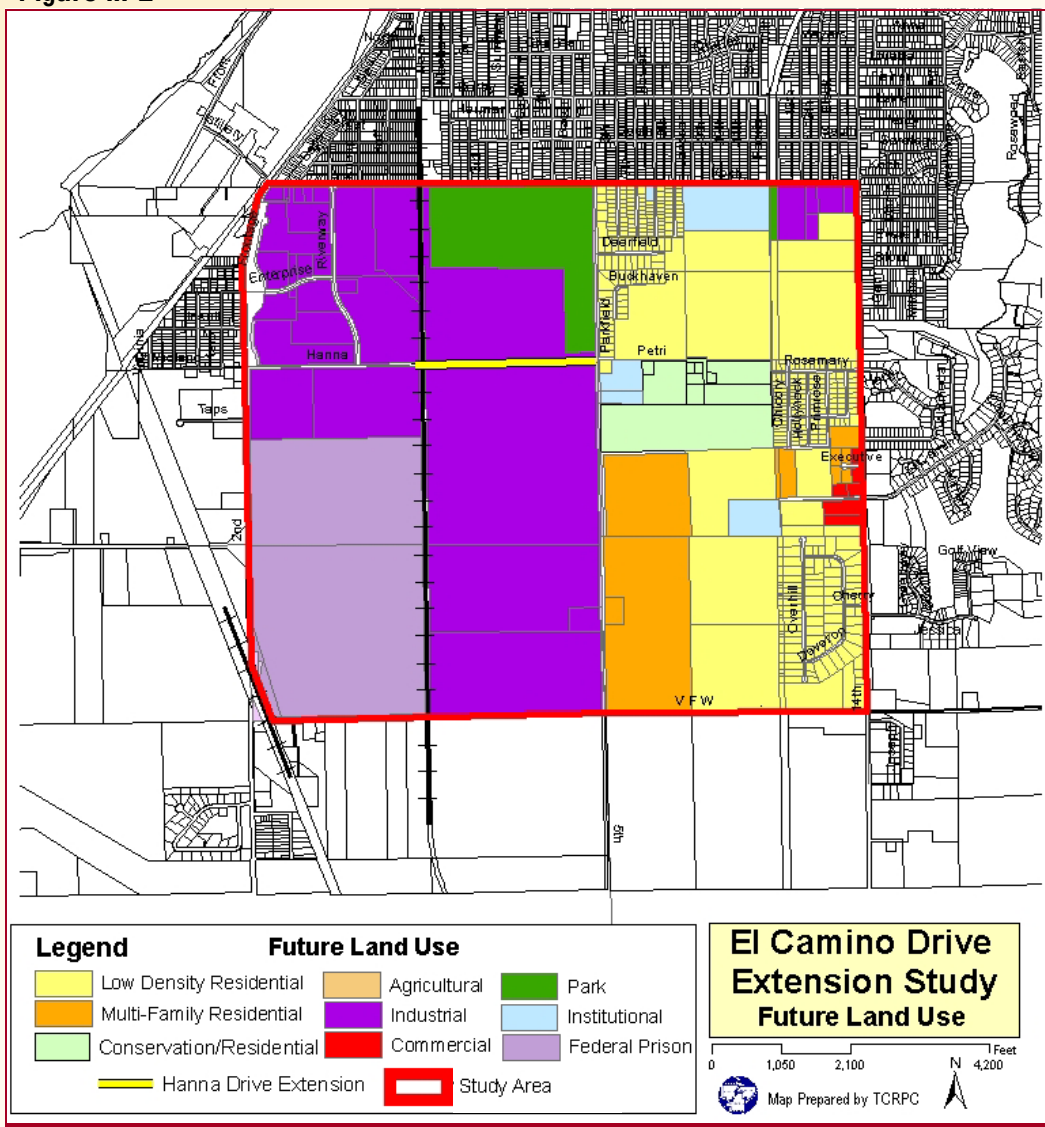


Future Land Use

Future land use was identified in the City's 2007 Comprehensive Plan. The Future Land Use Plan shows significant development of the agricultural areas identified in the current land use plan.

The Future Land Use Map (Figure III-2) indicates the westerly portion of the study area (from U.S. Route 29 to 5th Street) will be composed of industrial uses, with a public park to be located south of Koch Street at 5th Street. The easterly portion of the study area is slated for residential uses, both single-family and multi-family.

Figure III-2



RIVERWAY BUSINESS PARK

The westerly portion of the study area (from U.S. Route 29 to 5th Street) contains the Riverway Business Park. The Park is a 395 acre industrial park being developed by the City of Pekin. Phase I of the Business Park, consisting of 165 acres, has been developed with streets with curb and gutter, underground utilities, telecommunication switching facilities, street lighting, and landscaping. Only 30 of the 165 acres remains available.

Phase II of the Business Park consists of 70 acres, and Phase III consists of 160 acres. Phases II and III need an extension of Hanna Drive to make them developable. A grant has been received from the U.S. Economic Development Administration to assist with the cost of this project. Construction of the extension of Hanna Road is scheduled for 2008. See Figure III-3 for a map of the Riverway Business Park.



Riverway Business Park, July 2007

NEW PARK AT KOCH STREET AND 5TH STREET

The Pekin Park District has plans to develop a new park within the Study Area. The park will be located on the south side of Koch Street between 5th Street and the railroad tracks. (See Figure III-2 on the previous page)

The new park will be eighty acres in size and will be a community youth sports complex. Soccer fields, baseball fields, and a football field will be constructed. Construction is expected to begin in 2011.

The new park is expected to bring additional vehicular traffic to the area, especially along Koch and 5th Streets.

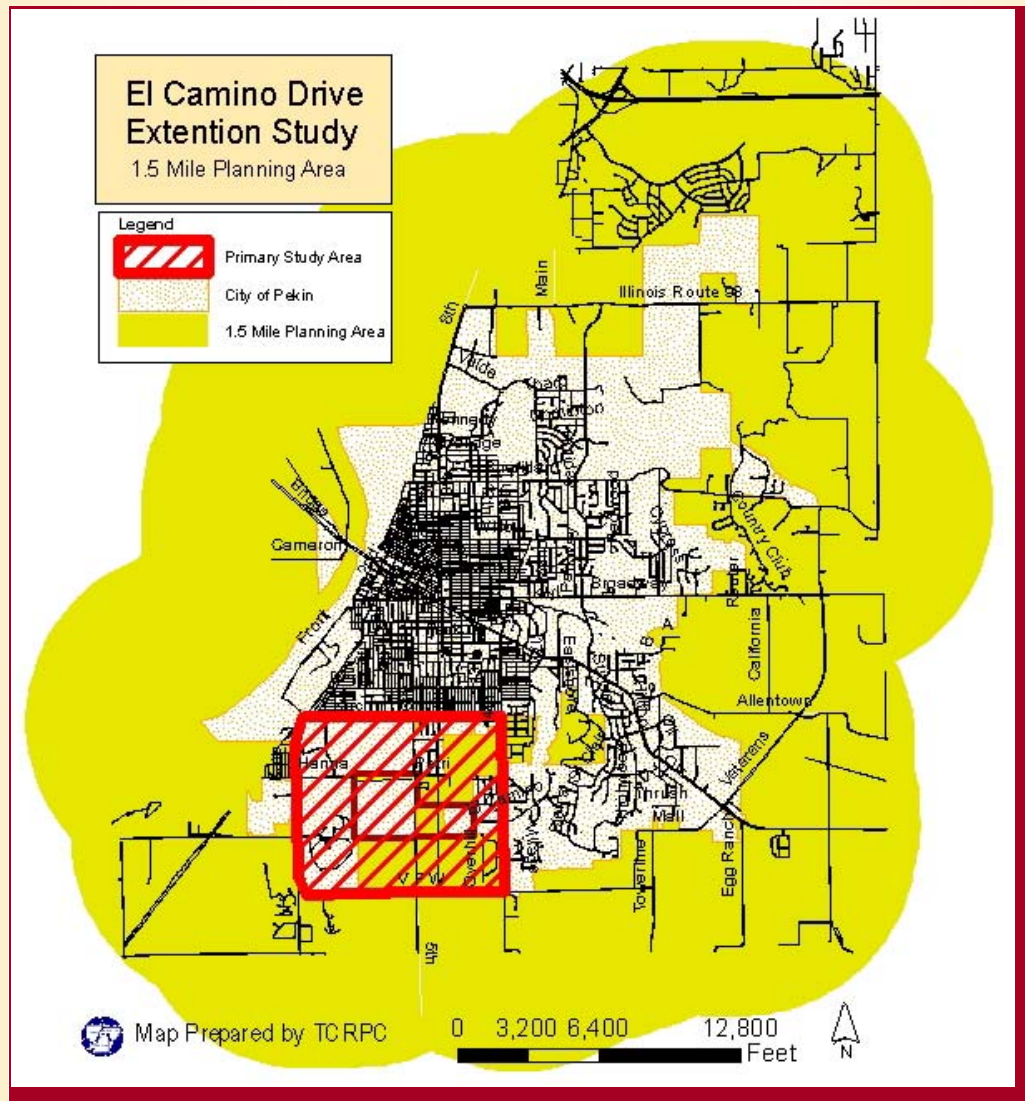
Figure III-3



1 ½ MILE PLANNING AREA

Part of the Study Area is located outside of the corporate limits of the City of Pekin. However, the entire area outside of the corporate limits is located within the City's mile-and-a-half planning area. Because the City has a Comprehensive Plan, it is able to develop a plan for the future of the mile-and-a-half area, much of which is now farmland. The City updated its Comprehensive Plan in early 2007. The Plan identifies future land uses and transportation corridors in this area. See Figure III-4 for a map showing the limits of the City's mile-and-a-half planning area.

Figure III-4



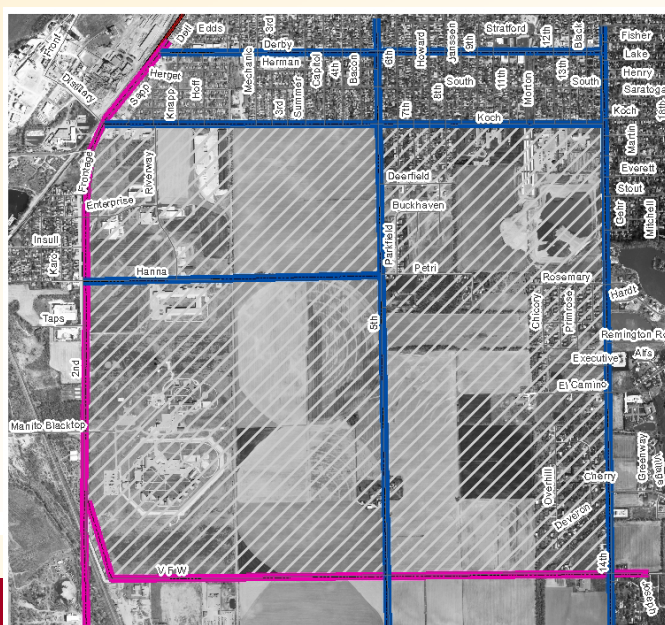
IV. Street Characteristics

Street Types

Most urban areas, and Pekin is no exception, have a hierarchy of street types. The three primary types are arterial, collector, and local streets.

Figure IV-1

The Study Area is bounded on the west and south by arterial streets. It is bounded on the north and east by collector streets. There are no arterial streets that pass through the Study Area in either a north-south or east-west direction. There is one collector street in the Study Area – South 5th Street which runs in a north-south direction through the area. There are no collector streets that run in an east-west direction within the Study Area. See Figure IV –1.



Legend

Collector Streets
Arterial Streets

Study Area

**El Camino Drive
Extension Study
Street Classification**

Map Prepared by TCRPK
0 450 900 1,800
Feet

STREET CLASSIFICATION DEFINITIONS

Arterial Streets

Arterial streets are major routes for traffic movement within a region, and deal with the movement of people and goods into and out of a community. They have the fastest speed limit of the three types of streets, and can typically be accessed only at specific points along their length.

Collector Streets

Collector streets connect the arterial roads to the local street system, and thus carry a higher level of traffic than local streets. Collector streets may provide direct access to adjacent land. However, they primarily route traffic from local streets to arterials.

Local Streets

Local streets provide direct access to adjacent land and carry a relatively small proportion of the vehicle miles traveled. These streets serve primarily residential neighborhoods, and often have sidewalks on one or both sides. Speed limits on these streets are the lowest of the three types of streets, and they have the highest amount of pedestrian activity.

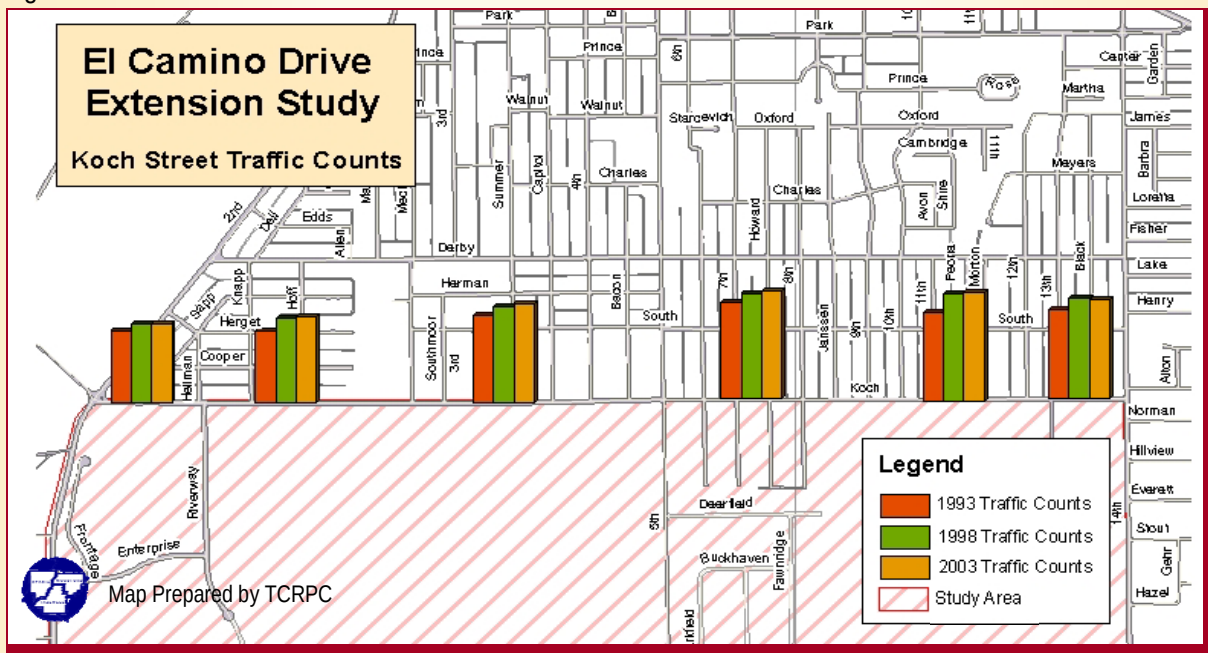
Both collector streets and local streets deal with the movement of people and goods within a community.

Koch Street

Koch Street is the northern boundary of the Study Area. It is a two-lane road with a fifty foot right-of-way. Koch Street is experiencing increased traffic due to an influx of new residential units in the area.

The Illinois Department of Transportation (IDOT) conducts traffic counts on municipal collector streets every five years. The traffic counts are taken at numerous points along each roadway. For Koch Drive, traffic counts were taken in 1993, 1998, and 2003. Figure IV-2 indicates the increase in traffic on Koch Street during this period. On average, the traffic is increasing over 1% per year.

Figure IV-2



Koch Street has two limitations that makes in unsuitable for additional traffic. First, Koch is a residential street with homes along all of the north side of the street and homes and an elementary school along the south side of the street. Adding a lane within the existing right-of-way is not recommended due to the proximity of homes to the driving lanes. Secondly, Koch Street is off-set by approximately one hundred feet where it intersects with 14th Street. This creates a dangerous intersection, especially for vehicles turning westbound onto Koch Street from southbound 14th, or vehicles turning northbound onto 14th Street from eastbound Koch Street. Because the land on both sides of Koch Street is fully developed, there is no room to acquire additional right-of-way to alleviate these two limitations. See Figures IV-3 and IV-4.

Figure IV-3

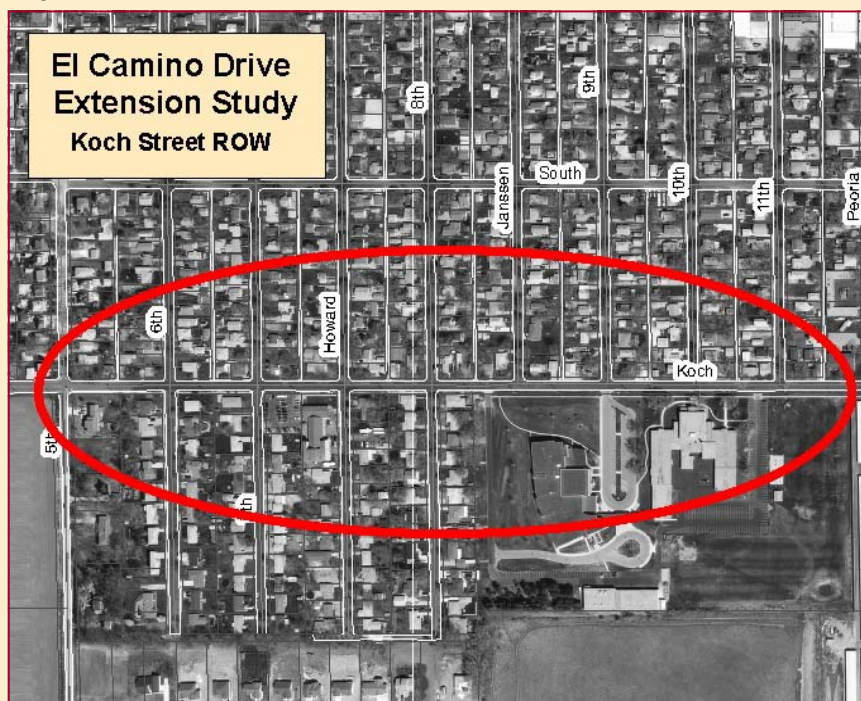
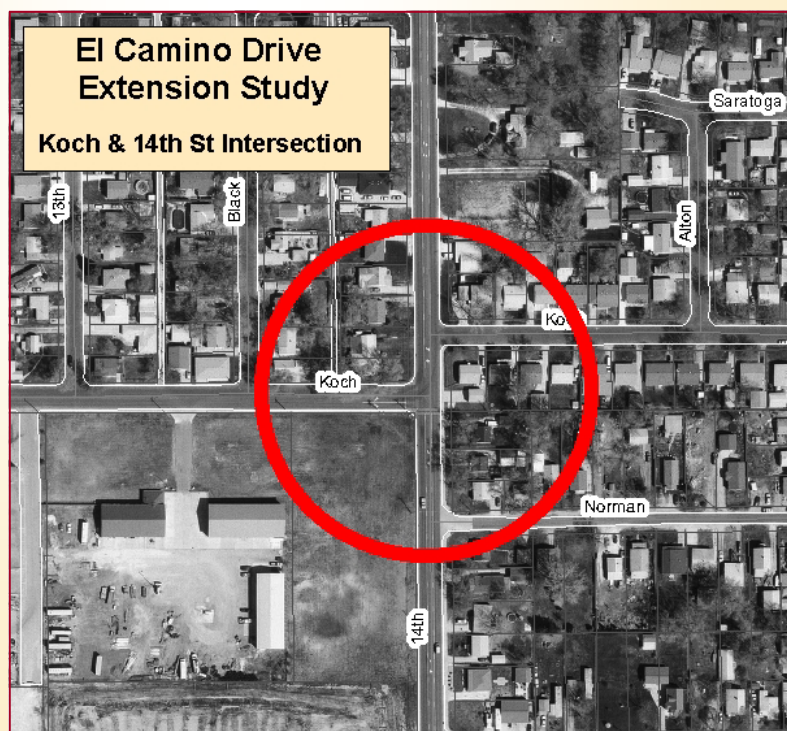


Figure IV-4



14th Street

Figure IV-5

As with Koch Street, the Illinois Department of Transportation (IDOT) has taken traffic counts along 14th Street. Figure IV-5 indicates that traffic is increasing along 14th Street. The traffic count data shows that there is significantly less traffic south of El Camino Drive than north of the drive. Further, the traffic is increasing at a faster rate north of El Camino Drive, than south of EL Camino Drive. From 1993 to 2003, traffic north of El Camino Drive increased 16.6%, while traffic south of El Camino Drive increased 11.7%. This meshes with the fact that most new development is north of El Camino Drive.

The intersection of 14th Street with El Camino Drive is experiencing increased traffic volumes. For this reason, the City of Pekin undertook traffic counts at this intersection in May of 2007, in order to determine the increase in traffic since the IDOT traffic counts were taken in 2003.

In Figure IV-6, 2007 traffic counts obtained by the City of Pekin were added to the 1993, 1998, and 2003 traffic counts provided by IDOT. The results, shown in Figure IV-6, indicate that there has been a significant increase in traffic on 14th Street. This increase in traffic volumes corresponds to the increase in housing units in and near the Study Area.

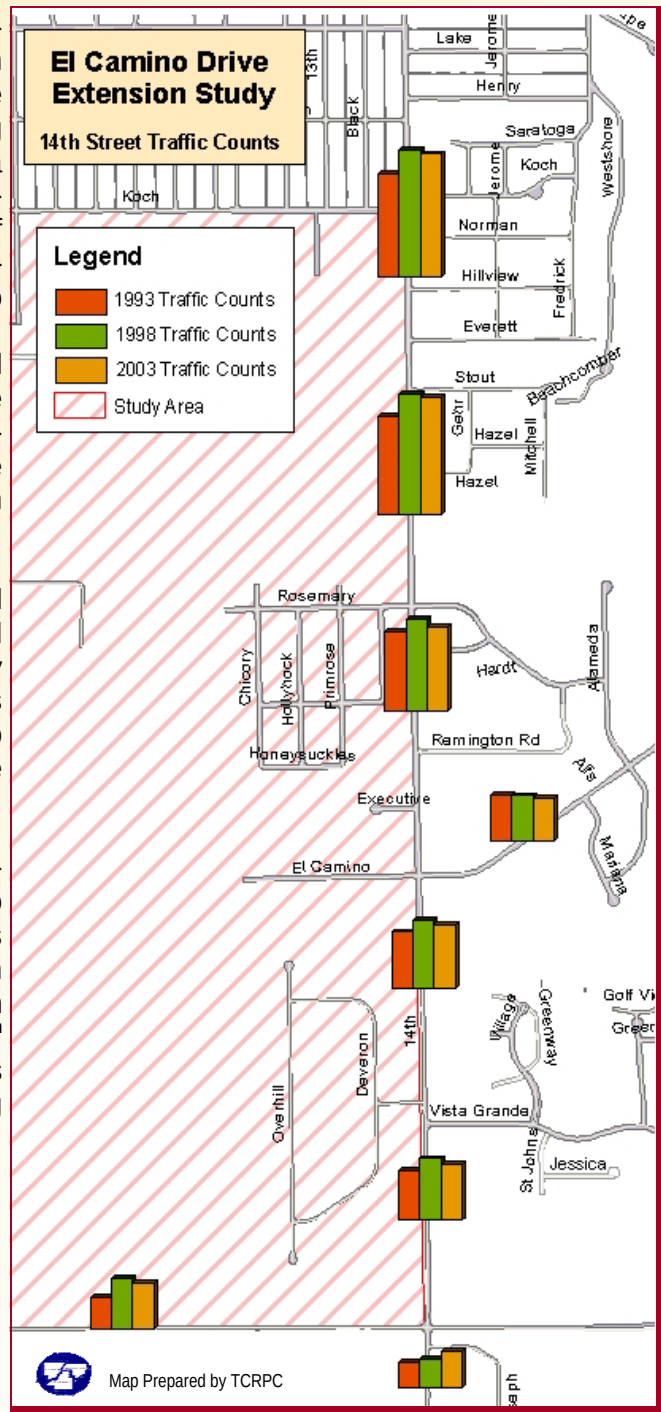
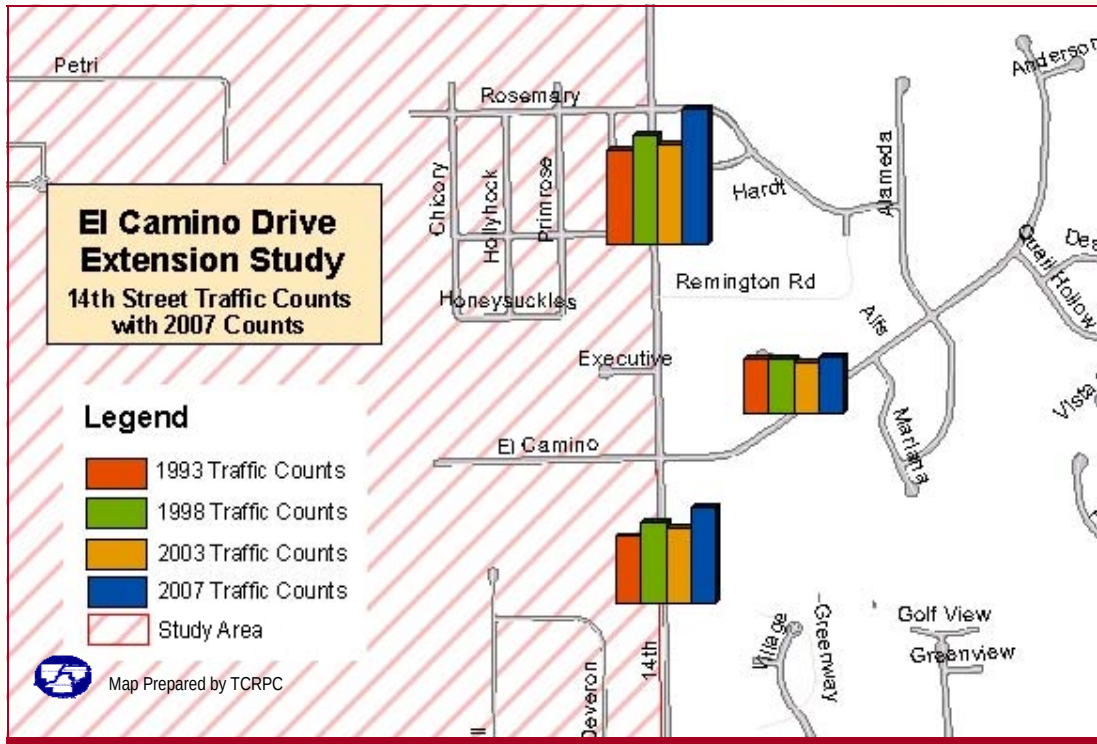


Figure IV-6



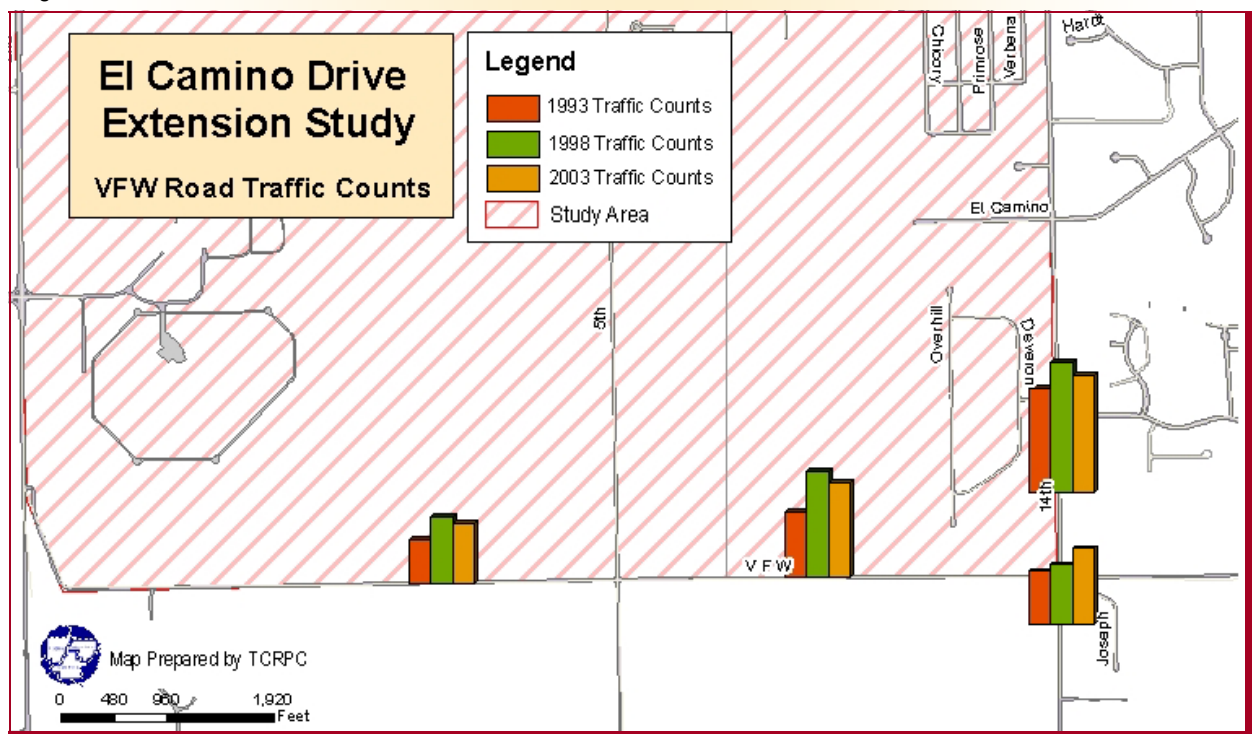
South 14th St.

VFW Road

VFW Road is an east-west arterial street and forms the southern boundary of the Study Area. Currently, VFW Road is a township road with a right-of-way ranging from fifty to fifty-five feet in width.

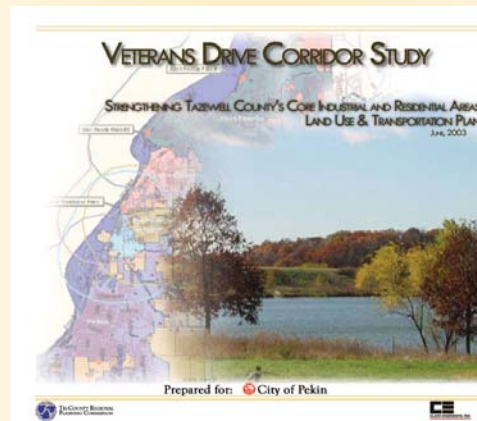
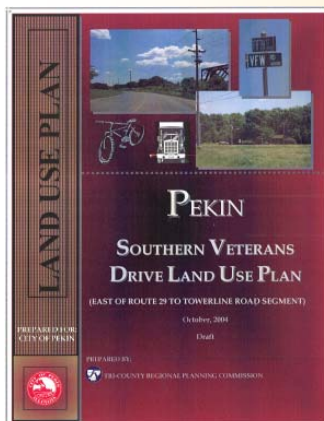
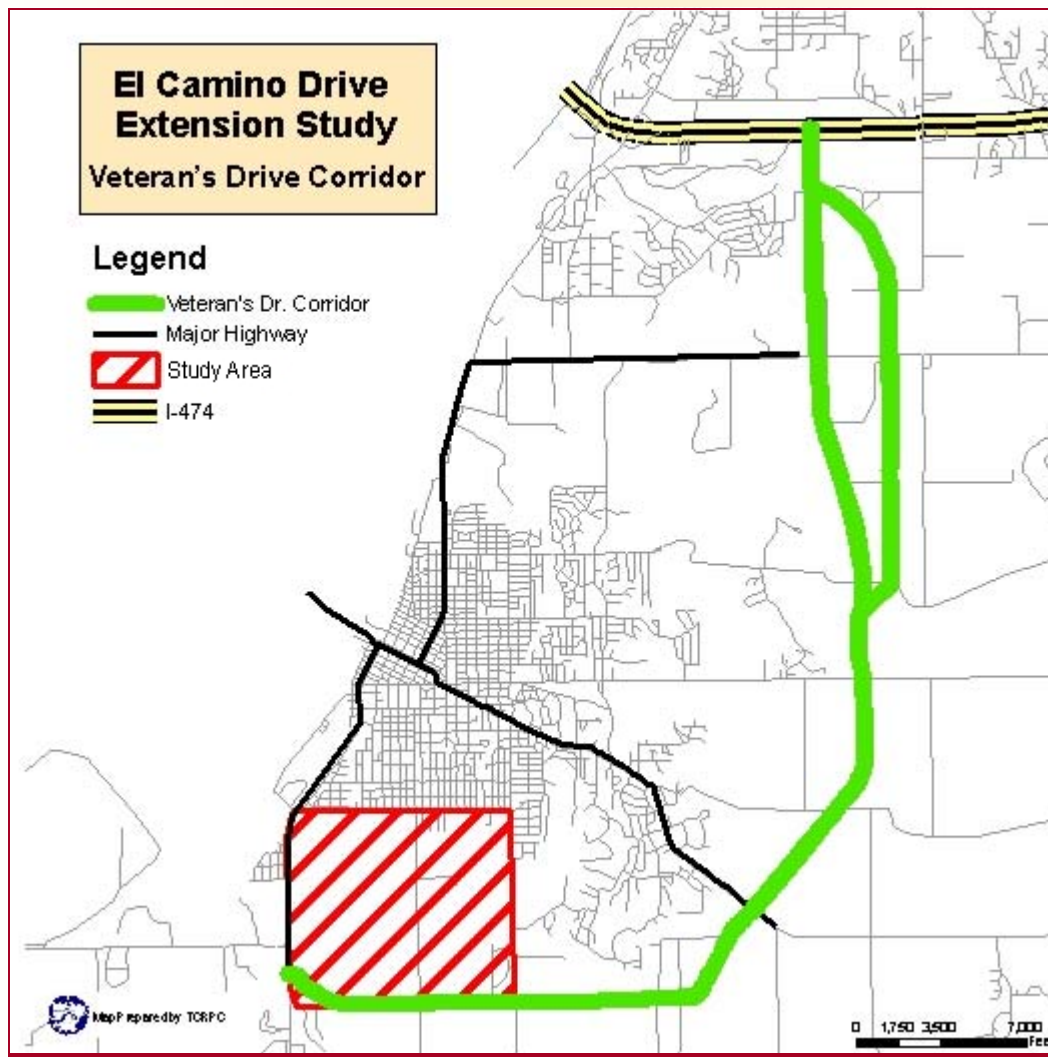
VFW Road can handle additional traffic. However, requiring traffic on 14th Street to travel south in order to go north or west is inefficient. The majority of the traffic in the Study Area is moving from residential areas to commercial or industrial areas located in the north or north-west parts of the City of Pekin. Traffic also travels in a north or northwesterly direction to access major roads such as U.S. Route 29, I-474, or U.S. Route 9 (see Figure IV-7).

Figure IV-7



The city is planning major upgrades to the VFW Road Corridor (see Figure IV-8). VFW Road will become the southern portion of the Veteran's Drive Roadway that will connect U.S. Route 9 with Interstate 474 at the northern edge of the City. In addition, the City of Pekin has petitioned the Illinois Department of Transportation to designate Veteran's Drive as U.S. Route 9, and to take that designation off of Court Street. When this happens, Veteran's Drive will be a loop around the southern and eastern parts of the city, and will carry significantly more traffic than it does today.

Figure IV-8



V. Study Area Characteristics

Traffic Circulation Patterns

In addition to the amount of traffic, traffic flow must also be studied. There are three north-south transportation corridors in the Study Area. They are U.S. Route 29 on the west side of the area, 5th Street in the central part of the area, and 14th Street on the east side.

East-west transportation corridors are Koch Street on the northern boundary of the area, and VFW Road on the southern boundary. There are no east-west through streets within the study area.

At this time, the only way to move in an east-west direction through the study area is to travel either north to Koch Street or south to VFW Road.

In 2008, an extension of Hanna Drive will be constructed from its present terminus at the railroad tracks to 5th Street. This extension will provide better traffic circulation within the industrial park. However, Hanna Drive will not be extended all the way to 14th Street, meaning traffic still must move in a north-south direction to travel to 14th Street.

Non-Motorized Transportation

There are no sidewalks along the north side of Koch Street. There are intermittent sidewalks along the south side of Koch Street between 5th Street and 14th Street, primarily in front of the school. The lack of consistent sidewalks makes it dangerous for students to walk or ride a bicycle to school.

Sidewalks exist along the entire length of 14th Street. The sidewalk is on the west side of the street for most of its length, and there are sidewalks on the east side of 14th Street near Koch Street. However, the sidewalks are directly adjacent to moving lanes of traffic. There is no parking on 14th Street to act as a buffer, nor is there a tree lawn to separate pedestrians from traffic.

There are no sidewalks along VFW Road or U.S. Route 29.

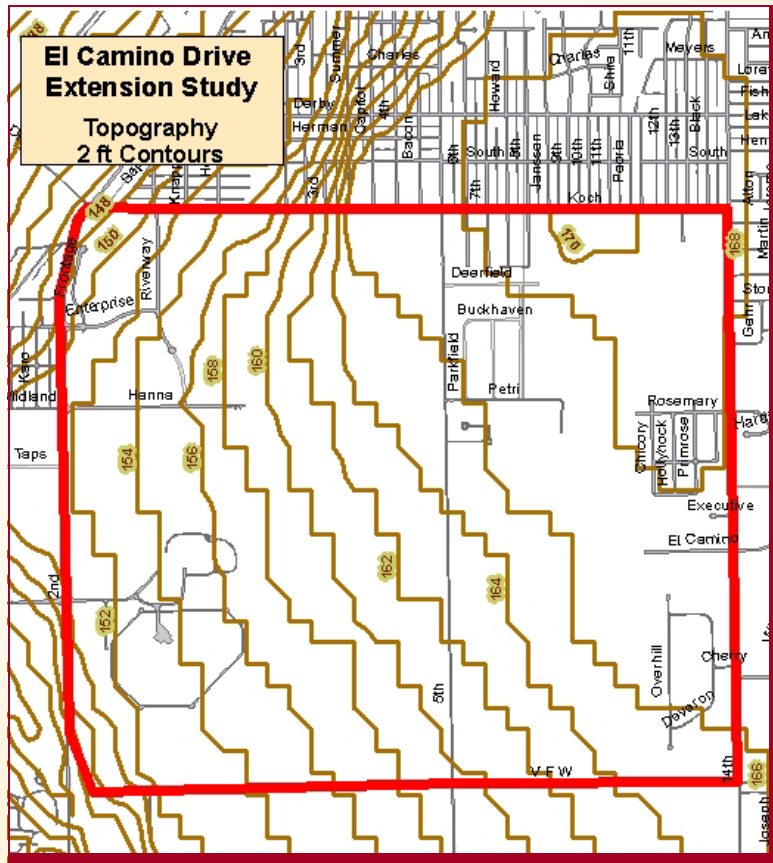
The development of the new eighty acre park at Koch Street and 5th Street will increase the demand for sidewalks. Many patrons of the park, both youth and adults, will desire to walk or bicycle to the park, especially from subdivisions in or near the study area.



Typical Koch Street cross-section looking west.

Topography

Figure V-1



The topography of the Study Area is relatively flat (see Figure V-1). Except for a wooded ravine in the northwest corner of the Study Area, there is very little elevation change. Because the Study Area is flat, there will be no issues relating to topography in choosing an alignment for the extension of El Camino Drive.

Typical topography.
5th Street looking South

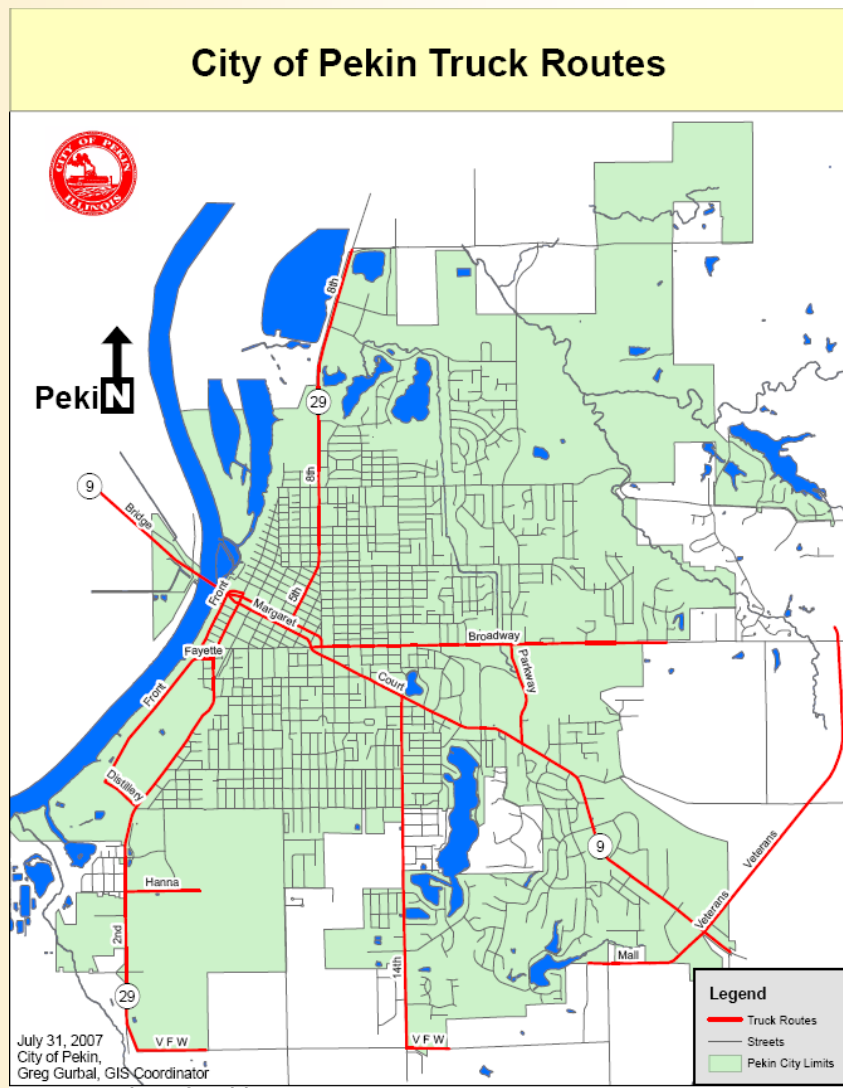


Truck Routes

The City of Pekin has designated certain streets to be truck routes. Truck routes are streets that trucks over one ton in weight are allowed to use on a regular basis. The truck routes within the Study Area are U.S. Route 29, 14th Street, parts of VFW Road, and Hanna Drive. See Figure V-2.

Trucks often use 5th Street, VFW Road, or Derby to travel between 14th Street and U.S. Route 29, even though these streets are not designated as truck routes. The City has plans to designate VFW Road as a truck route once it becomes part of the Veteran's Road corridor, in order to provide another east-west truck route in the industrial areas of the City. It is not anticipated that the new east-west corridor that is the focus of this study will be a truck route.

Figure V-2



Source: City of Pekin

VI. Proposed Alignment

The primary objective of the study is to develop an east-west transportation link between U.S. Route 29 and 14th Street. The street type is determined based on the purposes of the street within the overall circulation system of an area. The purposes of the new street are:

- Act as an east-west link between U.S. Route 29 and 14th Street
- Provide direct access to commercial and industrial businesses in the Study Area; in particular, to businesses in the Riverway Business Park.
- Provide a link from the residential areas east of 14th Street to the new park being developed by the Pekin Park District.

In addition to outlining the purposes of a street, it is also important to state how a street is not to be used. In this case, the new street is not to be a truck route.

Street Type

In Chapter III of this Study, the three basic types of streets were described. They are arterials, collectors, and local streets. Based on the purposes of the new street, the street type that best fits the purposes of the new transportation link is a collector street.

COLLECTOR STREETS

Collector streets connect the arterial roads to the local street system, and thus carry a higher level of traffic than local streets. Collector streets may provide direct access to adjacent land. However, they primarily route traffic from local streets to arterials.

Number of New Collector Streets

In most mid-western communities, collector streets are located at least one-half mile apart, and in some cases, up to a mile apart. This spacing is primarily due to the township survey system, which divides land into square mile parcels. Township roads were most often constructed on township lines. Additional roads were constructed half-way between two roads, or on the half-mile mark.

The length of the area between Koch Street and VFW Road is 1.5 miles. Conceivably, two east-west collector streets could be built in that span. However, there are some constraints that make more than one street unfeasible. They are:

- The Canadian National Railroad (formerly the Illinois Central) has an active rail line that runs in a north/south direction through the study area. The City is currently in negotiations with the railroad to allow a crossing on Hanna Drive. No further crossings will be allowed.
- One property owner, the Federal Bureaus of Prisons, owns and has developed a very large section of land along U.S. Route 29. It will not be possible to acquire additional right-of-way through this parcel.
- The lack of collector or through streets on the east side of 14th Street to which the new street can connect. Ideally, the new street will connect with an existing collector street on the east side of 14th Street. There is only one street which meets this criteria – El Camino Drive.

Non-Motorized Transportation

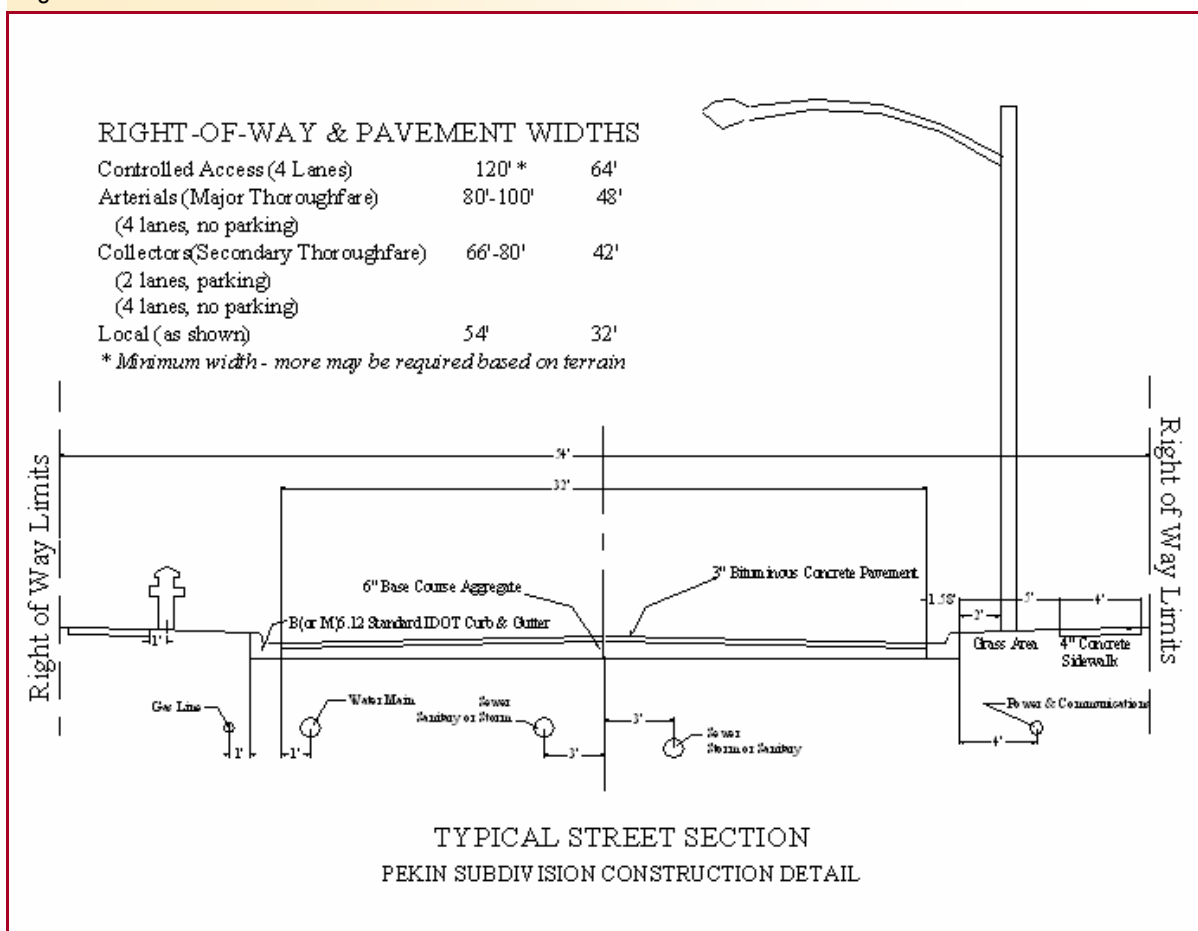
In today's transportation environment, it is more important than ever to construct non-motorized transportation alternatives as part of a complete, balanced transportation system. The goal is a transportation system that offers connectivity between different land uses such as residential neighborhoods, commercial services such as retail stores and restaurants, and recreational facilities.

Non-motorized transportation was considered as part of the design of the new east-west transportation link. The location of residential subdivisions within the Study Area and east of 14th Street may result in persons desiring to walk or bicycle to the new park at Koch and 5th Streets. At a minimum, sidewalks are recommended for at least one side of the new roadway. Preferably, Sidewalks would be on both sides of the street.

Street Cross-Section

The City of Pekin Subdivision Ordinance requires an urban cross-section for any new streets in the City. At a minimum, the Right-of-Way and pavement width for collector streets listed in figure VI-1 below are recommended for the new roadway. If possible, an on-street bicycle lane is recommended (in addition to the sidewalk) for the use of bicyclists.

Figure VI-1



Source: City of Pekin

Street Alignment Options

Based on the purposes and constraints of the new transportation link, only one location along 14th Street is appropriate for the new roadway, and that is at the intersection of 14th Street with El Camino Drive.

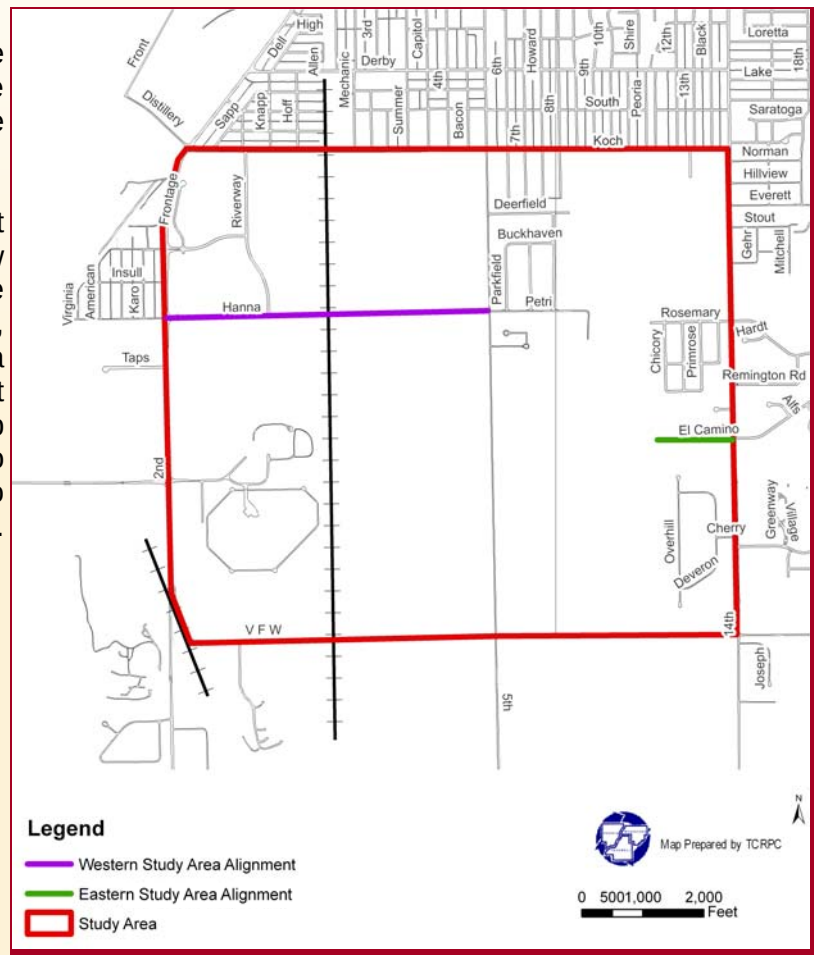
El Camino Drive already exists east of 14th Street, and this roadway eventually connects with Court Street to the east (via several local streets). El Camino Drive also exists west of 14th Street for approximately one-quarter mile. El Camino Drive west of 14th Street meets the criteria to be used as part of a new east-west transportation link through the Study Area.

In the same that way that there is only one possible location along 14th Street to develop a new east-west link, there is only one possible location along U.S. Route 29, that being Hanna Drive. Hanna Drive is an existing roadway that also serves as a truck route through the Riverway Business Park. The City of Pekin plans to extend Hanna Drive from its existing terminus at the Canadian National Railroad tracks to 5th Street. Construction is scheduled for 2008.

See Figure VI-2 for the location of El Camino Drive and Hanna Drive within the Study Area.

The east and west alignments of the new transportation link have been defined. However, they do not line up in a straight east-west alignment. The next step is to connect the two existing roadways. Two alternatives were analyzed.

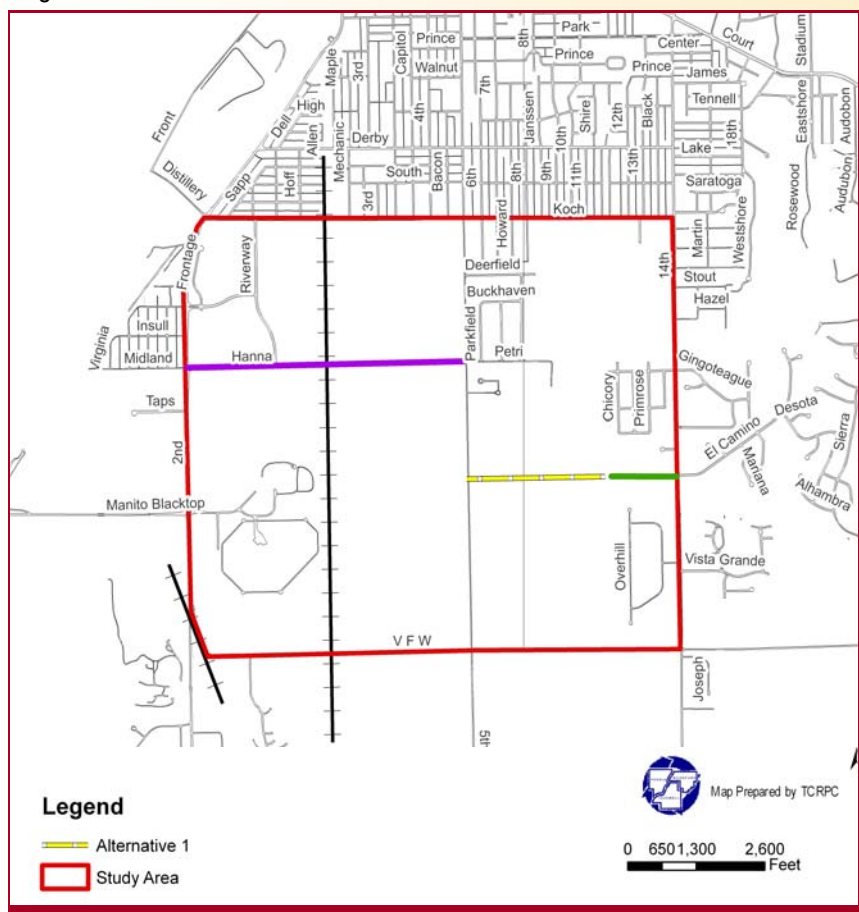
Figure VI-2



ALTERNATIVE 1

The most direct way to connect El Camino Drive and Hanna Drive is to construct El Camino Drive in an east-west alignment to its intersection with 5th Street. Traffic will flow in a north-south direction along 5th Street to connect with either Hanna Drive or El Camino Drive. See Figure VI-3

Figure VI-3



Advantages:

- Requires minimal new roadway to be constructed (approximately 0.5 miles)

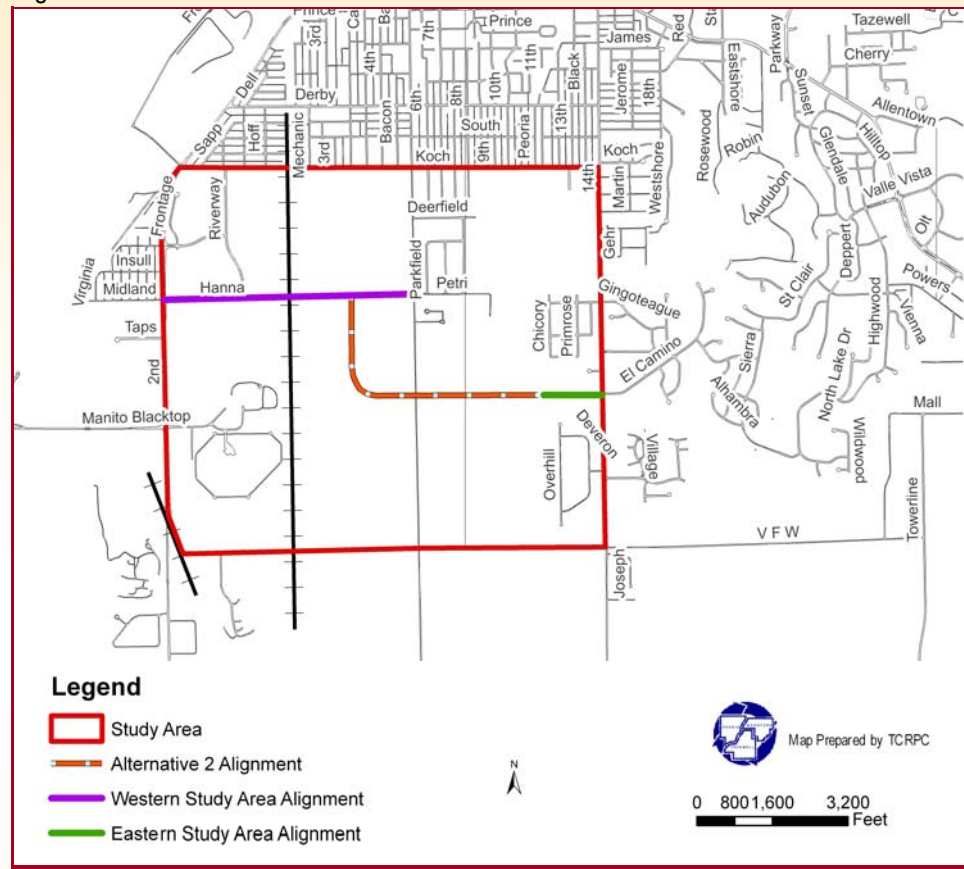
Disadvantages:

- Unless 5th Street is upgraded between Hanna Drive and El Camino drive, it will remain a two-lane township road. This means traffic will flow between collector streets and a township road. (Although 5th Street acts as a collector street, it is not built to city of Pekin collector street standards.)
- No provision is made for bicycle or pedestrian traffic along 5th Street to access the new park

ALTERNATIVE 2

Alternative 2 brings the new roadway in an east-west direction from El Camino Drive, crosses 5th Street, and turns north to connect into Hanna Drive.

Figure VI-4



Advantages:

- Riverway Business Park between 5th Street and the Canadian National Railroad tracks can easily be subdivided for industrial uses
- A 'T' intersection can be built at the curve in the new road to provide access to property to the south

Disadvantages:

- It is more costly than Alternative 1, as approximately 1.3 miles of new roadway must be constructed
- Vehicular and non-motorized traffic must still travel on a two-lane township road (5th Street) to access the new park;
- No provision is made for bicycle or pedestrian traffic along 5th Street to access the new park
- Conflicts between passenger vehicles and trucks may occur
- Residential traffic can be accommodated; however, truck traffic should not be allowed on 5th Street

Preferred Alternative

The preferred alternative at this time is Alternative 1. It is the least expensive alternative and will meet the criteria for the new transportation link outlined at the beginning of this Chapter.

Both alternatives had the same disadvantage of traffic moving between a collector street and township road. For this reason, upgrading 5th Street between the new extension of El Camino Drive and Koch Street is recommended. This work would be considered Phase II of the project.

A third phase is also possible. The additional roadway shown in Alternative 2 (between 5th Street and the Railroad tracks) can be built at some time in the future, when there is more demand for this link. (See Figure VI-6)

Figure VI-6



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CITY OF PEKIN, ILLINOIS
REVENUE SUMMARY PERIOD ENDING 7/31/07
FISCAL MONTH 03 25.00%

REPORT PRINT DATE- 8/15/07
PAGE 1

GENERAL FUND	ANNUAL BUDGET	THIS PERIOD ACTUAL	YEAR TO DATE ACTUAL	%BUDGET	BALANCE
HOME RULE MOTEL TAX	40,000				40,000.00
RE TAX TWP LEVY-ROAD & BR	20,000	5,199.72	10,420.63	52.10	9,579.37
REPLACEMENT P/P TAX - TWS	375,000	27,871.21	76,614.26	20.43	298,385.74
LOCAL USE GAS TAX	20,000				20,000.00
REAL ESTATE TAX					
2% LN FOREIGN FIRE INSURA	1,894,945	63.22	5,861.59	.31	1,889,083.41
REAL ESTATE TAX	400,000	35,630.18	99,216.45	24.80	300,783.55
RE TAX TWP LEVY-ROAD & BR	5,125,000	454,717.28	1,293,267.37	25.23	3,831,732.63
USE TAX	225,000CR				225,000.00CR
MUNICIPAL SALES TAX					
TIP SALES TAX/CITY	3,750,000	331,649.19	928,878.05	24.77	2,821,121.95
PHOTO PROCESSING SURCHARG	1,071,235	230,561.75	462,062.75	43.13	609,172.25
HOME RULE SALES TAX	5,000				5,000.00
REPLACEMENT P/P TAX - STA	2,800,000	279,811.89	1,290,763.08	46.10	1,509,236.92
REPLACEMENT P/P TAX - TWS					
PUL TAB/JAR GAME TAX - L					
ILLINOIS INCOME TAX					
ILLINOIS INCOME TAX SURCH					
LOCAL USE GAS TAX	386,274	11,870.53	101,588.70	26.30	284,685.30
INTERGOVERNMENTAL	2,050,230	180,282.84	474,991.76	23.17	1,575,238.24
FEES/CHARGES FOR SERVICES	401,250	26,076.87	81,617.55	20.34	319,632.45
FINES AND FORFEITS	225,555	15,363.00	69,473.00	30.80	156,082.00
LICENSES AND PERMITS	375,000	23,212.69	90,432.32	24.12	284,567.68
INVESTMENT EARNINGS	275,350	22,677.86	47,025.43	17.08	228,324.57
OTHER REVENUE					
DEBT PROCEEDS	206,016	29,624.66	87,248.98	42.35	118,767.02
TRANSFERS FROM OTHER FUNDS	19,195,855	1,674,612.89	5,119,461.92	26.67	14,076,393.08
TOTAL REVENUE					
TOURISM FUND					
HOME RULE MOTEL TAX	150,000	13,909.85	47,414.85	31.61	102,585.15
INTERGOVERNMENTAL					
OTHER REVENUE					
TOTAL REVENUE	150,000	13,909.85	47,414.85	31.61	102,585.15
SOLID WASTE FUND					
INTERGOVERNMENTAL	67,000				67,000.00
FEES/CHARGES FOR SERVICES	500	120.00CR	680.00		680.00CR
LICENSES AND PERMITS	20,250	3,920.00	10,455.25	51.63	500.00
OTHER REVENUE					9,794.75
DEBT PROCEEDS					
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE	87,750	3,800.00	11,135.25	12.69	76,614.75
PUBLIC BENEFIT FUND					
INVESTMENT EARNINGS					
TRANSFERS FROM OTHER FUNDS					

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CITY OF PEKIN, ILLINOIS
REVENUE SUMMARY PERIOD ENDING 7/31/07
FISCAL MONTH 03 25.00%

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TOTAL REVENUE

SEWERAGE FUND

INTERGOVERNMENTAL	481,100				481,100.00
FEES/CHARGES FOR SERVICES	2,503,000	234,598.38	624,456.03	24.95	1,878,543.97
LICENSES AND PERMITS	11,800	715.00	3,220.00	27.29	8,580.00
INVESTMENT EARNINGS	55,000	23,409.98	38,979.35	70.87	16,020.65
OTHER REVENUE	1,150	25.75	25.75	2.24	1,124.25
DEBT PROCEEDS					
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE	3,052,050	258,749.11	666,681.13	21.84	2,385,368.87

STORM SEWER FUND

FEES/CHARGES FOR SERVICES		310.00	410.00		410.00CR
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE		310.00	410.00		410.00CR

MOTOR FUEL TAX FUND

ILLINOIS MOTOR FUEL TAX	975,000	71,691.56	240,390.94	24.66	734,609.06
INTERGOVERNMENTAL	12,000				12,000.00
FEES/CHARGES FOR SERVICES	122,500	9,425.65	19,334.90	15.78	103,165.10
INVESTMENT EARNINGS	105,000	29,191.27	43,160.85	41.11	61,839.15
OTHER REVENUE					
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE	1,214,500	110,308.48	302,886.69	24.94	911,613.31

HUD METRO DEVELOPMENT FUN

INTERGOVERNMENTAL	660,953	4,456.69	68,767.70	10.40	592,185.30
FEES/CHARGES FOR SERVICES					
INVESTMENT EARNINGS	5,000	3,257.03	4,058.84	81.18	941.16
OTHER REVENUE					
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE	665,953	7,713.72	72,826.54	10.94	593,126.46

TIF / CENTRAL BUSINESS DI

REAL ESTATE TAX	535,000				535,000.00
RE TAX TWP LEVY-ROAD & BR					
TIF SALES TAX/CITY	260,000				260,000.00
TIF TAX ALLOCATION / STAT	180,000				135,855.62
INTERGOVERNMENTAL					
INVESTMENT EARNINGS	8,000	4,246.47	13,489.42	168.62	5,489.42CR
OTHER REVENUE	14,400				14,400.00
DEBT PROCEEDS					
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE	997,400	4,246.47	57,633.80	5.78	939,766.20

TIF / ROUTE 29

REAL ESTATE TAX					
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CITY OF PEKIN, ILLINOIS
REVENUE SUMMARY PERIOD ENDING 7/31/07
FISCAL MONTH 03 25.00%

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	ANNUAL BUDGET	THIS PERIOD ACTUAL	YEAR TO DATE ACTUAL	%BUDGET	BALANCE
TIF SALES TAX/CITY					
TIF TAX ALLOCATION / STAT					
INVESTMENT EARNINGS					
OTHER REVENUE					
DEBT PROCEEDS					
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE					
FED PRISON / INDUST LAND					
INTERGOVERNMENTAL					
INVESTMENT EARNINGS					
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE					
CAPITAL PROJECTS					
LOCAL USE GAS TAX	375,000	27,871.21	76,614.27	20.43	298,385.73
INTERGOVERNMENTAL	1,600,000		77,455.58	4.84	1,522,544.42
INVESTMENT EARNINGS	55,000	1,037.30	9,745.12	17.72	45,254.88
OTHER REVENUE	6,180	980.00	980.00	15.86	5,200.00
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE	2,036,180	29,888.51	164,794.97	8.09	1,871,385.03
MUNICIPAL BUS FUND					
INTERGOVERNMENTAL	176,470	67,027.89	67,027.89	37.98	109,442.11
FEES/CHARGES FOR SERVICES	12,198		400.00	3.28	11,798.00
FINES AND FOREFEITS					
INVESTMENT EARNINGS					
OTHER REVENUE					
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE	188,668	67,027.89	67,427.89	35.74	121,240.11
SCHOOL BUS FUND					
FEES/CHARGES FOR SERVICES	1,569,820	305.00CR	290,997.52	18.54	1,278,822.48
FINES AND FOREFEITS			61.48		61.48CR
INVESTMENT EARNINGS	15,000	433.05	1,375.64	9.17	13,624.36
OTHER REVENUE					
TOTAL REVENUE	1,584,820	128.05	292,434.64	18.45	1,292,385.36
PEKIN AIRPORT FUND					
FEES/CHARGES FOR SERVICES	53,313	4,162.75	12,488.25	23.42	40,824.75
INVESTMENT EARNINGS	2				2.00
OTHER REVENUE	6,000		843.75	14.06	5,156.25
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE	59,315	4,162.75	13,332.00	22.48	45,983.00
ECONOMIC DEVELOPMENT FUND					
INVESTMENT EARNINGS	164,183				164,183.00

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OTHER REVENUE
TRANSFERS FROM OTHER FUNDS

TOTAL REVENUE

164,183

164,183.00

ACCOUNTS PAYABLE IMPREST

INVESTMENT EARNINGS
OTHER REVENUE
TRANSFERS FROM OTHER FUNDS

TOTAL REVENUE

PAYROLL IMPREST

INVESTMENT EARNINGS
OTHER REVENUE
TRANSFERS FROM OTHER FUNDS

TOTAL REVENUE

SELF-INSURANCE FUND

INVESTMENT EARNINGS
OTHER REVENUE
TRANSFERS FROM OTHER FUNDS

TOTAL REVENUE

VEHICLE MAINTENANCE FUND

FEES/CHARGES FOR SERVICES
INVESTMENT EARNINGS
OTHER REVENUE
TRANSFERS FROM OTHER FUNDS

TOTAL REVENUE

SPECIAL ASSESSMENTS FUND

INVESTMENT EARNINGS
OTHER REVENUE
TRANSFERS FROM OTHER FUNDS

TOTAL REVENUE

POOLED CASH FUND

OTHER REVENUE

TOTAL REVENUE

TAZEWELL / PEKIN CCC FUND

INTERGOVERNMENTAL,
FEES/CHARGES FOR SERVICES
INVESTMENT EARNINGS
OTHER REVENUE
TRANSFERS FROM OTHER FUNDS

	ANNUAL BUDGET	THIS PERIOD ACTUAL	YEAR TO DATE ACTUAL	%BUDGET	BALANCE
OTHER REVENUE					
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE	164,183				164,183.00
ACCOUNTS PAYABLE IMPREST					
INVESTMENT EARNINGS					
OTHER REVENUE					
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE					
PAYROLL IMPREST					
INVESTMENT EARNINGS					
OTHER REVENUE					
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE					
SELF-INSURANCE FUND					
INVESTMENT EARNINGS	52,000	9,231.38	18,929.89	36.40	33,070.11
OTHER REVENUE	147,000	8,123.32	20,612.43	14.02	126,387.57
TRANSFERS FROM OTHER FUNDS	3,682,056	18,710.52	972,570.15	26.41	2,709,485.85
TOTAL REVENUE	3,881,056	36,065.22	1,012,112.47	26.08	2,868,943.53
VEHICLE MAINTENANCE FUND					
FEES/CHARGES FOR SERVICES	1,261,421	77,838.69	243,535.25	19.31	1,017,885.75
INVESTMENT EARNINGS	1		263.04		1.00
OTHER REVENUE					263.04CR
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE	1,261,422	77,838.69	243,798.29	19.33	1,017,623.71
SPECIAL ASSESSMENTS FUND					
INVESTMENT EARNINGS					
OTHER REVENUE					
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE					
POOLED CASH FUND					
OTHER REVENUE					
TOTAL REVENUE					
TAZEWELL / PEKIN CCC FUND					
INTERGOVERNMENTAL,	343,954	4,010.00	87,409.00	25.41	256,545.00
FEES/CHARGES FOR SERVICES	284,555	369.04	67,222.00	23.62	217,333.00
INVESTMENT EARNINGS	1,500	2,423.22	1,319.86	87.99	180.14
OTHER REVENUE	1,000	158,450.00	2,423.22	242.32	1,423.22CR
TRANSFERS FROM OTHER FUNDS	638,508		159,275.00	24.94	479,233.00
TOTAL REVENUE					

CITY OF PEKIN, ILLINOIS
REVENUE SUMMARY PERIOD ENDING 7/31/07
FISCAL MONTH 03 25.00%

REPORT PRINT DATE- 8/15/07
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	ANNUAL BUDGET	THIS PERIOD ACTUAL	YEAR TO DATE ACTUAL	%BUDGET	BALANCE
TOTAL REVENUE	1,269,517	165,252.26	317,649.08	25.02	951,867.92
MUNICIPAL LIBRARY FUND					
REAL ESTATE TAX	944,555	802.39	802.39	.08	943,752.61
REPLACEMENT P/P TAX - STA	101,000		19,966.52	19.77	81,033.48
INTERGOVERNMENTAL	45,695				45,695.00
FEES/CHARGES FOR SERVICES	31,850	1,606.47	8,138.19	25.55	23,711.81
FINES AND FORFEITS	18,050	875.65	3,646.54	20.20	14,403.46
INVESTMENT EARNINGS	22,000	2,733.56	9,129.00	41.50	12,871.00
OTHER REVENUE	15,000	178.00	1,852.16	12.35	13,147.84
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE	1,178,150	6,196.07	43,534.80	3.70	1,134,615.20
POLICE PENSION FUND					
REAL ESTATE TAX	913,000	26.33	840.08	.09	912,159.92
REPLACEMENT P/P TAX - STA	33,882				33,882.00
INVESTMENT EARNINGS	900,000		124,319.68	40.04	900,000.00
OTHER REVENUE	310,483	23,787.23			186,163.32
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE	2,157,365	23,813.56	125,159.76	5.80	2,032,205.24
FIRE PENSION FUND					
REAL ESTATE TAX	1,458,000	25.14	1,280.13	.09	1,456,719.87
REPLACEMENT P/P TAX - STA	52,996				52,996.00
INVESTMENT EARNINGS	650,000		63,711.50	20.61	650,000.00
OTHER REVENUE	309,132	21,398.04			245,420.50
TRANSFERS FROM OTHER FUNDS					
TOTAL REVENUE	2,470,128	21,423.18	64,991.63	2.63	2,405,136.37
GRAND TOTAL	41,614,312	2,505,446.70	8,623,685.71	20.72	32,990,626.29

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CITY OF PEKIN, ILLINOIS
EXPENSE SUMMARY PERIOD ENDING 7/31/07
FISCAL MONTH 03 25.00%

REPORT PRINT DATE- 8/15/07
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GENERAL FUND	ANNUAL BUDGET	THIS PERIOD ACTUAL	YEAR TO DATE ACTUAL	%BUDGET	BALANCE
ADMINISTRATION	297,095	21,726.43	66,063.57	22.24	231,031.43
LEGAL	329,996	36,752.05	83,934.06	25.43	246,061.94
CITY CLERK	103,939	7,227.90	21,639.59	20.82	82,299.41
I.T. DEPARTMENT	305,273	16,345.24	41,040.18	13.44	264,232.82
CITY TREASURER	43,187	3,171.11	8,632.04	19.99	34,554.96
PUBLIC LAND AND BUILDINGS	991,920	73,183.12	229,222.42	23.11	762,697.58
POLICE - SPECIAL SERVICES	725,272	38,677.52	141,541.08	19.52	583,730.92
POLICE - PARKING	86,448	3,330.61	15,409.38	17.83	71,038.62
ZONING AND INSPECTIONS	463,866	29,070.55	89,686.97	19.33	374,179.03
PLANNING AND DEVELOPMENT	123,452	13,470.16	35,797.56	29.00	87,654.44
PERSONNEL	117,221	8,430.48	30,144.51	25.72	87,076.49
FINANCE	233,634	8,926.75	29,730.17	12.73	203,903.83
PUBLIC WORKS	267,415	25,057.55	49,719.21	18.59	217,695.79
STREETS	1,626,022	63,834.64	373,413.60	22.96	1,252,608.40
FIRE	5,614,029	299,811.39	1,174,541.64	20.92	4,439,487.36
MUNICIPAL BAND	19,778				19,778.00
POLICE - PATROL	5,201,218	398,908.63	1,412,987.08	27.17	3,788,230.92
POLICE - RECORDS	340,588	25,132.24	71,792.00	21.08	268,796.00
GENERAL MISCELLANEOUS	787,139	10,316.00	197,374.66	25.07	589,764.34
TOTAL EXPENSE	17,677,492	1,083,372.37	4,072,669.72	23.04	13,604,822.28
TOURISM FUND					
TOURISM	118,785	20,042.75	25,390.24	21.37	93,394.76
TOTAL EXPENSE	118,785	20,042.75	25,390.24	21.37	93,394.76
SOLID WASTE FUND					
YARD WASTE	269,153	22,295.88	84,733.62	31.48	184,419.38
RECYCLING	378,549	22,029.87	69,987.66	18.49	308,561.34
GARBAGE	1,126,666	71,575.40	314,670.31	27.93	811,995.69
TOTAL EXPENSE	1,774,368	115,901.15	469,391.59	26.45	1,304,976.41
PUBLIC BENEFIT FUND					
PUBLIC BENEFIT					
TOTAL EXPENSE					
SEWERAGE FUND					
UTILITY BILLING	225,221	11,376.14	35,271.22	15.66	189,949.78
SEWER OPERATIONS	961,196	22,490.60	77,711.41	8.08	883,484.59
SEWAGE TREATMENT PLANT	3,356,063	83,861.03	251,471.63	7.49	3,104,591.37
TOTAL EXPENSE	4,542,480	117,727.77	364,454.26	8.02	4,178,025.74
STORM SEWER FUND					
STORM SEWER DEPARTMENT	494,029	21,815.69	66,803.85	13.52	427,225.15
TOTAL EXPENSE	494,029	21,815.69	66,803.85	13.52	427,225.15
MOTOR FUEL TAX FUND					
MOTOR FUEL TAX	1,832,000	80,836.03	392,976.20	21.45	1,439,023.80

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	ANNUAL BUDGET	THIS PERIOD ACTUAL	YEAR TO DATE ACTUAL	%BUDGET	BALANCE
TOTAL EXPENSE	1,832,000	80,836.03	392,976.20	21.45	1,439,023.80
HUD METRO DEVELOPMENT FUN					
HUD REHAB	143,843	11,953.54	34,112.63	23.72	109,730.37
HUD HOME DEPT	160,000	19.75	203.39	.13	159,796.61
HUD ADMINISTRATIVE	301,899	6,853.13	20,028.60	6.63	281,870.40
HUD CODE ENFORCEMENT	42,439	2,053.35	5,755.60	13.56	36,683.40
TOTAL EXPENSE	648,181	20,879.77	60,100.22	9.27	588,080.78
TIF / CENTRAL BUSINESS DI					
CENTRAL BUSINESS DISTRICT	705,806	37,691.94	259,638.76	36.79	446,167.24
TOTAL EXPENSE	705,806	37,691.94	259,638.76	36.79	446,167.24
TIF / ROUTE 29					
ROUTE 29					
TOTAL EXPENSE					
FED PRISON / INDUST LAND					
FEDERAL BUREAU OF PRISONS					
TOTAL EXPENSE					
CAPITAL PROJECTS					
VELDE DR PROJECT	3,102,000	31,549.87	143,996.55	4.64	2,958,003.45
VETERANS DRIVE / VFW ROAD	3,102,000	31,549.87	143,996.55	4.64	2,958,003.45
TOTAL EXPENSE					
MUNICIPAL BUS FUND					
CITY BUS	193,380	77.75	2,147.75	1.11	191,232.25
Transportation Planning					
Transportation Maintenance					
TOTAL EXPENSE	193,380	77.75	2,147.75	1.11	191,232.25
SCHOOL BUS FUND					
SCHOOL BUS	1,176,439	47,182.21	226,159.96	19.22	950,279.04
TOTAL EXPENSE	1,176,439	47,182.21	226,159.96	19.22	950,279.04
PEKIN AIRPORT FUND					
AIRPORT	83,330	13,677.89	21,131.46	25.36	62,198.54
TOTAL EXPENSE	83,330	13,677.89	21,131.46	25.36	62,198.54
ECONOMIC DEVELOPMENT FUND					
ECONOMIC DEVELOPMENT	148,000				148,000.00
TOTAL EXPENSE	148,000				148,000.00

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ACCOUNTS PAYABLE IMPREST
A/P IMPREST

TOTAL EXPENSE

PAYROLL IMPREST

PAYROLL IMPREST

TOTAL EXPENSE

SELF-INSURANCE FUND

LIABILITY

FLEX PLAN

WORKER'S COMP

MEDICAL INSURANCE

TOTAL EXPENSE

VEHICLE MAINTENANCE FUND

COUNTY VEHICLE MAINTENANC

CITY MECHANICS

TOTAL EXPENSE

SPECIAL ASSESSMENTS FUND

SPECIALS

TOTAL EXPENSE

POOLED CASH FUND

NON-DEPARTMENTAL

CASH MANAGEMENT

TOTAL EXPENSE

TAZEWELL / PEKIN CCC FUND

TAZCOMM

TOTAL EXPENSE

MUNICIPAL LIBRARY FUND

MUNICIPAL LIBRARY

TOTAL EXPENSE

POLICE PENSION FUND

POLICE PENSION

TOTAL EXPENSE

FIRE PENSION FUND

FIRE PENSION

TOTAL EXPENSE

GRAND TOTAL

	ANNUAL BUDGET	THIS PERIOD ACTUAL	YEAR TO DATE ACTUAL	%BUDGET	BALANCE
		36.54CR	36.54CR		36.54
		36.54CR	36.54CR		36.54
			118.76		118.76CR
			118.76		118.76CR
	221,500	796.10	12,761.32	5.76	208,738.68
	65,000	4,602.29	19,320.06	29.72	45,679.94
	316,000	409.28	959.90	.30	315,040.10
	3,205,404	329,798.02	835,927.77	26.08	2,369,476.23
	3,807,904	335,605.69	868,969.05	22.82	2,938,934.95
	55,000	2,261.86	5,674.83	10.32	49,325.17
	1,332,648	67,649.28	246,389.02	18.49	1,086,258.98
	1,387,648	69,911.14	252,063.85	18.16	1,135,584.15
	1,264,566	127,807.68	298,401.85	23.60	966,164.15
	1,264,566	127,807.68	298,401.85	23.60	966,164.15
	1,267,450	62,916.80	213,679.78	16.86	1,053,770.22
	1,267,450	62,916.80	213,679.78	16.86	1,053,770.22
	1,747,103	200,328.56	458,306.21	26.23	1,288,796.79
	1,747,103	200,328.56	458,306.21	26.23	1,288,796.79
	2,197,700	164,210.92	497,061.77	22.62	1,700,638.23
	2,197,700	164,210.92	497,061.77	22.62	1,700,638.23
	44,168,661	2,551,499.44	8,693,425.29	19.68	35,475,235.71



REQUEST FOR COUNCIL ACTION

To: Mayor Council

CC: City Manager -City Clerk

From: Building Inspector/ Code Enforcement Officer, Ronald Sieh

AGENDA ITEM: PROPOSED ZONING CODE CHANGES

AGENDA DATE REQUESTED: AUGUST 20,2007

ACTION REQUESTED: Recommendation to approve Zoning Code changes

BACKGROUND: The Zoning Code is a work in progress that must change with the times and the new concepts in building and design. The requested changes include definitions and regulations either added and/or changed (see definitions in red). One change is to allow municipal parks in any use district and all other parks would be included in Section 9-10-4 Uses Not Included in a Specific District as special use. The next change is the word changes of adopted codes by the City, instead of referencing B.O.C.A. and Electronics Association; the Code should read International Building Code and National Electric Code, which were adopted by the City. The final change was to change the height of the wind generating towers from 35' to 65' in all residential districts. This change may seem drastic except there are 3 other criteria that must be met before a permit to construct can be issued.

FINANCIAL IMPACT: None

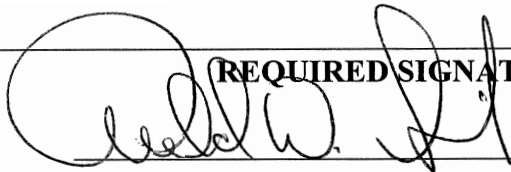
NEIGHBORHOOD CONCERNS: Control over what happens in certain zoning districts.

IMPACT IF APPROVED: There would be more control over what would be allowed in certain zoning districts.

IMPACT IF DENIED: Continue to work from a sub-standard Zoning Code.

ALTERNATIVES: Keep the Zoning Code as is and deal with the problems of control with reference to abutting use districts.

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: Prosperous Community, Safe Community, High Quality of Life

REQUIRED SIGNATURES**Department Director**8/22/07
Date**Finance Department**_____
(Certification of Availability of Funds)_____
Date**Corporation Counsel**_____
(Certification of Review)_____
Date**City Manager**_____
Date

HOTEL: A building or part of a building, with a common entrance or entrances, in which the dwelling units or rooming units are used primarily for transient occupancy and in which one or more of the following services are offered: maid service, furnishing of linen, telephone, secretarial or desk service and bellboy service. A hotel may include a restaurant or cocktail lounge, public banquet halls, ballrooms or meeting rooms.

IMPROVED SURFACE: A driveway and/or parking area constructed of a hard surface of concrete, asphalt or brick pavers for the purpose of accommodating vehicular parking and/or ingress and egress to the property.

IRREGULARLY SHAPED LOTS: Any platted lot whose exterior shape does not form a square or rectangular plane figure.

JUNK YARD: An area where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled or handled including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. A "junk yard" includes automobile wrecking yards and includes any open area of more than two hundred (200) square feet for storage, keeping or abandonment of junk.

KENNEL, COMMERCIAL: Any lot or premises on which three (3) or more dogs, cats or other household pets are either permanently or temporarily boarded for remuneration.

LOADING SPACE: An off-street space on the same lot with a building or group of buildings for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

LODGE: Means a bona fide fraternal association, service organization, club or society whose facilities are available for use only by its dues-paying members and their guests.

LOT: A parcel of land occupied or intended to be occupied by a main building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such yards and open spaces as are required under the provisions of this Title. A lot may or may not be specially designated as such on public records.

LOT AREA: The total horizontal area within the lot lines of the lot.

LOT, CORNER: A lot where the interior angle of two (2) adjacent sides at the intersection of two (2) streets is less than one hundred thirty five degrees (135). A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this Title if the arc is of less radius than one hundred fifty feet (150') and the tangents to the curve, at the two (2) points where the lot lines meet the curve or the straight street line extended form an interior angle of less than one hundred thirty five degrees (135).

OFFICE: Means a room or suite of rooms used for the practice of a profession or service or for the conduct of a business, which does not involve the sale of goods from the premises. The term does not include a personal service shop. If goods or merchandise are sold for delivery on or from the premises other than as incidental to the principal office use, then the premises shall be considered to be a store rather than an office.

OPEN FRONT STORES: A business establishment so developed that a service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure.

OPEN SPACE RATIO: (abbreviated OSR) means the quotient of the open space on the lot divided by the total gross floor area on the lot.

OPERATOR: The owner of the bed and breakfast establishment, or the owner's agent, who is required by this Ordinance to reside in the bed and breakfast establishment.

PARKING AREA: Any improved area not meeting the definition of a driveway and being used to park or store vehicles, provided that such parking area along with any driveway on the property shall not occupy over forty-five percent (45%) of the total required front yard on the lot. Improved areas and any parking areas shall not occupy more than thirty percent (30%) of the combination of any required side and rear yards.

PARKING SPACE: An area of definite length and width; said area shall be exclusive of drives, aisles or entrances giving access thereto and shall be fully accessible for the parking of permitted vehicles.

PLANNED RESIDENTIAL DEVELOPMENT (PRD): A plan for a specific parcel of land, or several contiguous parcels of land, located entirely within a residential district, of sufficient size to permit development of a planned residential unit and supporting recreational and open space amenities. A planned residential development may include both attached and detached dwelling unit (single-family, multiple-family, town-houses, etc.), as well as all typical accessory uses associated with residential uses, planned and designed in such a manner as to preserve and protect the character of abutting land as well as protecting uses within the PRD by preserving as much natural vegetation and terrain as possible.

PLANNED UNIT DEVELOPMENT: An area for which a comprehensive unitary plan is to be submitted for a single tract of land allowing for flexibility in density, open space, setbacks and uses

PRINCIPAL USE: The main use to which the premises are devoted, and the principal purpose for which the premises exist.

VARIANCE: A modification of the literal provisions of this Title granted when strict enforcement hereof would cause undue hardship owing to circumstances unique to the individual property on which the variance is granted. The crucial points of variance are: (a) undue hardship, (b) unique circumstances, and (c) applying to property. A variance is not justified unless all three (3) elements are present in the case. A variance is not an exception.

VEHICLE: Any device used for transportation of goods and people over land or water surfaces and/or licensed by the State of Illinois. The term includes, without limitation, automobile, truck, trailer, bus, motorcycle, tractor, recreational vehicle or boat.

VILLA BUILDING: A building which contains a row of two (2), three (3) or four (4) single family attached dwelling units, each being connected to the adjoining unit(s) in each story by walls that are fire-rated and are without openings and each unit having independent access to the exterior of the building in the ground story and each unit being located on a separate lot. Each common wall shall serve as a Common/Zero Lot Line.

VILLA DWELLING: A dwelling unit which is part of a villa building.

WALL, OBSCURING: A structure of definite height and location to serve as an obscuring screen in carrying out the requirements of this Title.

YARDS: The open spaces on the same lot with a main building unoccupied and unobstructed from the ground upward except as otherwise provided in this Title and as defined herein:

FRONT YARD: An open, unoccupied space on the same lot with a principle building or use, extending the full width of the lot and located between the street right-of-way line and the front line of the building projected parallel to the street. Corner lots shall be considered to have two (2) front yards.

Rear Yard: An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building. In the case of the corner lot, the rear yard may be opposite either street frontage.

Side Yard: An open space between a main building and the side lot line extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point on the side lot line to the nearest point of the main building. (See following pages for corresponding diagrams.)

CHAPTER 4

RESIDENTIAL DISTRICTS

**ARTICLE C. RM-1 THROUGH RM-3 MULTIPLE-FAMILY
RESIDENTIAL DISTRICTS**

SECTION:

- 9-4C-1: Intent
- 9-4C-2: Principal Uses Permitted
- 9-4C-3: Special Uses
- 9-4C-4: Required Conditions
- 9-4C-5: Area and Bulk Requirements

9-4C-1: **INTENT:**

- A. RM-1, RM-2 and RM-3 Districts: The RM-1, RM-2 and RM-3 Multiple-Family Residential Districts are designed to provide sites for multiple-family dwelling structures and related uses which will generally serve as zones of transition between the nonresidential districts and lower density single-family districts. The multiple-family district is further provided to serve the limited needs for the apartment-type of unit in an otherwise medium density, single-family community.

9-4C-2: **PRINCIPAL USES PERMITTED:** In a Multiple-Family Residential District, no buildings or land shall be used and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this Title:

All principal uses permitted as regulated and all special uses as regulated in the **RM Multi-Family** Residential District.

Community residence with no more than fifteen (15) residents and no more than four (4) staff persons

Multiple-Family dwellings.

Accessory buildings and uses customarily incident to any of the above permitted uses.

9-4C-3: **SPECIAL USES:** The following uses may be permitted, subject to the review and approval of the site plan and the use by the City Council after a hearing and recommendation is received from the Planning Commission for each use, and subject, further, to such conditions imposed by the City Council and the conditions herein after imposed for each use:

- F. An unobstructed easement shall be provided across the side and rear eight feet (8') adjacent to the building of each exterior **villa** lot when adjacent to an interior **villa** lot. An eight foot (8') unobstructed easement shall be provided at the rear of each **villa** lot. Such easement shall be for ingress/egress and maintenance of adjacent interior **villa** lot owners. Said access easement shall be unobstructed and physically passable at all times. This easement shall be incorporated into each deed transferring title to the property.
- G. A common wall agreement shall be included in the subdivision covenants for each **villa** lot setting forth provisions for repair of common walls, repair of common utility service connections, reconstruction of common building in the event of damage or destruction of one or all of the dwelling units and common maintenance and repair of joint facilities.
- H. The coincident property wall (common wall) of each **villa dwelling unit** shall be constructed in a manner which complies with the standards for common walls established by the City Code.
- I. When one-family detached dwellings are erected, the standards of Section 9-9-1 of this Title, "Schedule of Regulations", applicable to the R-2 zoning district shall apply as minimum standards.
- J. If a lawful use of any subdivided land or of a structure and land in combination exists at the effective date of adoption or amendment of this Title that would not be permitted in the RT residential two-family district under the terms of this Title, the lawful use may be continued so long as it remains otherwise lawful.
- K. See diagram attached and following regarding minimum dimensions and setbacks.

	Use District	Lot Size/D.U. (area sq. ft.) Minimum Width:		Maximum Height of Structure Sides in:		Minimum Yard Setback (per lot in) Ratio of Least Total				Maximum Percent of Lot Coverage (Per unit) One
		Avg / Subdiv.	In ft.	Stories	Ft	Front	One	Two	Rear	
RT	Two-family Residential Multiple Family Residential District	10,000	80	2	25	25	10 (c) (b)	20 (c) (b)	30	40%
RM-1	Multiple Family Residential District	9 units per acre	--	2	25	25 (e,f,m.)	15 (e,n,m)	30 (e,n,m)	30 (e,m,o)	50%
RM-2	Multiple-Family Residential District	15 units per acre	--	2	25	25 (m)	15 (e,n,m)	30 (e,n,m)	30 (e,m,o)	50%
RM-3	Multiple-Family Residential District	22 units per acre	--	10	120	30 (e,m)	15 (f,e,m)	30 (f,e,m)	35 (o,m,f)	75%
RV-1 RV-2 RV-3	Common Lot Line or Zero Lot Linen Interior 30' Exterior 32'	10,000 13,750 17,500	80 110 140	2	30	25(c)	Exterior 8'0 (q) Interior 0	Exterior 8'0 (q) Interior 0	30 (o,f)	50%

- (i) Parking shall be permitted in the front yard after approval of the parking plan layout and points of access by the Planning Commission or City Staff. The setback shall be measured from the nearest side of the existing and/or proposed right-of-way lines, whichever is greater. For new construction with twenty (20) or more parking spaces required, parking shall not be permitted in the minimum front yard setback (ten feet (10'0")).
- (j) A four foot six inch (4'6") obscuring wall or fence or a ten-foot (10') wide greenbelt shall be provided on those sides of the property abutting land zoned for residential use. The greenbelt planting plan shall be reviewed and approved by the Zoning Administrator in conformity with the requirements of Section 9-10-6 of this Title.
- (k) Parking shall be permitted in a required front yard if less than twenty (20) parking spaces are required.
- (l) A four foot six inch (4'6") obscuring wall or fence or twenty foot (20') wide greenbelt or a six foot (6') chain link fence and a heavily planted forty foot (40') wide greenbelt shall be provided on those sides of the property abutting land zoned for residential use. The planting plan shall be reviewed and approved by the Zoning Administrator in conformity with subsection 9-11-2B2b of this Title.
- (m) In those instances where buildings on the same lot or parcel have a front-to-front, rear-to-rear, side-to-side or front-to-rear relationship between buildings, the following minimum spacing shall be thirty feet (30') in a RM-1, RM-2 and I-1 Zone and forty feet (40') in a RM-3 and I-2 Zone.
- (n) In those instances where lots of not more than fifty feet (50') in width exist in platted subdivisions, the side yard minimum setback may be ten feet (10') on each side of such lot.
- (o) If the rear lot line abuts an R1, R2, R3, or R4 district, then the minimum rear yard setback shall be thirty-five feet (35').
- (p) In a block on one side of a street thirty percent (30%) or more occupied, the depth of the rear yard shall not be less than and need not be more than the average depth of rear yards of existing buildings.
- (q) If housing units are divided into condominium units having all ground a common area with a stand alone parcel identification number then an association must be formed for common areas and recorded with the recorder of deeds.

(See following page for diagrams)

9. All mobile home park developments shall further comply with all codes and ordinances of the City and the State of Illinois.
- C. Racetracks (Including Midget Auto and Karting Tracks): Because race tracks develop a concentration of vehicular traffic in terms of ingress and egress from their parking areas and cause noise levels which may project beyond the property so used, they shall be permitted in the I-1 Districts when located adjacent to a major thoroughfare and shall be located on a parcel of land which is abutting land zoned for industrial purposes on all sides of the parcel in question and shall be subject, further, to the following conditions and such other controls as deemed necessary to promote health, safety and general welfare in the City:
1. All parking shall be provided as off-street parking within the boundaries of the development.
 2. All access to the parking areas shall be provided from a major thoroughfare.
 3. All sides of the development not abutting a major thoroughfare shall be provided with a twenty foot (20') greenbelt planting and fence or wall so as to obscure from view all activities within the development. Said planting shall be in accord with Section 9-10-6 of this Chapter.

D. Parks other than municipal parks. (Municipal Parks are allowed in any use district).

9-10-5: PERFORMANCE STANDARDS: No use otherwise allowed shall be permitted within any use district which does not conform to the following standards of use, occupancy and operation, which standards are hereby established as the minimum requirements to be maintained within said area:

- A. Open Storage: The open storage of any equipment and all materials, including wastes, shall be screened from abutting residential property by an enclosure consisting of an obscuring wall or fence not less than six feet (6') high or by a ten foot (10') wide greenbelt planting not less than six feet (6') high. The obscuring fence may be eliminated where such fence will interfere with traffic movement on public streets or thoroughfares.
- B. Glare and Radioactive Materials:
1. Glare from any process (such as or similar to arc welding or acetylene torch cutting) which emits harmful rays shall be performed in such a manner as not to extend beyond the property line and as not to create a public nuisance or hazard along lot lines.

4. Electrical Requirements: All satellite reception antennas shall be grounded, and in the case of ground-mounted antennas, wiring between the antenna and the receiver shall be placed at least four inches (4") beneath the surface of the ground.

9-11-7: **WIND GENERATIONS:** Wind generators may be permitted in rear yards when the following conditions are met:

- A. Height: The highest point of any portion of the generator shall not exceed sixty five feet (65') above the average grade of the lot.
- B. Location: The generator device shall be placed no closer to any side or rear lot line than the total distance between the grade of the lot at the base of the tower and the highest point of any portion of the generator.
- C. Size: The maximum diameter formed by a circle encompassing the outer-most portions of the blades or other wind-activated surfaces shall not exceed thirty percent (30%) of the distance between the ground and the highest point of any portion of the wind generator. The generator shall be so located that no portion of the structure would penetrate the vertical plane of any adjacent property line if it were to topple over in its normal assembled configuration.
- D. Construction Requirements: The construction of the tower, blades, base structure, accessory building and wiring shall meet all applicable local Building Codes and Ordinances (See Title 7 of this Code).

2. The applicant shall provide, at the time of application sufficient information to indicate that construction, installation, and maintenance of the antenna and tower will not create a safety hazard or damage to the property of other persons.
 3. The applicant shall provide written certification from a licensed engineer that the provision of commercial wireless communication services would be prohibited unless a tower is constructed at or near the location requested.
- B. Fee. The applicant shall pay a building permit fee in the amount of \$250.00
- C. Construction Requirements. All antennas and towers erected, constructed, or modified within the City, and all wiring therefore, shall comply with the following requirements:
1. All applicable provisions of the City of Pekin Municipal Code.
 2. The tower shall be certified by a qualified and licensed professional engineer to conform to the latest structural standards and wind loading requirements of the **International Building Codes** and the **National Electric Code**.
 3. With the exception of necessary electric and telephone service connection lines, no part of any antenna or tower, nor any lines, cable, equipment or wires or braces in connection with either, shall at any time extend across or over any part of the right-of-way, public street, highway, sidewalk or property line.
 4. Towers and associated antennas shall be designed to conform with accepted electrical engineering methods and practices and to comply with the provisions of the National Electrical Code.
 5. All signal and remote control conductors of low energy extending substantially horizontally above the ground between a tower and antenna and a structure, or between towers, shall be at least eight (8) feet above the ground at all points unless buried underground.
 6. Every tower affixed to the ground shall be protected to discourage climbing of the tower by unauthorized persons.
 7. All towers shall be constructed to conform with the requirements of the Occupational Safety and Health Administration.
 8. Antennas and towers shall not be erected in Residential Zoning Districts in violation of the following restrictions:

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 9, CHAPTERS 9, 10, 11, 12 and 13 and THE
SCHEDULE OF REGULATIONS
OF THE CODE OF THE CITY OF
PEKIN 1995 REGARDING ZONING**

WHEREAS, the Code of the City of Pekin 1995 was adopted on April 10, 1995, and duly published in book form; and

WHEREAS, the City of Pekin is a home rule municipality as described in Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and function pertaining to its government and its affairs; and

WHEREAS, the Planning Committee of the City of Pekin has recommended certain changes in the zoning districts and requirements; and

WHEREAS, the City Council has determined that it is in the best interests of the City to amend the City Code regarding such districts.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, in the exercise of its home rule powers, as follows:

1. That Title 9, Chapter 1, Section 9-1-2, being the definitional section be amended by the addition of the following definitions:

“Driveway: An improved area used as a means of ingress and egress, not exceeding twenty four feet (24’) in width at the street right-of-way line, provided that such driveway, along with any

parking area on the property, shall not occupy over forty-five percent (45%) of the total required front yard on the lot.”

“Front yard: An open, unoccupied space on the same lot with a principal building or use, extending the full width of the lot and located between the street right-of-way line and the front line of the building projected parallel to the street. Corner lots shall be considered to have two (2) front yards.”

“Improved surface: A driveway and/or parking area constructed of a hard surface or concrete, asphalt or brick pavers for the purpose of accommodating vehicular parking and/or ingress and egress to the property.”

“Parking area: Any improved area not meeting the definition of a driveway and being used to park or store vehicles, provided that such parking area along with any driveway on the property shall not occupy over forty-five percent (45%) of the total required front yard on the lot. Improved areas and any parking areas shall not occupy more than thirty percent (30%) of the combination of any required side and rear yards.”

“Vehicle: Any device used for transportation of goods and people over land or water surfaces and/or licensed by the State of Illinois. The term includes, without limitation, automobile, truck, trailer, bus, motorcycle, tractor, recreational vehicle or boat.”

2. That Title 9, Section 9-4C-2, be amended in the second paragraph to read: “All principals uses permitted as regulated and all special uses as regulated in the RM Multi Family District.”

3. That Title 9, Chapter 9, Section 9-9-1, being the schedule of regulations, be amended by the addition of a sub provision (q), “if housing units are divided into condominium units having all

ground in a common area, with a stand alone parcel identification number, then an association must be formed for common areas and recorded with the recorder of deeds.”

4. That Title 9, Chapter 10, Section 9-10-4 be amended by adding a sub paragraph (d) as follows: “Parks, other than municipal parks. (Municipal Parks are allowed in any use district).

5. That Title 9, Chapter 11, Section 9-11-7 being amended by changing the height of wind generators to not exceed sixty-five feet (65’), from thirty-five feet (35’), so that after the amendment, Section 9-11-7A shall read as follows: “Height: The highest point of any portion of the generator shall not exceed sixty five feet (65’) above the average grade of the lot.”

6. That Title 9, Chapter 13, Section 9-13-5C2 be amended by specifying that the requirements are to the international building codes, and national electric code, so that after the amendment, Section 9-13-5c2 shall read as follows: “The tower shall be certified by a qualified and licensed professional engineer to conform to the latest structural standards and wind loading requirement of the International Building Codes and the National Electric Code.”

BE IT FURTHER ORDAINED that all other parts of the Code of the City of Pekin 1995 as amended except as modified herein are hereby reaffirmed and ratified and are in full force and effect.

BE IT FURTHER ORDAINED that all Ordinances or parts of ordinances in conflict herewith are hereby repealed.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon its passage and approval and publication as required by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Pekin,
this ____ day of _____, 2007; and upon roll call the vote was as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAINING: _____

APPROVED this ____ day of _____, 2007.

MAYOR

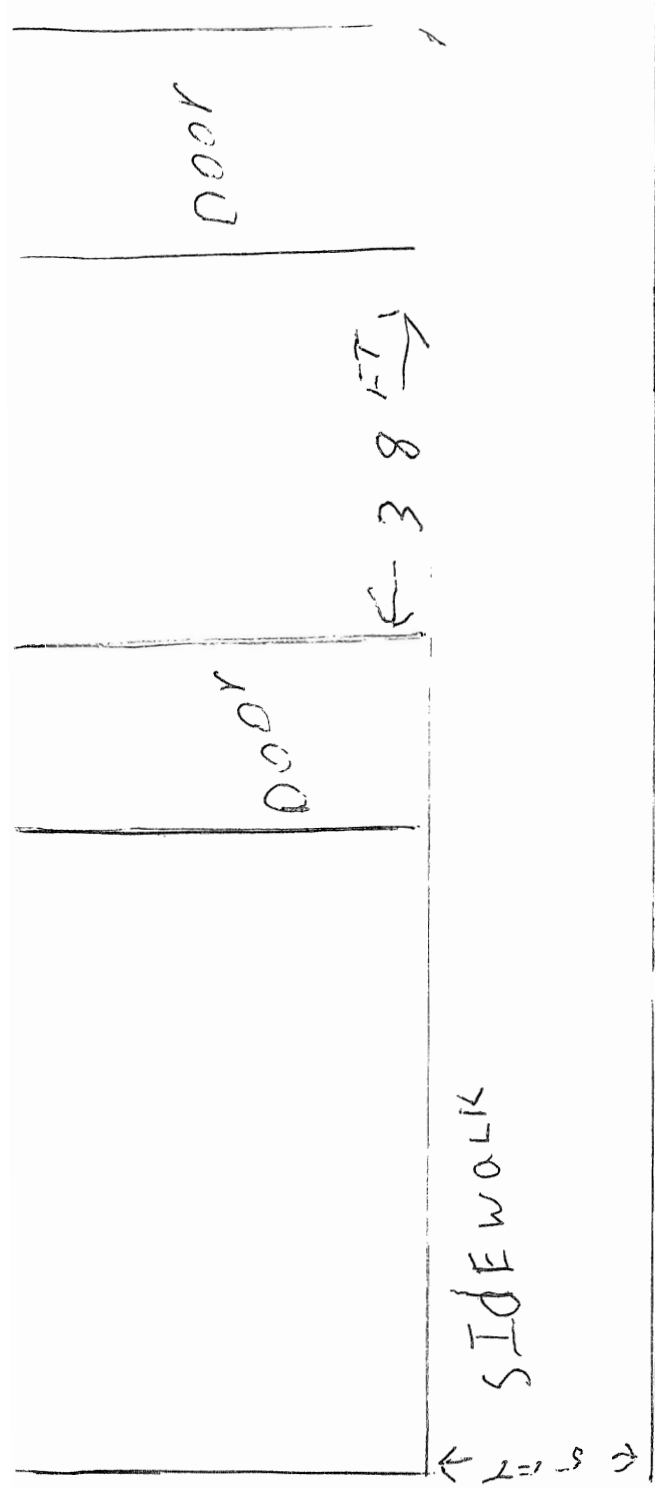
ATTEST:

CITY CLERK

July 23⁸⁴ 07

Just need to put stuff on sidewalk
during the day. & bring all stuff
back in at night.

Dawn Riley



POD + 2
K.I.N.G

13'-7" →

↑ 13'-7"

**PLAN CHECKLIST
For Construction**

86

Developer (Project) Name Vonderheides Remnant Outlet Store

Developer Mike Vonderheide

Developer Address 290 Derby Street

Developer Phone # 346-3688

Developer Contact Person _____

Subdivision Name _____

[Handwritten signature]
7/23/07

<i>Required Information – Approval Dates</i>		Public Works Director	City Engineer	Code Enforcement	Fire Chief
1.	Subdivision Name and Lot Number			See Agenda	
2.	Legal Description			See Agenda	
3.	1"=100' Minimum Acceptable Scale			OK	
4.	Date and North Arrow			OK	
5.	Public Access			Note #1	
6.	Lot Layout, Dimension and Setbacks (Site Plan)			OK	
7.	Easements			N/A	
8.	Wetlands Sign Off			N/A	
9.	Mines Sign Off			N/A	
10.	Groundwater Recharge Sign Off			N/A	
11.	Sanitary Sewer Locations, Size			N/A	
12.	IEPA Sanitary Sewer Permit			< 1500 gal. Per day	
13.	Storm Sewer Location and Size			N/A	
14.	Storm Water Retention			Note #2	
15.	Proper Zoning B-3			OK	
16.	Setback Compliance			OK	
17.	Parking Spaces and Surface			OK	
18.	Erosion Control			Note #3	
19.	Sidewalks			Note #4	
20.	Landscaping			Note #5	
21.	ADA Compliance			Note #6	
22.	Driveway Openings (curb cuts)			Note #7	

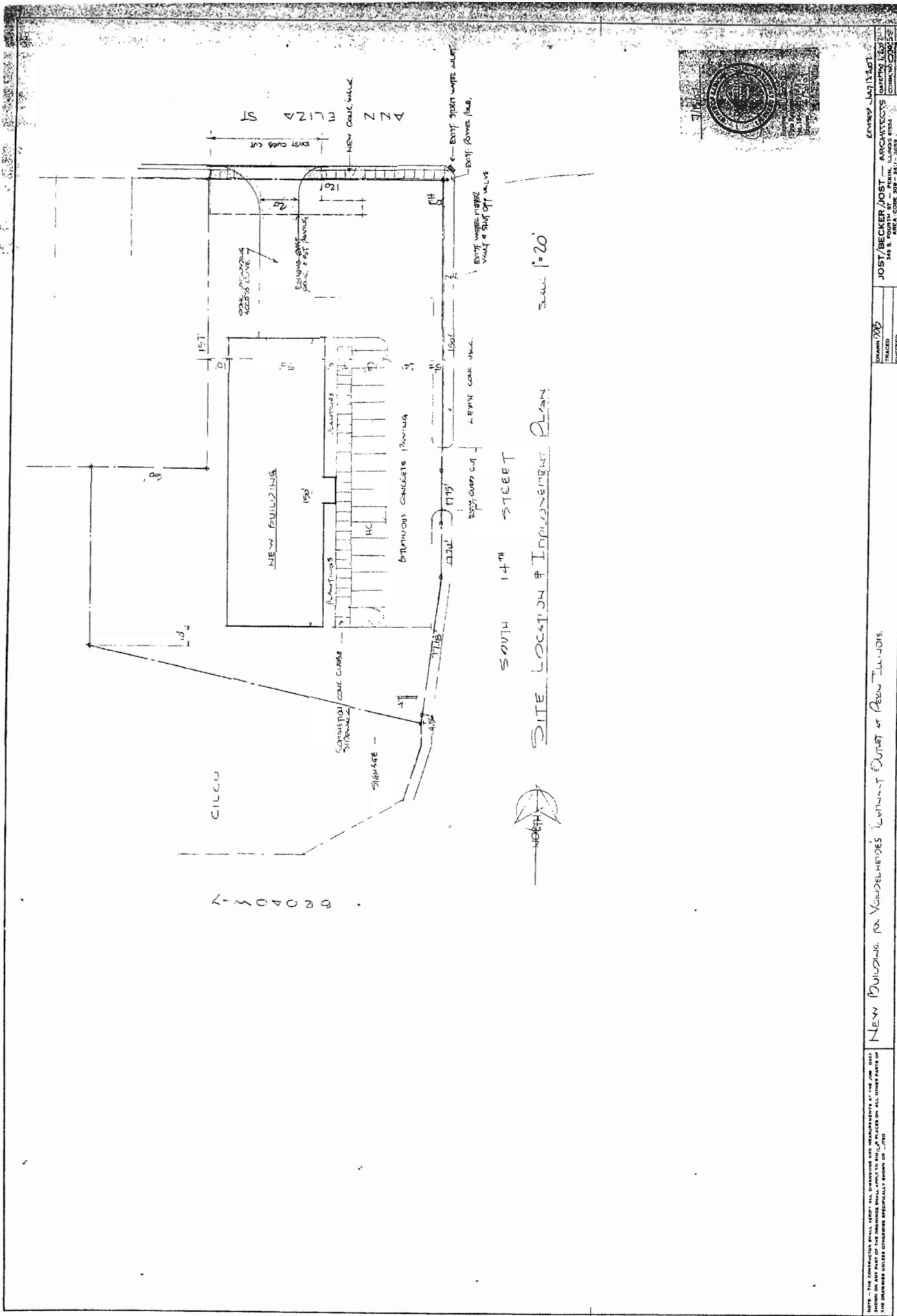
23.	IDOT Permit (curb cuts)			N/A	87
24.	Enterprise Zone Area			N/A	
25.	TIF Area			N/A	
26.	HUD Entitlement Area			N/A	
27.	Signage Exterior			Note #8	
28.	Lighting Exterior			Note #9	
29.	Floor Plan Shown and Dimensions (Building Layout)			OK	
30.	Screening or Fencing – Barbed Wire or Electric			Note #10	
31.	Loading and Unloading Areas Shown and Dimensions			Note #11	
32.	Water Supply Location			N/A	
33.	Fire Hydrant Location			Not shown	
34.	Street Address			Will assign	
35.	Property abuts residential district or is across the street from residential district.			Yes	

Public Works Comments:

City Engineer Comments:

Code Enforcement Comments:

- 1). No delivery truck access on north side of property will be allowed(AnnEliza street).
- 2). Must show calculations and area on storm water retention on construction documents.
- 3). Must follow erosion control ordinance before construction begins.
- 4). Existing sidewalks must be protected during construction and replaced if damaged.
- 5). Will need landscaping plan with construction documents.
- 6). All requirements must be shown on construction documents.
- 7). Delivery truck access only from 14th street.
- 8). Signage will be approved after drawings are submitted and reviewed.
- 9). Lighting must and will be shielded from all residential districts abutting property.
- 10). Screening must be included along sides abutting all residential districts and all dumpster and refuge areas, exterior storage of pallets and other materials will not be allowed unless screening at all sides of storage is in place at all times.
- 11). All loading and unloading must be on site without any disturbance to all residential districts surrounding this property..



ORDINANCE NO.**AN ORDINANCE
REGARDING CHANGING NAME OF FRONT STREET TO MAIN STREET**

WHEREAS, there is inconsistency in street designation at Front Street from Broadway Road to Ann Eliza Street; and

WHEREAS, it is in the best interests of the City of Pekin to rename that portion of Front Street to continue Main Street.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF PEKIN, ILLINOIS:**

1. The street currently known as Front Street from Broadway Road to Ann Eliza Street in the City of Pekin is hereby designated Main Street.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon its passage and approval.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Pekin, this 27 day of August, 2007; and upon roll call the vote was as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAINING: _____

APPROVED this 27th day of August, 2007.

MAYOR

ATTEST:

CITY CLERK

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 8, CHAPTER 2, SECTIONS 9 AND 11,
AND TITLE 8, CHAPTER 1, SECTION 9
OF THE CODE OF THE CITY OF PEKIN 1995
REGARDING AUTHORIZED STOP SIGNS, THROUGH STREETS,
AND TRUCK ROUTES**

WHEREAS, the Code of the City of Pekin 1995 was adopted on April 10, 1995, and duly published in book form;

WHEREAS, the Traffic Safety Committee has recommended that a portion of Front Street be renamed Main Street for correct identification, and

WHEREAS, after a review of the chapters and sections of the Traffic Code it was determined that designated stop signs, through streets, and truck route related to the name change and designation needed to be corrected, and

WHEREAS, the City Council has determined that it is in the best interests of the City to amend the City Code regarding authorized stop signs, through streets, and designating truck routes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS:

1. That Title 8, Chapter 2, Section 11 be amended by adding the following Through Street areas:

<u>Control</u>	<u>On Street</u>	<u>At or From</u>	<u>To</u>
Through	Main Street	St. Mary Street	Fayette Street
Through	Main Street	Fayette Street	McLean Street

2. That Title 8, Chapter 2, Section 9 be amended by deleting the following stop signs:

<u>Control</u>	<u>On Street</u>	<u>At or From</u>	<u>Direction</u>
Stop	Cynthiana Street	Front street	West
Stop	Front Street	Broadway Road	North-South

Stop	Front Street	Fayette Street	South
Stop	Main Street	Fayette Street	North
Stop	Main Street	Washington Street	North-South
Stop	Sabella Street	Front Street	West
Stop	St. Mary Street	Front Street	West
Stop	Susannah Street	Front Street	West

3. That Title 8, Chapter 2, Section 9 be amended by adding the following stop signs:

Control	On Street	At or From	Direction
Stop	Fayette Street	Main Street	West
Stop	Main Street	Fayette Street	North-South
Stop	Main Street	McLean Street	South
Stop	Main Street	2 nd Street	East
Stop	St Mary Street	Main Street	West

4. That Title 8, Chapter 1, Section 9 be amended by deleting the following truck route designations:

FRONT STREET: From Distillery Road north to Ann Eliza Street

HANNA DRIVE: From Illinois Route 29 to easterly 2,375 feet

5. That Title 8, Chapter 1, Section 9 be amended by adding the following truck route designations:

FRONT STREET: From Distillery Road north to Fayette Street

HANNA DRIVE: From Illinois Route 29 to South Fifth Street

BE IT FURTHER ORDAINED that all other parts of the Code of the City of Pekin 1995 as amended except as modified herein are hereby reaffirmed and ratified and are in full force and effect.

BE IT FURTHER ORDAINED that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon its passage, approval and publication as required by law.

PASSED AND APPROVED at the regular meeting of the City Council of the City of Pekin,
this _____ day of _____, 2007; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2007.

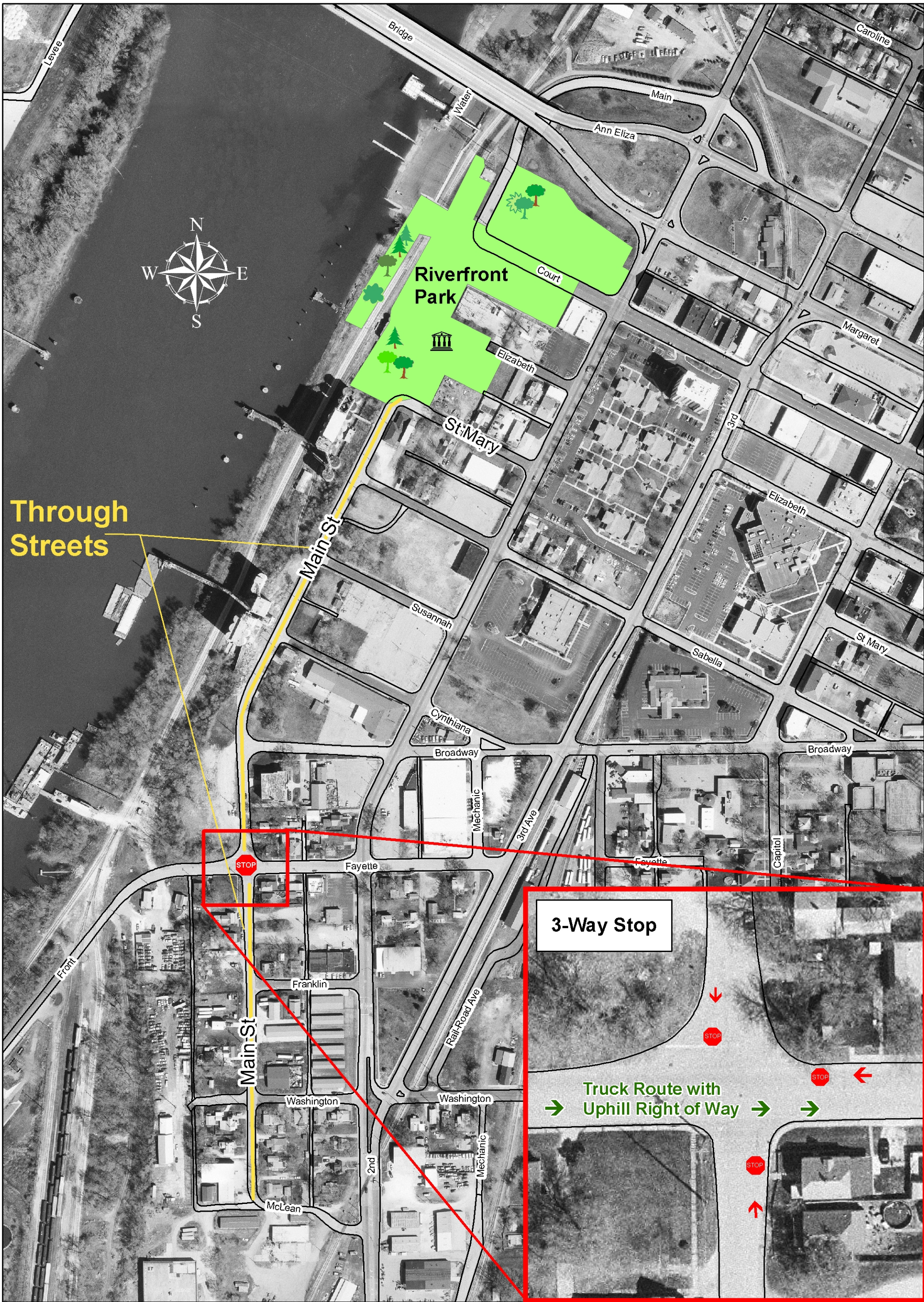
Mayor

ATTEST:

City Clerk



Pekin Riverfront





REQUEST FOR COUNCIL ACTION

To: Mayor & Council Members

CC: City Manager & City Clerk

From: Greg Ranney

AGENDA ITEM: Approval of the bid for the repair and replacement of the drain in the center of the Street Department shop area – approximately 120' area

AGENDA DATE REQUESTED: Monday, August 27, 2007

ACTION REQUESTED: Approval of the quote from Mark Bale & Son Concrete Construction in the amount of \$19,537.97 for trench repair at the Street Department.

BACKGROUND: This is a drainage trench which runs down the center of the Street Department shop area which needs replaced. The angle which holds the grading is completely rusted thru in several areas allowing the grade to fall in. This is a hazard for the employees using the shop.

FINANCIAL IMPACT: Two quotes were received on this project. Mark Bale & Son Concrete \$19,537.97 and Aupperle Construction \$38,100.00

NEIGHBORHOOD CONCERNS: N/A

IMPACT IF APPROVED: Safer work environment for the employees along with a safer environment to move equipment in and out of the building.

IMPACT IF DENIED: Continued safety hazard

ALTERNATIVES: N/A

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: Continue to repair & maintain the City of Pekin property.

MARK BALE & SON CONCRETE CONSTRUCTION
12618 MENNONITE CHURCH ROAD
TREMONT, IL 61568
(309) 925-5647

PROPOSAL

TO: City of Pekin
Koch St.
Pekin, IL.

DATE: 8/22/07

We Propose To:

~~For~~ City Maintenance Bldg.

Tear out & replace Trench catch basin in City Maintenance Bldg. 120' x 4'

Saw cut, tear out as needed. Form to install new metal grating w/ angle iron on edges.

Concrete to be 8" to 12" thick 4000 p.s.i. with rebar & fiber mesh reinforcement. Concrete to be sealed w/ concrete sealer.
Grating as per shown to (Mr. Greg Ranney)

\$ 19,537.92

We hereby propose to furnish labor and materials—complete in accordance with the above specifications for the sum of: _____ dollars (\$ 19,537.92) with payment to be made as follows: 50 % Down payment and 50 % to be paid upon completion of job.
 All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

NOTE: This proposal will be withdrawn by us if not accepted within 30 days.

Authorized Signature

Mark R. Bale

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: Date _____

Signature _____

AUPPERLE

CONSTRUCTION

190 E. Washington Street, Morton, IL. 61550
(309) 266-7460 Or (309) 676-8831 FAX (309) 263-2223
website - www.aupperle.org

Since 1905

Proposal

Celebrating Over 100 Years of Excellence

Bid To: City of Pekin	Phone:	Date August 1, 2007
Address: 1130 Kock Street	Job Name: Public Works Garage	
State/Zip: Pekin, IL. 61554	Address:	
Attention:	State/Zip:	

You are hereby authorized to perform the specifically described work:

NEW TRENCH DRAIN GRATING

Sawcut 12" From Existing Drain Edge
Demo Existing Sidewalls & Frame & Grates
New Trench Drain Grating (Neeenah R-4990-CX)
Pour Back Trench Walls
Dowel Into Existing Floor

LUMP SUM PRICE

\$38,100.00

NOTE:

We Will Not Be Able To Schedule Work Until October Of 2007.

DOES NOT INCLUDE:

Bonds
Builders Risk Insurance
Demolitions Not Noted In Scope
Electrical Work/Mechanical Work
Permits
Testing - Soil or Concrete
Unknown Obstructions
Unsuitable Soil Replacement
Utility Relocations
Water/Gas Service/Plumbing Work
Winter Conditions and or Concrete Additives

Authorized Signature

Note: This Proposal
May Be Withdrawn By 30
Us If Not Accepted Within Days

Acceptance Of Wm. Aupperle & Sons, Inc. Proposal

The Above Prices, Specifications, And Conditions Are Satisfactory And Are Hereby Accepted. Your Are Authorized To Do The Work As Specified.
Payment Will Be Made Within 30 Days Of Billing, 2% Interest To Be Charged On Overdue Accounts.

Date:

Signature: