



REGULAR COUNCIL MEETING MONDAY, JULY 13, 2015
5:30 P.M.

	1	2
1.0 CALL TO ORDER		
2.0 PLEDGE OF ALLEGIANCE <i>Mayor John McCabe</i>		
3.0 ROLL CALL <i>Clerk to Call the Roll</i>		
4.0 APPROVAL OF AGENDA <i>ACTION: Motion to approve the meeting agenda.</i> VOTE REQUIRED		
5.0 APPROVAL OF MINUTES <i>ACTION: Motion to approve minutes of the Regular Council Meeting of June 22, 2015.</i> VOTE REQUIRED		
6.0 PUBLIC INPUT ON AGENDA ITEMS <i>Speakers to state name. Speakers may address the Council on any topic.</i>		
7.0 CONSENT AGENDA		
7.1 Receive and File Monthly Reports and Minutes: Draft Liquor Commission Minutes dated June 25, 2015 and Human Rights Committee Minutes dated May 27, 2015.		5
7.2 Receive and File: Resignation of Erick Reader Pekin Planning Commission.		5
7.3 Receive and File: Zoning Board of Appeals Minutes dated June 10, 2015.		5
<i>ACTION: Motion to approve all items listed on the Consent Agenda by Omnibus Vote.</i> VOTE REQUIRED TO APPROVE CONSENT AGENDA		
8.0 COMMUNICATIONS, PETITIONS, REPORTS		
8.1 Pekin Municipal Airport DESCRIPTION: Presentation from the Airport Commission	CS	5
8.2 Public Hearing DESCRIPTION: 2014 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG)	PA	4

9.0 NEW BUSINESS			
9.1	(CAPER) Consolidated Annual Performance Evaluation Report for Community Development Block Grant (CDBG) Entitlement – Period May 1, 2014 to April 30, 2015. DESCRIPTION: HUD required yearly evaluation report stating the accomplished goals and performance measurements based on past 5 Year Consolidated Plan. ACTION: Motion to approve the CAPER. VOTE REQUIRED	PA	4
9.2	2015 Action Plan Amendment #1 for Community Development Block Grant DESCRIPTION: Reallocation of \$217,249.78 CDBG Dollars for the 2015 Action Plan . ACTION: Motion to approve 2015 Action Plan Amendment #1. VOTE REQUIRED	PA	4
9.3	Central Business District TIF Façade Program DESCRIPTION: Recommendation of the Main Street Design Committee to pay Teresa Lohman owner eligible façade expenses for roof and awning at 409 Court Street. ACTION: Motion to approve \$5,009.44 grant agreement. VOTE REQUIRED	LAB	1
9.4	Central Business District TIF Façade Program DESCRIPTION: Recommendation of the Main Street Design Committee to pay Teresa Lohman owner eligible façade expenses for roof and awning at 411 Court Street. ACTION: Motion to approve \$8,672.92 grant agreement. VOTE REQUIRED	LAB	1
10.0 ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL			
10.1 Staff 10.2 Council 10.3 Press			
11.0 EXECUTIVE SESSION			
65 ILCS 120/2 (c) 1. Personnel			
12.0 ADJOURN			
NO VOTE REQUIRED			

Column 1 Key:

DG City Manager Darin Girdler LAB Economic Development Director Leigh Ann Brown
PA Community Development Director Pamela Anderson

Column 2 Key:

- 1 A Prosperous Community.** To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs.
- 2 A Safe Community.** To protect community life and property by providing effective, principled police and fire services.
- 3 A Strong Foundation.** To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.
- 4 A High Quality of Life.** To support or provide services that improve the quality of life for Pekin's residents.
- 5 An Effective Government.** To deliver effectively the services that Pekin's residents want, need, and are willing to support.

**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, JUNE 22, 2015 AT 5:30 O'CLOCK P.M.
JOHN H. MCCABE * MAYOR * PRESIDING**

PRESENT: COUNCIL MEMBERS, GOLDEN, ORRICK, ABEL, RITCHASON, LUFT, DUNN
ABSENT: NONE

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

Roll was called. All members were physically present. A quorum was present.

AGENDA

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

MINUTES

Motion by Council Member Luft, seconded by Council Member Abel that the **minutes of the Regular City Council Meetings of May 26, 2015 and June 8, 2015, and the Special City Council Meeting of June 15, 2015 be approved as written**. Council Member Golden requested the word significant be changed to "substantial" completion in the minutes of May 26, 2015 in New Business item Change Order #8. On roll call vote all present voted Aye to approve the corrected sets of minutes.

PUBLIC INPUT

Marg Melchers spoke in appreciation to Council of their action to reject the Asian Carp Viability for Human Consumption Study presented for filing at the previous meeting. She recalled previous Councils rejecting in her opinion negative businesses such as open burning facility and a hog factory. She spoke in caparison support for the positive economic development nature of the Pekin Hospital project.

Bob Bramham posed the following questions to Council. Travel costs to taxpayers of City personnel trip to New Orleans in connection with site tour for marketing of Asian carp. (note: expense confirmed at \$2,281.00)

Why taxpayers had to pay for hospital debt and its effect on the City credit rating. The Treasurer confirmed the City had a AA- Standard & Poors rating. Mr. Bramham questioned when the Council would stop taxing people to death.

Ann Witzig addressed the Council on the following: Contradictory responses for her request on documentation of Asian Carp economic development project that no documents exist yet in reporting to the Council the City stated there were 38 prospects interested in the project.

Larry Wolfer asked the Council to layover the New Business item to authorize a loan to the Pekin Hospital. He felt the project was a duplication of a facility in existence. He felt the excess spending of the City including the overages on the sewer treatment plant project, would soon have Pekin appearing the same as Detroit financially.

Steve Moore complemented those responsible for the improvements visually of the City at 2nd Street in front of the Mission because of the removal of brush; parking and landscape of Buena Vista Apartment area; and the Street Department work to improve Parkway Drive road maintenance.

CONSENT AGENDA

Motion by Council Member Abel, seconded by Council Member Orrick that the **CONSENT AGENDA be approved as presented**. The following was presented for consideration of the Consent Agenda items by Omnibus Vote.

7.0 CONSENT AGENDA

7.1 Receive and File Monthly Reports and Minutes: Building Department May Reports; Animal Control Report May; and Traffic Safety committee June Minutes.

On roll call vote all present voted Aye.

COMMUNICATIONS, PETITIONS, REPORTS

FINANCIAL REPORT CITY TREASURER JIM WOLF

Mr. Wolf presented documentation for his report for budget performance of the year Ended April 30, 2015 (Pre-Audit) Revenues over Expenses – All City Funds; Major Revenue Sources; Investment Earning The Treasurer explained to the new Council Members his format for presenting a quarterly report. He noted items highlighted in yellow received supplemental comments and would be explained. The following were heard by Council:

- Revenues of \$21, 836.590 came in higher than expected budget in part because expenses controlled by effective cost containment.
- Sewer operations profit was less than last year due to unexpected sewer repairs.
- Video gaming taxes continue a steady climb
- Food and Beverage tax remained strong in spite of the drop in overall sales taxes.
- Investment earnings reflect low interest rates but saw a “catch up” in interest for a \$2.5 million dollar certificate of deposit..
- Drop in General Fund property taxes result was from increases in the contribution amount of tax allocated the police / fire tax levies. State mandate require pension funds funded to 90% by 2040.
- City had turned the corner on erosion of the City Reserves. Initiating a garbage fee of \$12.00 helped stabilize the income of the City. It was a major factor in maintaining credit rating worthiness of AA- with Standard & Poors.

Wolf was asked in 2008 to do a caparison of Pekin to cities along Interstate 74 corridor. Out of 12 cities the size of Pekin or bigger Pekin was the lowest taxed city total dollars, of local taxes. A food & beverage tax in 2010 put Pekin third in line for lowest taxes. Only Urbana had less debt than Pekin. Orrick asked that the update include examining median incomes and the citizens’ ability to pay those taxes.

Council Members Ritchason asked what containment measures were taken. Council was told the generalization based on reduced expenses from 2014, was not supported by a list. Council Member Golden asked that actual examples be provided. Council Member Orrick expressed concerns related to School Bus line items. He also commented that the taxpayer were subsidizing the use of the airport and needed more information on use by local business for landing and takeoff fees.

Mr. Wolf summarized by stating his general observation, that it was a very good year for the City.

NEW BUSINESS

Motion by Council Member Orrick seconded by Council Member Abel that the **INTERGOVERNMENTAL AGREEMENT with Illinois Department of Transportation for maintenance of State highways be approved.** City Engineer advised the Council of the 10 year IDOT agreement to maintain State owned roadways within the City of Pekin including IL Route 29 of the City limits from July 1, 2015 to June 30, 2015. Compensation of routine maintenance operations such as snow and ice control, cleaning of streets and medians and pothole patching were included in the amount of revenue calculated to be \$96,721.89 for this State fiscal year which was 2.7% increase over last year. Council was advised once Veterans/VFW were completed the sections of IL9 from 5th Street to veterans would be removed from the agreement. The agreement was recommended to allow the City to have some determination on the level of service that the routes received. Council Member Golden expressed his displeasure that he was not provided information to compare previous 2005 agreement language. He voiced several concerns he had with repair and maintenance of the State routes. In referring to a 1995 agreement with IDOT he questioned City Engineer Mike Guerra on details of the language and it’s application to the present Accessibility codes and ADA standards. He felt Mr. Guerra was incorrect in the requirements. He expressed concern on the tracking of City costs for maintenance operations. Council Member Orrick expressed his displeasure that in 20 years he had not seen the State maintain Court Street. The Council Member’s questions to the engineer on the reported \$17,000.00 portion attributed to cost of City snow removal and remaining \$75,000.00 +/- revenue for sweeping, pot holes, etc. were addressed. Council heard that the City did not have the authority to fix medians.

On roll call vote Ayes, Council Members Luft, Dunn, Abel, Ritchason, and McCabe; Nays, Golden and Orrick.

Motion Carried.

Motion by Council Member Dunn, seconded by Council Member Orrick that the **EXECUTION OF A LOAN FY 15/15 BUDGET APPROVAL CAPITAL FUNDS ITEMS be authorized.** City Manager Darin Girdler requested Council's authorization of a loan in the amount up to \$2,067,000.00 and not to exceed 7 years for approved purchases of FY 15-16 budgeted capital items. Council Members discussed with the Manager improvements from the list such as sidewalk and street maintenance/repair, building demolitions, purchases of equipment, dump trucks, police vehicles, garbage truck, fire truck, and tornado siren. Questions and suggestions were made by Council Members: use of alternative fuel, aluminum trucks for extended life; grant money for siren replacement; leasing for cost effectiveness. Council Member Golden expressed concern regarding review of mechanic maintenance logs. Council Member Orrick asked that a 5 Year Capital Plan be reinstituted as he had seen presented in the '90s. Council Member Orrick stated he could not support the loan based on it being used for general maintenance items that should be planned and expensed in annual department budgets. Council Member Luft asked that the Police Department evaluate leasing of the squad cars. On roll call vote Ayes, Council Members Luft, Dunn, Abel, Ritchason, and McCabe; Nays, Golden and Orrick. Motion Carried.

ORDINANCE NO. 1462-A342-15/16
AMENDING TITLE 8, CHAPTER 4, SECTION 1.D
OF THE CODE OF THE CITY OF PEKIN 1995
REGARDING NO PARKING SCHEDULE

Motion by Council Member Golden, seconded by Council Member Dunn that Ordinance No.1462-A342-15/16 be adopted. Council was informed by the City Manager that the recommendation was from the Traffic Safety Committee to approve one handicapped parking space eastbound at 600 State Street. Council was advised of the TSC consideration of a request from the Second Reformed Church of its need for a loading/unloading area and parking space designated handicapped in front of the walkway and elevator entrance of the church. On roll call vote all present voted Aye.

Motion by Council Member Luft seconded by Council Member Ritchason that the **CITY COUNCIL APPROVE THE AUTHORIZATION OF A LOAN AGREEMENT WITH PROGRESSIVE HEALTH SYSTEMS.** City Manager Girdler next advised the Council of the Pekin Hospital project to construct a three-story physicians' medical facility on the north side at Griffin Avenue and Veterans Drive. The proposed 52,000 sq ft building would house approximately 20 providers and capacity for more. The loan of \$12,000,000.00 was a local government/ business partnering for 5 years and would earn the City interest. Chief Executive Officer Bob Haley was present to answer questions. Council was told by Mr. Haley that the hospital project would provide superior health care to the community and construction jobs. He answered Council's questions regarding payment of prevailing wages, purchase of land from Miller Trust and the useful life of the present physicians facility on Griffin Avenue. Council Member Golden asked specifics of the language contained in the agreement document. Council Member Dunn stated his reason for abstaining from the vote. He would join the hospital board later in the year and though advised by legal counsel that it was not a conflict, he did not want any appearance of impropriety. On roll call vote Ayes, Council Members, Golden, Orrick, Luft, Abel, Ritchason, McCabe; Abstain, Dunn. Motion Carried.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Council Member Dunn asked for all to keep the people of Charleston South Carolina in the community's thoughts for the tragedy that they experienced in the fatal shooting of so many. Council Member Luft expressed appreciation to Steve Moore for his positive comments regarding the City during Public Input. Council Member Orrick voiced his concern with the potholes not being repaired throughout the City, noting streets on the south side in particular. The council member requested that there be specific discussion in addressing the funding of the pensions issue. Council Member made a motion to place on the next meeting agenda increasing contributions to the pensions. The motion was seconded by Council Member Luft. Council Member Abel stated he continues to receive complaints about the weeds and tall grass at business locations on Court Street and throughout the City. He noted he has submitted list of properties he has seen and been told by the Code Enforcement Department that the lots or houses are on the list. Council Member Golden felt there should be a focus on City owned property. Mayor McCabe recognized several positive happenings that had taken place since the last Council meeting; weeds were pulled from in front of the Township Building by member of the Nazarene Church; Mainstreet has floral pots along downtown Court Street; the Soda Pop Festival at the Riverfront and Wings and Wheels at the airport were successful;

No further business to come before the Council, motion by Council Member Dunn that Council adjourn.
Motion carried voice vote. Mayor McCabe adjourned the meeting.

COUNCIL ADJOURNED AT 7:45 P.M.

Sue E. McMillan
City Clerk



**LIQUOR COMMISSION MINUTES
THURSDAY, JUNE 25, 2015 AT 4:00 P.M.
CITY HALL CONFERENCE ROOM
111 SOUTH CAPITOL STREET
PEKIN, ILLINOIS 61554**

Deputy Liquor Commissioner VonRohr called the meeting to order at 4:00 p.m.

PLEDGE of ALLEGIANCE

Led by Deputy Chief Don Baxter

ROLL CALL

The following members were present for roll call: Liquor Commissioner John McCabe, Police Deputy Chief Don Baxter, Fire Chief Kurt Nelson, and Deputy Liquor Commissioner Rick VonRohr

Absent: Commission Member Buster Hanley and Dale Vonderheide

Also present: Attorney Sue Bosich

APPROVAL OF AGENDA

Motion made by Fire Chief Kurt Nelson to approve the agenda for June 25, 2015, seconded by Liquor Commissioner John McCabe. On roll call vote all present voted Aye. Motion carried.

APPROVAL OF LIQUOR COMMISSION MINUTES

Motion made by Police Deputy Chief Don Baxter to approve the May 28, 2015 liquor commission minutes, seconded by Liquor Commissioner John McCabe. On roll call vote all present voted Aye. Motion carried.

PUBLIC INPUT/COMMENTS/QUESTIONS

Manish Patel purchased the old USCO gas station on the corner 5th and Willow and came today to see if the Code could be changed so he can get a liquor license at his place of business. He submitted a drawing of his plans for remodeling. Deputy Liquor Commissioner explained to Mr. Patel that as of right now our Liquor Code does not allow gas stations and liquor to be sold on the same premise. We have done some research before when another gas station/convenience store wanted to sell alcohol. We do have a new liquor commissioner and we can research this some more and bring this up at our August liquor commission meeting.

NEW BUSINESS

**THE LEEWAY
LORI DONALD
1412 NORTH 8TH STREET
PEKIN, ILLINOIS 61554**

Discussion: Deputy Liquor Commissioner VonRohr asked Ms. Donald if the video camera's were operational. Ms. Donald stated they were all up to date. Fire Department did their walk thru and there were a few things that needed done and those were corrected. Attorney Bosich had asked for a change of address on the State of Illinois Taxpayer Notification and that was corrected and Ms. Donald brought that with her to the meeting.

Also Ms. Donald needed her liquor liability insurance. The insurance is through Unland and that will be emailed to Paula.

Fire Chief Kurt Nelson made a motion to approve the liquor license for The Leeway pending Inspections Department final walk-thru, seconded by Police Deputy Chief Don Baxter. On roll call vote all present voted Aye. Motion carried.

ANY OTHER BUSINESS

Liquor Commissioner John McCabe informed the Commission that he will be going over the Liquor Code in the next several weeks. He has some ideas that he will bring to the August Liquor Commission. He would also like to go back to a 7- member Commission and have him as a non-voting member. He will keep VonRohr as the Deputy Liquor Commissioner.

Deputy Liquor Commissioner Rick VonRohr will not be at the July 23rd Liquor Commission meeting.

Fire Chief Kurt Nelson made a motion to adjourn, seconded by Deputy Liquor Commissioner VonRohr. On roll call vote all present voted Ave. Motion carried.

Meeting adjourned at 4:15 P.M.

Next Regular Meeting Thursday, July 23, 2015 at 4:00 P.M.

Respectfully submitted
Paula Gensel, Liquor Commission Secretary

City of Pekin Human Rights Committee Meeting Minutes

May 27, 2015; 7:30am; City of Pekin Council Chambers

Attending: Roger Goodson, Danielle Owens, Lynne Johnson, Becky Saban, Adrienne Southerland, Melinda Figge, Nick Hayward, Pamela Anderson

I. Welcome and introductions

II. Approval of minutes (April 2015) B. Saban 1st, R. Goodson 2nd, all ayes

III. Correspondence and feedback

IV. New Business

- A. Analysis of Impediments to Fair Housing (Nick Hayward/Tri-county Regional Planning) Power Point presentation; HRC will review full plan for June HRC meeting

V. Old Business

- A. Signing for Everett Dirksen update – a 'draft sign' was shown; Committee asked for Hometown of to be added
- B. Come Together sign – completed and in the Community Development office
- C. Marigold Festival update – M. Figge will follow up with e-mail
- D. HRC totes update – they will be distributed to agencies/organizations that adopt a similar Equality Position Statement
- E. Bridges Out of Poverty update – workshops are tomorrow and Friday at Pekin Hospital (May 28th and 29th, 2015)

VI. Other business to come before the committee

A. Committee members

- 1. Stand Against Racism – great event, LE Stark students and a classroom from the Pekin YWCA childcare attended the event; Franklin Elementary students performed several wonderful songs at the Tazewell County Courthouse lawn; a sack lunch was provided to the students in the Speakeasy and then the students went to the Riverfront park to play on

The City of Pekin is a progressive community that recognizes the fundamental equality of all individuals and thus strives to ensure equality of opportunity for all. Pekin welcomes people of varied backgrounds and their contributions to the City –
a community made stronger by the presence of diversity.

City of Pekin Human Rights Committee Meeting Minutes

the playground

2. Poverty Simulation – more information at June meeting
3. Diversity Festival – on/off rain at this years' event; may have affected the smaller turnout of people; inside activities were still available; next year's date has been set for 5/14/2016
4. First Friday's Speakeasy event – M. Figge presented an opportunity to partner with the Pekin YWCA/Pekin Coalition for Equality to promote the arts and sponsor the First Friday event at the Pekin Speakeasy – July 3rd, 2015; Grey DePaul (artist) and Preston Jackson (performer); L. Johnson 1st, B. Saban 2nd, all ayes

B. Committee advisory members

C. City staff

VIII. Adjournment – next meeting date June 24, 2015

The City of Pekin is a progressive community that recognizes the fundamental equality of all individuals and thus strives to ensure equality of opportunity for all. Pekin welcomes people of varied backgrounds and their contributions to the City –
a community made stronger by the presence of diversity.

Erik Reader
806 Illinois St.
Pekin, IL 61554

City of Pekin
Planning Commission
111 S. Capitol St.
Pekin, IL 61554

June 30, 2015

To whom it may concern,

Please accept this letter as my official resignation from the City of Pekin Planning Commission. I am grateful for the opportunity to have been appointed to serve on this commission for the past 3 years. Presently, I do not have the means and abilities with which to continue my term and would prefer to offer the position to someone who would be able to fulfill the commitment. Additionally, I would like to commend the efforts of the other commission members who strive to make Pekin a great place to live. Thank you for your understanding.

Sincerely,

Erik Reader

Pekin Zoning Board of Appeals
June 10, 2015

Present:

Mary Lanane
John Kennedy, Chairman
Kim Joesting
Brandon Dentino

Absent:

Barry McGinnis, Vice Chairman
Greg Henderson
Bob Barra

Staff Present: Ron Sieh and Attorney Scott Kriegsman

John Kennedy, Chairman led the pledge of allegiance.

John Kennedy, Chairman called the regular meeting of the Zoning Board of Appeals to order.

Roll call was taken and a quorum declared.

John Kennedy, Chairman asked for approval of the Agenda.

MOTION by Mary Lanane seconded by Kim Joesting to approve the Agenda as presented. On roll call vote, All present voted **AYE**. **MOTION APPROVED.**

John Kennedy, Chairman asked for Approval of the May 13, 2015 Meeting Minutes as presented.

MOTION by Brandon Dentino seconded by Kim Joesting to approve the Minutes as presented. On roll call vote, All present voted **AYE**. **MOTION APPROVED.**

Correspondence: 38(Thirty-Eight) Letters were mailed regarding Hearing #1. No Correspondence. 42 (Forty-Two) Letters were mailed regarding Hearing #2. 2(Two)Correspondence, 1 (One by phone on June 8, stating if it is not allowed then it should not be allowed period) 1 (One by walk-in June 10, stating they didn't care.

Hearing #1:

To allow Gary Bowers, Owner a variance to add a 8 x 14 deck to the front of the home which will be closer to the front of the property which is currently not allowed as stated in the current Zoning Code for R-4 (Single Family Residential) with a PIN# 04-10-01-404-012 and Legal Description as Sec 1 T24N R5W Brooklawn Subd # 2 Lot 21 SE ¼ located at 2503 Brooklawn Avenue.

Refer to Pekin Zoning Ordinance; Section 9-12-1-2 Board of Appeals, B. Jurisdiction 3. Variance. (9-12-1-2-B-3) and Section 9-9-1 Schedule of Regs, R-4 use District.

Mrs. Bowers was present and stated Gary's case then remained for questions.

MOTION by Kim Joesting seconded by Mary Lanane to Approve the request to add a 8 x 14 deck to the front of the home being showing the hardship of a corner lot and size. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

Hearing #2:

To allow Dawn & Mark Lunini, Owners a variance to replace a 22 x 20 Attached Garage closer to the property line which is currently not allowed as stated in the current Zoning Code for R-4 (Single Family Residential) with a PIN# 04-04-35-404-012 and Legal Description as Sec 35 T25N R5W Miller Addn E 55' of S 62 ½' of Lot 7 Blk 2 SE ¼ located 1517 Hamilton Street.

Refer to Pekin Zoning Ordinance; Section 9-12-1-2 Board of Appeals, B. Jurisdiction 3. Variance. (9-12-1-2-B-3) and Section 9-9-1 Schedule of Regs, R-4 use District.

Mark Lunini was present, stated his case and remained for questions.

MOTION by Mary Lanane seconded by Brandon Dentino to Approve the request to replace a 22 x 20 Attached Garage closer to the back property line than currently allowed by code showing a hardship of the property being in an older area. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

John Kennedy, Chairman asked for a motion to Adjourn the meeting.

MOTION by Kim Joesting seconded by Brandon Dentino to **ADJOURN** the meeting. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

Meeting Adjourned at 5:10PM

Juanita VanBuskirk, Secretary
Zoning Board of Appeals



Pekin Municipal Airport
13906 Airport Lane
Pekin, IL 61554

pekinairport@ci.pekin.il.us
(309) 348-3692
@pekinairport



Pekin Municipal Airport (C15) – John C. Kriegsman Air Field:

Fact Sheet

Mission and Vision:

The Pekin Municipal Airport, owned and operated by the City of Pekin, is committed to providing, maintaining, and developing a **safe, effective, efficient, accountable, and convenient** general aviation facility. The airport strives to maintain responsiveness to our tenants, users, and community's needs while supporting and promoting the **National Air Transportation System**.

The Pekin Municipal Airport will serve as a crucial component of the Pekin and Greater-Peoria Area **transportation infrastructure**, and play a critical role in the advancement, growth, and economic development of the region.





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-
- General aviation airport included in the National Plan of Integrated Airport Systems (NPIAS) – Federally funded at an estimated \$6,815,412 in regard to 2015-2019 development cost.
 - 10,000+ total operations per year (one takeoff or one landing)
 - Average 25+ operations per day
 - Single lighted runway designated 09/27 with an asphalt surface
 - Measures 5,000 feet long by 75 feet wide (1,524 x 23 m)
 - 3 instrument approach procedures for all weather operations
 - Facilitates majority of general aviation aircraft, including large corporate jets
 - Services and amenities provided
 - 24/hour availability of 100LL and JET A fuel
 - 24/hour terminal access with restrooms
 - Crew van
 - Rental car arrangement
 - Hangar storage
 - Tie down storage
 - Executive terminal includes pilot lounge, meeting area, free coffee, free popcorn, pilot supplies, and vending machines
 - Other services provided at the airport include: agricultural spraying, air ambulance, wildlife patrol and survey, aerial photography, and aircraft sales
 - 215 total acreage of airport property
 - 3 airside ready locations to build
 - 1 landside ready location to build
 - 55 based aircraft
 - 50 single engine
 - 2 multi engine
 - 1 Jet
 - 1 Helicopter





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- 4 businesses located at the field
 - o 2 agricultural operators
 - o 1 aircraft broker and salesperson
 - o 1 aerial imagery and surveillance company
- State/regional/local businesses and organizations that frequent the airport:

- o Aventine Renewable Energy, Inc. - o Midwest Grain, Illinois Corn Products - o Lifeline Pilots Organization - o Aviation Angels of Hope - o Ameren Corporation - o Pipeline Patrol - o Illinois National Guard - o Sunrise Agriculture	- o State of Illinois - o Excel Foundry - o Federal Correctional Institute - o Niemann foods - o Wheelworx - o Hanna Steel - o Patriot Coal - o ComEd
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- 22 spots available for single aircraft hangar storage and 2 corporate style hangars for rent
 - o Rentable spots currently full with 15 person wait list
 - o The airport is also home to 5 private hangars
- Economic impact of the airport as report by the Illinois Department of Transportation Division of Aeronautics:
 - o 26 total jobs - total payroll of \$820,900 thousand dollars
 - o Total output \$3.1 million



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-
- Future capital projects:
 - Runway overlay and strengthening
 - Airport lighting upgrades including LED airfield fixtures
 - Terminal facility improvements and new hangar development
 - Underground storage tank (UST) replacement
 - Elected representatives supportive of General Aviation and the Pekin Municipal Airport
 - Governor Bruce Rauner
 - U.S. Senator Mark Kirk
 - U.S. Representative Cheri Bustos
 - Advantages of the airport:
 - Within 6 miles of downtown Pekin and 5 miles of the city-owned business park
 - Within 30 minutes of Peoria and Morton
 - Within 1 mile of dining and convenience stores
 - Mixed airport use including corporate, recreational, flight training, and commercial
 - Other activities common at the airport include utility inspection and law enforcement operations
 - Uncontrolled airspace makes it easy and advantageous to quickly fly in and out of the area
 - Low fuel prices, including no ramp or tie down fees, makes it a regular destination for itinerant traffic
 - Part of the national, state, and local transportation infrastructure – a multimillion dollar asset with minimal annual investment





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Airport Facilities		
Number	Description	Elevation
Existing		
1	Terminal Building/Paint Shop	#547.17
2	T-Hanger	#537.95
3	T-Hanger	#537.64
4	Paint Strip Shop	#555.31
5	Corporate Hangar	#550.36
6	Corporate Hangar	#555.17
7	Corporate Hangar	#547.57
8	Loading Facility	#548.47
9	Corporate Hangar	#549.66
10	Fuel Facility	-
Future		
11	Corporate Hangars	#550.00
12	Corporate Hangars	#550.00
13	8 Unit T-Hangers	#537.50
14	8 Unit T-Hangers	#537.50
15	8 Unit T-Hangers	#537.50
16	8 Unit T-Hangers	#537.50
17	Corporate Hangars	#550.00
18	Corporate Hangars	#550.00
19	Corporate Hangars	#550.00

Item	Runway			
	9	27	18	36
Runway Safety Area Width	150	150	150	150
Runway Safety Area Length Prior to Landing Threshold	300	300	300	300
Runway Safety Area Length Beyond Runway End	300	300	300	300
Runway Object Free Area Width	500	500	500	500
Runway Object Free Area Width Area Length Beyond Runway End	300	300	300	300
Runway Obstacle Free Zone Width	400	400	250	250
Runway Obstacle Free Zone Length Beyond Runway End	200	200	200	200

- ### General Notes
- Where the existing/future Airport Property Line coincides with the Building Restriction Line, Runway Visibility Zone, Runway Protection Zones, and/or the Perimeter Fencing the Airport Property Line is shown to supersede them for clarity.
 - Where the existing/future Part 77 Approach Surface and the Runway Protection Zone surfaces coincide, the Part 77 Approach Surface is shown to supersede the Runway Protection Zone for clarity.
 - Future conditions were evaluated using FAA Advisory Circular 150/5300-13, change 16.
 - Approach Surfaces are depicted to a height of 50' above the runway end elevation. See the Airport Airspace drawing for depiction of full Part 77 Surfaces.
 - No known Obstacle Free Zone penetrations.
 - Refer to Approach Surface Drawings for Part 77 Road Clearances.
 - No known Threshold Siting Surface penetrations.
 - Base mapping was developed from digitizing a 1" 5' resolution panchromatic (Black & White) USGS Digital Orthophoto Quarter-Quadrangles, dated 2005.
 - The Building Restriction Line encompasses the Runway Protection Zone, the Runway / Taxiway Object Free Area, the Runway Visibility Zone, Navigated Critical Areas with less than 25' clearance on Runway 9/27 and 35' clearance on Runway 13/66 under the FAR Part 77 Surfaces.
 - Survey Monuments (PEKPORT & PEKPORT AZ) are first order NGS monuments.

Survey Monuments			
Name	Latitude	Longitude	Elevation MSL
PEKPORT	40° 29' 19.532" N	89° 40' 1.968" W	521.65
PEKPORT AZ	40° 29' 19.421" N	89° 40' 24.972" W	517.08

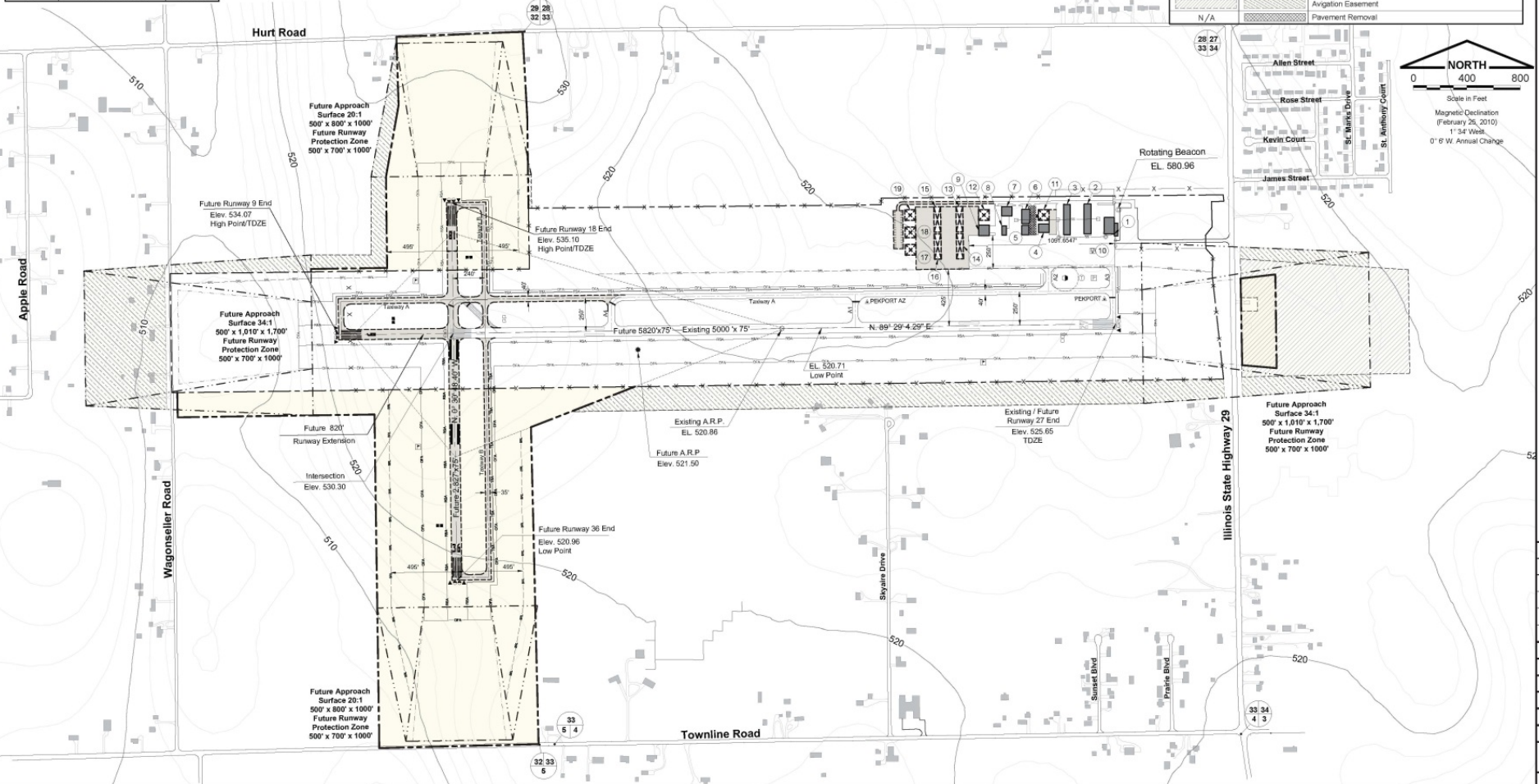
Horizontal Datum - NAD83
Vertical Datum - NAD88

Legend		
Existing	Future	Description
○	●	Airport Reference Point
N/A	●	Automated Weather Observing System (AWOS)
○	●	Precision Approach Path Indicator (PAPI)
○	●	Survey Monuments
○	●	Threshold Lights
N/A	●	Runway End Identifier Light (REIL)
○	●	Wind Cone
○	●	Wind Tee
N/A	●	Building Restriction Line (BRL)
○	●	FAR Part 77 Approach Surface
○	●	Ground Contours
○	●	Object Free Area (OFA)
○	●	Perimeter Fenceline
○	●	Storm Sewer
N/A	●	Runway Protection Zone (RPZ)
N/A	●	Runway Visibility Zone (RVZ)
○	●	Runway Safety Area (RSA)
○	●	Taxiway Safety Area (TSA)
○	●	Airport Buildings
○	●	Airfield Pavement
○	●	Airport Property
○	●	Aviation Easement
○	●	Pavement Removal



PEKIN MUNICIPAL AIRPORT

Future Airport Layout Plan



0 1 2
THIS BAR IS EQUAL TO 2' AT FULL SCALE (22x34).

K:\ALP\PeKin\J\SheetSet
FILE: C15_SHTD3_Future ALP
LAYOUT: Future Airport Layout
UPDATE BY: Mike Wilson
SURVEY BOOK #
DATE: 7/25/2014 8:53 AM
XREF: DWG

REVISIONS		
NO.	BY	DATE
DESIGN BY:	SAB	
DRAWN BY:	BWN	
CHECKED BY:	ALK/RLF	
APPROVED BY:		
DATE:	5/31/2011	
JOB No:	06069-04	
SHEET	3	OF 15 SHEET



REQUEST FOR COUNCIL ACTION

To: Mayor and Council

CC: City Clerk, Finance Dept., City Attorney, City Manager, Assistant City Manager

From: Pamela Anderson, Community Development Director

AGENDA ITEM: 2014 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG)

AGENDA DATE REQUESTED: July 13, 2015

ACTION REQUESTED: Council approval of the 2014 CAPER

DESCRIPTION: HUD requires a yearly evaluation report stating the accomplished goals for the past fiscal year and performance measurements based from the applicable Five Year Consolidated Plan. These are stated within the 2014 end of the year evaluation document. The draft was on public review from June 22 – July 13th, 2015, with a public hearing on July 13th, during the regularly scheduled Council meeting.

FINANCIAL IMPACT: Please see the attached supporting documents.

NEIGHBORHOOD CONCERNS: A public hearing is scheduled for July 13, 2015 during the regularly scheduled Council meeting. Comments will be included within the final draft of the CAPER that will be submitted to HUD.

IMPACT IF APPROVED: The 2014 CAPER document will be mailed to HUD for review and approval.

IMPACT IF DENIED: The deadline for submittal of the 2014 CAPER will be missed and an extension request will be submitted to HUD.

ALTERNATIVES: none

REQUIRED SIGNATURES

Department Director: *Pamela Anderson*

Date: *7/2/15*

Finance Department (Certification of Availability of Funds):

Date: *7-2-15* *Angel Evans*

Corporation Counsel:

Date:

City Manager:

Date: *07/02/15* *[Signature]*

2014 FY CAPER

last updated on 07/01/2015				
2014 Budget	2014 amended amounts (#2)	actual expended	Leveraged funds	
ADA sidewalks	\$ -	\$ -	\$ -	-
2013 Rehabilitation programs	\$ 236,900.45	\$ 104,032.05	\$ 645.00	
Public Facilities	\$ 30,000.00	\$ -	\$ -	-
Pekin YWCA		\$ 3,010.00	\$ -	-
Rehab Prog. Delivery	\$ 109,645.12	\$ 103,947.79	\$ -	-
CDBG for HOME	\$ -	\$ -	\$ -	-
Public Services			\$ -	-
Life Skills Coordinator	\$ 61,337.55	\$ 18,119.17	\$ 48,657.16	
Salvation Army		\$ 2,250.00	\$ -	-
HRC	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
Pekin Coalition for Equality	\$ 3,000.00	\$ 3,000.00	\$ 9,994.31	
Administration	\$ 71,784.88	\$ 69,786.55	\$ -	-
2014 Total:	\$ 514,668.00	\$ 306,145.56	\$ 61,296.47	

2010-2014 Five Year Consolidated Plan cumulative data 2014 CAPER

Goal A: To develop a viable urban community by providing decent housing principally to low and moderate-income persons.

A1. The City of Pekin Code Enforcement program, as a high priority, will inspect 2,500 residential units in the Target Area by April 30, 2015. The short term annual objective is to inspect 500 units by April 30, 2015.

2010	455	
2011	716	
2012	0	Due to a HUD hold on this activity, no dollars expended.
2013	0	Program deemed by HUD ineligible and do not continue
2014	-	
Total:	1,171/2,750	

A2. The City of Pekin Rehabilitation single-family owner occupied program, as a high priority, will rehabilitate a total of 16 homes by April 2015. The short-term goal is to rehabilitate 3 homes by April 30, 2015.

2010	9	
2011	0	(August 2011 HUD monitoring visit)
2012	7	
2013	17	
2014	10	
Total:	43 /16	

A3. The City of Pekin intends to actively support appropriate long and short-term objectives and continuum of Care projects proposed by the Heart of Illinois Homeless Continuum of Care as a high priority.

2010	yes
2011	yes
2012	yes
2013	yes
2014	yes

A4. The City of Pekin will, as a high priority, participate in the IDHA HOME/SFOOR program to apply and receive funds to completely rehabilitate a total of 15 houses.

2010	1	
2011	2	
2012	2	
2013	2	
2014	0	
Total:	7/15	

2010-2014 Five Year Consolidated Plan cumulative data 2014 CAPER

Goal B: To develop a viable urban community by providing a suitable living environment principally to low and moderate-income persons.

B1. The City of Pekin will, as a high priority, contract with public and private agency/ies that will provide needed services to 10,000 low and moderate-income persons/households for the long term goal. The short term goal is to provide needed services to 2,000 low and moderate-income persons/households by April 30, 2015.

2010	4,134	
2011	0	(August 2011 HUD monitoring visit)
2012	0	(Due to a HUD hold on this activity, no dollars expended)
2013	467	
2014	7	(4 LSC & 3 Salvation Army bus passes to date)
<u>Total:</u>		4,608/10,000

B2. The City of Pekin will, as a high priority, reconstruct streets and make other necessary public facility improvements on public streets, alleys and other city property that is located in low to moderate-income Census blocks or slum and blight areas. Public facility improvements will benefit the low to moderate-income 2000 Census blocks. The short-term goal is to provide street seal coating by April 2013.

Seal Coating program:

2010	yes	
2011	yes	
2012	yes	
2013	no	HUD – do not continue with this program
2014	-	

B3. The City of Pekin will, as a high priority, inspect 2, 500 residential properties for compliance with environmental, Boca and state building codes in the Target Area by April 2014. The short term goal is to inspect 500 residential properties by April 2013.

2010	455	
2011	715	
2012	0	Due to a HUD hold on this activity, no dollars expended.
2013	-	Program deemed by HUD ineligible and do not continue
2014	-	
<u>Total:</u>		1,171/2,750

2010-2014 Five Year Consolidated Plan cumulative data 2014 CAPER

B4. The City of Pekin will provide Planning and Administrative services, as a high priority, that are necessary for the administration of HUD grants primarily serving low and moderate income people through April 2015.

2010	yes
2011	yes
2012	yes
2013	yes
2014	yes

B5. The City of Pekin will, as a high priority, provide matching dollars for the 2010 Super NOFA application for a Case Manager position to coordinate the transition process of homeless individuals.

2010	yes – Super NOFA dollars awarded to Pekin Housing Authority
2011	yes; allocation for Life Skills Coordinator within 2011 Action Plan amendment #1
2012	yes; dollars expended during fiscal year
2013	yes; \$19,073.53 expended during fiscal year
2014	yes; \$18,119.17 expended during fiscal year

B6. The City of Pekin will, as a high priority, provide an opportunity for not for profit agencies to make public facility improvements to their buildings by April 30, 2015. The short term goal is to provide public facility improvements by April 30, 2015.

2010	yes
2011	yes
2012	yes; \$5,000 expended and \$35,000 carried over to fiscal year 2013
2013	yes; \$32,097 expended during fiscal year
2014	yes; \$3,010 expended during fiscal year

Goal C: To develop a viable urban community by expanding economic opportunities principally to low and moderate income persons.

C1. The City of Pekin may assist as appropriate, the growth of one business with direct assistance or other incentive in support of economic opportunity projects by April 2015.

2010	1
2011	0
2012	0
2013	0
2014	0
Total:	1



REQUEST FOR COUNCIL ACTION

To: Mayor and Council

CC: City Clerk, Finance Dept., City Attorney, City Manager, Assistant City Manager

From: Pamela Anderson, Community Development Director

AGENDA ITEM: 2015 Action Plan Amendment #1

AGENDA DATE REQUESTED: July 13, 2015

ACTION REQUESTED: Council approval of the re-allocation of \$217,249.78 CDBG dollars (Amendment #1) from HUD FY 2014 to HUD FY 2015 Action Plan.

DESCRIPTION: HUD CDBG dollars are carried over at the end of the fiscal year (2014) to the new HUD fiscal year (2015). Prior to the submission of any "substantial change" in the proposed use of funds the Proposed amendment must be approved by City Council. A proposed re-allocation of 2014 HUD fiscal year dollars (\$217,249.78) to approved 2015 Action Plan activities has been on public review from June 22 to July 13, 2015.

FINANCIAL IMPACT: Please see the attached supporting document.

NEIGHBORHOOD CONCERNS: A public hearing is scheduled for July 13, 2014 at the regularly scheduled Council meeting that begins at 5:30pm in the Council chambers. Comments will be included within the correspondence submitted to HUD.

IMPACT IF APPROVED: The 2015 Action Plan amendment #1 will be e-mailed to HUD for approval.

IMPACT IF DENIED: The \$217,249.78 will be re-allocated within the current 5 year Consolidated plan goals and be prepared and re-presented to City Council.

ALTERNATIVES: none (see above impact if denied section)

REQUIRED SIGNATURES

Department Director: *Pamela Anderson*

Date: *7/2/15*

Finance Department (Certification of Availability of Funds):

Date: *7.2.15* *Angel Evans*

Corporation Counsel:

Date:

City Manager:

Date: *07/02/15*

2015 HUD FY Ammendment #1

2015 Budget - May 1, 2015 to April 30, 2016	2015 Action Plan allocation (actual)	2014 re-allocated dollars to FY 2015	Amendment #1 totals (2015 allocation + re-allocated \$'s)
Rehabilitation	\$ 153,000.00	\$ 160,753.23	\$ 313,753.23
Rehab Prog. Delivery	\$ 101,000.00	\$ 55,000.00	\$ 156,000.00
Public Services (LSC + agencies) **	\$ 58,400.00	\$ 1,496.55	\$ 59,896.55
Human Rights Committee	\$ 2,000.00	\$ -	\$ 2,000.00
Pekin Coalition for Equality *	\$ 3,000.00	\$ -	\$ 3,000.00
Administration *	\$ 73,100.00	\$ -	\$ 73,100.00
Total:	\$ 390,500.00	\$ 217,249.78	\$ 607,749.78

2015 Grant allocation	\$ 360,583.00
2015 estimated program income:	\$ 30,000.00
Total:	\$ 390,583.00
difference:	\$ 83.00

2014 carried over \$'s:	\$217,249.78
2015 grant dollars:	\$360,583.00
2015 estimated PI:	\$30,000.00
total available for 2015:	\$607,832.78
minus amendment totals:	\$ 217,249.78
remaining to be allocated	\$83.00



REQUEST FOR COUNCIL ACTION

To: Mayor and Council

CC: Darin Girdler City Manager

From: TIF Administrator, Leigh Ann Brown – Central Business District TIF

AGENDA ITEM: TIF Façade Programs for 409/411 Court Street – Taste Sensations

AGENDA DATE REQUESTED: July 13 2015

ACTION REQUESTED: \$13,682.36

DESCRIPTION: Approval by Mayor and Council to pay owner of 409 and 411 Court Street Taste Sensations (owner Teresa Lohman) the eligible amount under the terms of the TIF façade guidelines for the amount of \$13,682.36. Property owner purchased the property in February 2011 to renovate and open a retail business. Teresa hired a firm to complete a structural assessment on the property for awning support and applied for a TIF façade grant to do a complete roof replacement on 409 and 411 along with installing 1 awning on 409 and 3 awnings on 411 Court Street buildings. These eligible expenses total \$12,082.36 plus \$1600.00 (\$800.00/building) for structural assessment report. TIF Façade program reimburses ½ of the cost up to \$12,500 (whichever is less) per building. The structural assessment of \$1,600.00 is fully refundable. Pekin Main Street Design committee has reviewed the application and recommends to Council the approval of the TIF façade grant for the amount of \$13,682.36 (which is \$5,009.44 for 409 and \$8,672.92 for 411). City Inspections have been notified of this project and property owner will apply for permit when façade application is approved. All work will be inspected and dollars issued upon satisfactory completion.

FINANCIAL IMPACT: \$13,682.36 of Central Business District TIF Façade grant program

NEIGHBORHOOD CONCERNS: NA

IMPACT IF APPROVED: Allow property owner to enhance the structural integrity of the property allow for interior renovations and retail space layout/design to occur

IMPACT IF DENIED: Delays renovations due to overall renovation costs and business operational costs.

ALTERNATIVES:

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: [check no more than 2 boxes. Copy this check mark √ and paste it to the left of the relevant theme.]

	A Prosperous Community. To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs.
	A Safe Community. To protect community life and property by providing effective, principled police and fire services.
	A Strong Foundation. To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.
X	A High Quality of Life. To support or provide services that improve the quality of life for Pekin's residents.

	An Effective Government. To deliver effectively the services that Pekin's residents want, need, and are willing to support.
REQUIRED SIGNATURES	
Department Director: Date:	
Finance Department (Certification of Availability of Funds): Date:	
Corporation Counsel: Date:	
City Manager: Date:	

Façade TIF Program

409 Court Street

Taste Sensations

Summary

Awning: \$918.88

Roof: \$7,500.00

Total: \$8,418.88 / 2 = \$4,209.44 TIF eligible

Structural report: \$800.00 TIF full reimbursement

TIF Total = \$5,009.44

409 Court St, PeKin, IL. 61554

CITY OF PEKIN

Downtown Revitalization Programs



City of Pekin, Illinois Downtown Facade Revitalization Program

APPLICATION REQUEST

Submit to: Leigh Ann Matthews, City of Pekin, 111 S. Capital St., Pekin, IL 61554

1. Name of Applicant: Mary Teresa Lohman
(If applicant is not owner, application must be accompanied by written consent of owner to participate in program)
2. Street Address: 409 Court St., Pekin, IL 61554 PIN No. _____
3. Owner of Property (if different from applicant): Same
4. ^{Billing} Owner's Address: 411 Court St., Pekin, IL 61554 Phone #: 309-267-6568
5. Phone No. of Applicant/Contact Person (if different from Owner): Same
6. Is any portion of building leased? daily rentals If so, please provide name and address of lessee: _____

7. Is the ground level floor space devoted to commercial purposes? YES
8. Briefly describe the type of business operation presently housed in building: banquet facilities, room rental, meeting room.
9. What is approximate age of building? 100 yrs.
10. Is Owner of property currently participating in any other City business assistance program? NO
11. Are you aware of any historical or architectural significance associated with the building? NO
If yes, please explain: X N/A
12. Please provide a description of your proposed project stating what you intend to accomplish and how the planned work will enhance building appearance:
I plan to protect the interior with a new roof and add awnings that will create a beautiful look to the building.

13. How soon after possible grant approval by the City would you begin your project? Within 1 month
14. Once started, how long would it take to complete? 2 wks
15. What is the total cost of planned eligible work? \$10,520.00 approx.
16. From what sources and in what amounts, other than the City, will the money for this project be drawn
Please be specific:
Heritage Bank, 410 N. Main St., E. Peoria, IL 61611
17. Will the planned building renovation result in the creation of any new jobs? NO
- If yes, how many full-time and/or part-time positions will result? N/A

Applicant(s) Signature: Mary Teresa Lehman

Date: 4/21/15

Date: _____

CITY USE ONLY

The City of Pekin Main Street Design Committee:

_____ recommends _____ does not recommend approval to the City Council.

Date: _____ Chair Signature: _____

Amount recommended: \$ _____ Conditions, if any: _____

City Council:

_____ approves _____ does not approve facade revitalization grant award.

Date: _____ Mayor's Signature: _____

Amount recommended: \$ _____ Conditions, if any: _____

City of Pekin, Illinois

Downtown Facade Revitalization Program

APPLICANT CERTIFICATION FORM

*As Applicant(s) for participation in the City of Pekin's Downtown facade Revitalization Program,
I/we acknowledge with following statements.*

- ☒ To the best of my/our current knowledge, all information contained within the application is true and we hereby authorize the City of Pekin to verify any such information at its discretion.
- ☒ I/We have read and understand the Program Guidelines for Pekin Downtown facade Revitalization Program and agree to fully abide by said guidelines.
- ☒ I/We understand that my/our property must be located within the boundaries of the City of Pekin's Tax Increment Financing District (TIF) #1 in order to be eligible for program participation.
- ☒ I/We understand that a three (3) year contractual agreement will be signed with the City requiring prorated repayment of the City's financial injection in to the project in the event of: conversion of property to a non-commercial use; cessation of business operations; or, failure to properly maintain improvements to the property financed in part by the City.
- ☒ I/We have read and understand the Design Standards for the Pekin Downtown facade Program and agree to, the fullest extent feasible, perform all work on our property in compliance with these standards.
- ☒ I/We understand that my/our financial share of the total project's cost must all be expended, and appropriate project progress documented, prior to the injection of any City funds into the project.
- ☒ I/We understand the Owner/Applicant will be responsible for securing all required municipal permits and paying all associated fees prior to the onset of work.
- ☒ Due to a limitation on the amount of available program dollar funds, I/we understand that an eligible completed application is not necessarily a guarantee of project funding.
- ☒ I/We understand that the Owner of the property, if not the Applicant, must give written approval for project participation prior to approval.

- ☒ I/We understand that the subject property must have at least the ground level floor space devoted to commercial use to qualify for program participation.
- ☒ I/We understand that, barring the occurrence of unforeseen circumstances beyond the control of me/us as Applicant, I/we will be obligated to satisfactorily complete the work items (within the time frame cited) as listed in the application.
- ☒ I/We understand that upon submitting a completed application and building assessment report, approval and recommendation from Main Street Design Committee, City Council will vote to pre-approve application and City funds will be distributed upon inspected project completion.

Applicant(s) Signature: Mary Teresa Johnson

Date: 4/21/15

Date: _____

Submit to: Leigh Ann Matthews, City of Pekin, 111 S. Capital St., Pekin, IL 61554

City of Pekin, Illinois Downtown Facade Revitalization Program

Required Attachments Along With Application Request

- | | |
|--|---|
| ☒ Proof of building ownership. | ☒ Current photographs of building showing all areas subject to improvement. |
| ☒ Concurrence of Owner to participate in program if Owner is not Applicant. | ☒ Drawings depicting exterior appearance of building following completion of project including lighting, signage, landscaping, etc., as applicable. |
| ☒ Minimum of two (2) qualified bids for all program eligible work to be performed. | ☒ Executed Applicant/Owner Certification Form. |
| ☒ Copy of building assessment from licensed structural engineer (if required). Any building assessment costs are considered eligible project costs. <i>2011 & 2015 reports</i> | ☒ Letter from Applicant/Owner expressing need for financial assistance. |
| ☒ Documentation of the existence of other funding sources in appropriate amounts with suggestion to use local financial institution. <i>Heritage Bank</i> | ☒ Summary sheet of project/s. |

Upon receiving a completed application and building assessment report, approval and recommendation from Main Street Design Committee, City Council will vote to pre-approve application and City funds will be distributed upon inspected project completion.

March 26, 2015

To the City Council Members of Pekin,

Over the last four years, I have personally funded approximately \$100,000 for the renovation of an abused and neglected property at 409/411 Court St. Pekin. Additionally, and with TIF funds received from the City of Pekin in 2012, I was able to remove and replace the back of both buildings to stop the damage caused by large trucks moving through the alley over the years.

The renovation of these two buildings was performed with the hope that our downtown area would be revitalized. I believe we are beginning to see some movement towards that revitalization in the form of new business openings.

I now find myself needing to make additional repairs in order to preserve and protect the buildings and business I have worked so tirelessly to build. Both buildings need new roofs in order to minimize damage to the inside, some of which is already becoming apparent. In addition, I would also like to place beautiful new awnings on the front of the business, creating not only an attractive entrance, but also enhancing the walkway in front of the buildings.

I believe I have demonstrated my intent to help preserve and bring back to life our downtown Pekin area by renovating a commercial building and operating a business. I work two jobs to stay current on the payments and would like to ask the City for assistance in furthering my efforts to revitalize the downtown area.

Your consideration is greatly appreciated.

Sincerely,

Teresa Lohman
Taste Sensations: "The Meeting Room"
409 Court St.
Pekin, IL 61554
(309) 267-6568

WARRANTY DEED

Send Tax Bill To:
Mary Teresa Lohman
1407 Mechanic St.
Pekin IL 61554

Prepared By:
H. Wayne Carmichael
WAYNE CARMICHAEL P.C.
15 S. Capitol, Suite
200
Pekin, Illinois 61554
Phone: (309) 346-1188

Court Tax Paid In
Half Amount As State Tax

201100003548
Filed for Record in
TAZEWELL COUNTY, IL
ROBERT LUTZ, COUNTY RECORDER
02-23-2011 At 03:36 PM.
WARR DEED 90.50
RHSP Surcharge 10.00

STATE OF ILLINOIS	
STATE TAX	FEB.23.11
TAZEWELL COUNTY	
# 0000007949	REAL ESTATE TRANSFER TAX
	0003650
	FP326667

Chicago Title

The GRANTOR(S), ROBERT BRUCE CLIFTON, SR., a single person, of North Carolina, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to MARY TERESA LOHMAN, Buyer, the following described real estate, situated in the county of Tazewell in the State of Illinois:

Permanent Index No: 04-04-34-435-007

Legal Description:

PARCEL 1:

Part of Lot 14 in Block 72 in the Original Town, now City of Pekin, described as follows: Commencing at a point on the Southerly line of said Lot 14 on Court Street, 15 feet West of the Southeast corner of said Lot 14; thence running Westerly along said line of said lot, 16 feet; thence Northerly parallel with the East line of said lot to the Northerly line of said lot, 95 feet; thence Easterly on the Northerly line of said lot, 16 feet; thence Southerly parallel with the East line of said lot to the place of beginning, and being the West 16 feet in even width of the East 31 feet in even width of said Lot 14, including all rights and interests of the grantors in and to the walls adjoining said above described premises; situated in the County of Tazewell, in the State of Illinois.

PARCEL 2:

A part of the West Half of Lot 14 in Block 72 in the Original Town, now City of Pekin, Tazewell County, Illinois, described as follows: Commencing at a point on the North line of Court Street 4 feet 9 inches East of the Southwesterly corner of said Lot 14, thence Easterly along said North line of Court Street 14 feet 3 inches, thence North parallel with Fourth Street in said City 95 feet to the alley in said block, thence Westerly along the South line of said alley 14 feet 3 inches, thence South parallel with said Fourth Street to the Place of Beginning.

Known as: 409 Court St., Pekin IL

SUBJECT TO general taxes for the year 2010 and all years thereafter.

SUBJECT TO any valid easements, covenants, and restrictions of record affecting title to said premises.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantor(s) sign and seal this document this

15 of Feb 2011

Robert Bruce Clifton, Sr.
ROBERT BRUCE CLIFTON, SR.

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared, **ROBERT BRUCE CLIFTON, SR.**, to me known to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me the voluntary execution of same.

WITNESS my hand and official seal in the State and County aforesaid, this 15 day of Feb, 2011.

(SEAL)

Pamela S Travis

Notary Public
State of ILLINOIS
My Commission Expires:

Mail after recording to:



PROPOSAL 2

Project Name: Ms. Teresa Lohman

3-23-15

Address: 411 Court St. Pekin, IL 61554

Cell: 309-267-6568 Work: 309-699-7711

Project size: 1,600 Sq. Ft. (Taste Sensations side)

Project type:

New:

Reroof: X

Tear-off:

Yes:

No: X

Partial Tear-off:

Yes:

No: X

Kelley Construction shall tear off existing roofing down to the wood deck, clean up and remove all debris.

Kelley Construction shall furnish and install according to manufacturer specifications a 20-year material warranty Modified Bitumen (rubberized) low slope roofing system. We shall furnish and install a reflective aluminum coating to entire completed roof surface.

Kelley Construction shall flash all roof penetrations, walls and edges as required by manufactures specifications.

Work will commence within 2-3 weeks from contract date to be completed no later than 1 week from time of start, weather permitting.

Our proposal price for the above named project is \$9,600.00

Expiration of this proposal is 10 days.

Payment Terms: One half down and balance paid upon completion.

Dated:

X:

MICHAEL KELLEY (PROJECT MGR.)
Kelley Construction

X:

TERESA LOHMAN (OWNER)

Additional Information: Price above includes a Kelley Construction 5-year workmanship warranty.

BENASSI ROOFING, INC.

309 North 6th Street
Pekin, Illinois 61554
Lic. #104-007361
(309) 346-8027

PROPOSAL SUBMITTED TO THERESA LOHMAN		PHONE 267-6568	DATE 4-22-15
STREET		JOB NAME	
CITY, STATE and ZIP CODE		JOB LOCATION 409 COURT ST	
ARCHITECT	DATE OF PLANS	PEKIN	JOB PHONE

We hereby submit specifications and estimates for:

- REMOVE EXISTING ROOF TO THE WOOD DECK
- + HAUL AWAY
- ELIMINATE ANY UNNECESSARY PROTRUSIONS
- + FILL IN
- *ANY DAMAGED LUMBER TO BE REPLACED @ 3rd PER FT.
- APPLY A FIBERGLASS BASE SHEET TO DECK
- APPLY A ROLLED, GRANULATED, RUBBER ROOF CERTAINTED: FLINTASTIC
- SIDES TO BE SECURED W/ STAINLESS STEEL TIE BAR & MASONRY ANCHORS
- MATERIAL TO GO UP EACH SIDE 1 1/2 FT.
- TOTAL AREA: 13 SQUARES

We propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

dollars (\$ **7500**).

Upon Completion

Thank You,

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. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days.

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.

Date of Acceptance: _____

Signature _____

Signature _____

Owner:

Owner Address:

Building Address:

of Squares:

CT Product Specification No:

Description of Building Use:

Applicator:

Roof Completion Date:

Applicator's Address:

Applicator's Phone:

- ☐ 10-year
☐ 12-year
☐ 15-year
☐ 20-year
☐ 25-year

Coverage

CertainTeed Corporation (CT) hereby warrants the *roof membrane* installed at the above address, subject to the following terms, conditions, limitations and exclusions, for the period checked above from the date of completion of the *roof membrane* installation. If during the duration of this limited warranty, a manufacturing defect in the *roof membrane* causes a leak, CT or its designated roofing contractor will, at CT's sole discretion, repair or replace the *roof membrane* materials only as necessary to restore it to a watertight condition. Only manufacturing defects in the *roof membrane* that cause leaks are covered by this limited warranty. CT's MAXIMUM LIABILITY during the first year of this warranty is the original cost of the CT membrane materials only. After the first year, CT's maximum liability is the original cost of the CT materials used on the roof reduced by 4% for 25-year warranties, 5% for 20-year warranties, 6.67% for 15-year warranties, 8.3% for 12-year warranties and 10% for 10-year warranties during each subsequent year, less any costs previously incurred by CT for repair or replacements. In no event, however, will CT be responsible for any costs related to the removal or abatement of any asbestos present in any existing roof system to which the CT *roof membrane* is applied. *Roof membrane*, as used herein, shall include the following components: applicable base sheet(s), interplies and cap sheet(s) (with appropriate roof coating of surfaces) required for the above-selected warranty, and asphalt material between layers when required, if applied per CT's Commercial Roof Membrane Manual specification. Roof components which are not part of the *roof membrane* and hence not covered by this limited warranty include, but not limited to the following: underlying roof deck, insulation, vapor retarders, fasteners, liquid flashing, metal work, drains, pitch pans, expansion joints, skylights, vents, plastic accessories, decorative or reflective coating, surfacing and/or any aggregates.

Exclusions from Coverage

This limited warranty does not cover leaks, damages or injuries of any type, including, but not limited to, damage to roof insulation, roof decks or other bases over which the CT products are applied, attributable directly or indirectly to any of the following:

1. Natural disasters, including, but not limited to, cyclones, tornadoes, hurricanes or other winds exceeding Force 9 on the Beaufort scale; lightning; earthquakes; flood; hail or fire.
2. Falling objects, civil insurrection, war, riot or vandalism.
3. Settlement, deflection, movement, moisture content, inadequate attachment, or other deficiencies of the roof deck, pre-existing roof system, walls, foundations or any other part of the building structure, insulation or other materials underlying the *roof membrane*.
4. Failure of the *roof membrane* caused or contributed by:
 - a. Maintenance, repair or work on the roof unrelated to the *roof membrane*, such as, but not limited to mechanical, electrical, plumbing, etc.;
 - b. Infiltration or condensation of moisture in, through or around the walls, copings and metal components, pitch pans, building structure or underlying or surrounding materials;
 - c. Traffic of any nature or use of the roof surface as a storage area, walking or recreational surface or for any other similar purpose;
 - d. Movement or deterioration of metal work used in conjunction with the *roof membrane*;
 - e. Deposits of solids or liquids which may cause deterioration of the *roof membrane*;
 - f. Building design or construction;
 - g. Lack of positive drainage, to completely remove water from the roof membrane per NRCA guidelines; or
 - h. Installation over a wet surface or substrate.
5. Failure to adhere to CT's roof maintenance program (see CT's Roof Maintenance Form).
6. Unauthorized application on excluded buildings or structures (see CT's General Recommendations).
7. Any change in the building's basic usage unless approved in advance in writing by CT.
8. Any use of roofing material of any kind or nature not approved in CT's Commercial Roof Systems Manual in effect at the time of installation.
9. Placement of any additional structures on the *roof membrane* (such as, but not limited to, equipment or framework used in connection with air conditioning units, transmission and/or reception devices, signs and/or water towers).
10. Failure to maintain the watertight integrity of the roof system. (Owner must make repairs to non-warranted items that affect the watertight integrity of the roof system.)

This limited warranty does not cover fading or other changes in color to the *roof membrane* as a result of airborne pollutants or other causes, including, but not limited to, natural fading.

Unapproved Repairs, Alterations, Additions or Deletions

All repairs, alterations, deletions or additions to any aspect of the roof, or any material contiguous thereto, must have prior written approval of CT's Commercial Technical Services Department (CertainTeed Roofing Products Group, Commercial Technical Services Department, 18 Moores Road, Malvern, PA 19355, (800) 396-8134). If owner, without prior written consent of CT, makes or permits any repairs, alterations, deletions or additions to the roof, all of CT's obligations, duties and coverage under this limited warranty will terminate and the limited warranty will be voided.

Notice of Claims

Any claim or request for CT to perform under this limited warranty must be made by owner in writing within thirty (30) days of discovery of the defect, and owner must send original proof of purchase (Contract or invoice from roofer for service, product or work completed does not constitute Proof of Purchase of CT products. Original Proof of Purchase is required and best obtained from dealer) and samples that demonstrate the alleged manufacturing defect to CT's Commercial Technical Services Department. This notice of claim must include a general description of the alleged defect. Owner shall grant access to the entire roofing system as necessary for CT to investigate a claim. If access is not granted, CT shall have the right to determine, at its sole discretion, that this limited warranty is void as to that portion of the *roof membrane* to which access is denied.

NOTE: In the event an emergency condition exists which requires immediate repair to avoid damage to the building or its contents, owner may make essential temporary repair(s) performed by a qualified roofer. CT will only reimburse Owner for essential temporary repair expenses that would have been covered under this limited warranty.

Modifications

Only CT's Commercial Technical Services Department is authorized to modify coverage provided by this limited warranty. Issuance of this limited warranty or review or inspection of plans, the building or product application by a CT representative does not waive any exclusions or conditions of this limited warranty. Application of a *roof membrane* that deviates from CT's Commercial Roof Systems Manual specifications voids coverage, unless prior written approval is provided by CT's Commercial Technical Services Department.

Transferability of Warranty

This limited warranty may be transferred to a subsequent owner only if CT's Commercial Technical Services Department is notified, at the above listed Malvern address, within thirty (30) days of real estate title transfer and upon payment of the applicable transfer fee. Failure of the owner and subsequent owner to transfer this limited warranty pursuant to these stated conditions terminates CT's warranty obligations and the limited warranty will be voided.

Condition Pertaining to Warranty Issuance

This limited warranty applies to roof membranes installed during the calendar year of 2015 and shall become effective following complete installation of the *roof membrane* and payment in full to the roofing contractor. (The warranty in effect at the time the material is originally installed is the applicable warranty.)

Warranty and Limitation of Remedies

THIS DOCUMENT CONSTITUTES THE EXCLUSIVE WARRANTIES AND REMEDIES PROVIDED BY CERTAINTEED. THE WARRANTIES AND REMEDIES CONTAINED IN THIS DOCUMENT ARE EXPRESSLY IN LIEU OF ANY AND ALL OTHER OBLIGATIONS, GUARANTEES AND WARRANTIES, WHETHER WRITTEN, ORAL OR IMPLIED BY STATUTE OR AT LAW. STATE OR PROVINCIAL LAW WILL DETERMINE THE PERIOD OF TIME FOLLOWING THE SALE THAT A PROPERTY OWNER MAY SEEK A REMEDY UNDER THE IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. CERTAINTEED'S OBLIGATIONS, RESPONSIBILITIES AND LIABILITY SHALL BE LIMITED TO REPAIRING OR REPLACING THE DEFECTIVE ROOF MEMBRANE PRODUCT AS SET FORTH IN THIS LIMITED WARRANTY. IN NO EVENT SHALL CERTAINTEED BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING ANY DAMAGE TO THE PROPERTY, THE BUILDING OR ITS CONTENTS, OR FOR INJURY TO ANY PERSONS THAT MAY OCCUR AS A RESULT OF THE USE OF THE ROOF MEMBRANE PRODUCT OR AS A RESULT OF THE BREACH OF THIS WARRANTY. IF YOUR STATE OR PROVINCE DOES NOT ALLOW EXCLUSIONS OR LIMITATIONS OF SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, THE ABOVE LIMITATIONS MAY NOT APPLY TO YOU. IN NO EVENT SHALL CERTAINTEED'S TOTAL LIABILITY ARISING OUT OF OR RELATED TO THE ROOF MEMBRANE PRODUCT OR THIS WARRANTY EXCEED THE COST TO THE OWNER OF THE ROOF MEMBRANE PRODUCT OF THE ORIGINAL INSTALLATION.

This limited warranty may not be modified, altered or expanded by anyone, including product distributors, dealers, sellers, installers and/or CertainTeed field representatives. This limited warranty gives you specific legal rights, and you may also have other rights which vary from state to state or province to province.

Agreement to Binding Arbitration

Any and all claims, disputes and other matters in question that may occur between owner, the contractor, and/or CT, arising out of, in connection with, or relating to this limited warranty or breach thereof, shall be submitted to BINDING ARBITRATION for resolution. The arbitration shall be conducted by the American Arbitration Association under its Construction Industry Arbitration Rules then in effect, unless the parties mutually agree otherwise. This agreement to arbitrate shall be specifically enforceable under the Federal Arbitration Act, 9 U.S.C. § 2 or the applicable state arbitration laws. The award rendered by the arbitrator shall be final, and judgment may be entered upon such award in accordance with applicable law in any court having jurisdiction thereof.

Examination or Inspection

Issuance of this limited warranty or roof inspections made by CT or an authorized agent of CT do not constitute an approval of the roof, roof design plans or specifications, or construction or installation of the roof. CT does not practice engineering or architecture. Roof designs, construction plans or installation of the roof system should be approved by owner or owner's professional.

Note: All referenced documents/forms are available at www.certainteed.com.

Webmail**lohmant@centurylink.net****awning quote****From :** Jim House <jim@midwestmarketinginc.com>

Mon, Mar 16, 2015 05:04 PM

Subject : awning quote**To :** lohmant@centurylink.net

Quote for 4 awnings , 6pcs. finished product including installation. \$ 4280

1 - 142 w x 42 h x 42 p 409 Court \$1500.00
2 - 82 x 42 x 42 411 Court \$2780.00
1 - 166 x 24 x 36 "

The 142 and 166" will be in two pcs. (centered)1 " alum frame will be mill finish, choice on Sunbrella fabric. Price includes material, installation, freight and tax. Permit fees if required are not included. Delivery approx. 4 - 6 wks. These are very good quality awnings. No exposed tie on rope or wires. No exposed screws or fasteners on the fabric. You can look at the Bleeding Disorder Clinic next Einstein Bagels out Knoxville near Kroger right before Rt 6 . Several of theirs were also 2 pcs. units.

Jim House 688 8858
SunGard Window Fashions
4222 N. Sheridan Rd
Peoria Il 61614
309 688 8750

Since 1973



3021 W. Farmington Rd. Peoria, IL 61604
Phone: (309) 674-1128 Fax: (309) 673-0338
www.peoriaawning.com

Trusted leader in custom covers and awnings

Proposal

Name: Teresa Lohman
Address: 409 Court St.
Pekin, IL. 61554

3021 W. Farmington Road
Peoria, IL 61604
Phone 309-674-1128
Fax 309-673-0338
Website: www.peoriaawning.com
Email: mark@peoriaawning.com

Date: 3-16-15

Project: New Fabric Awning-Front

Fixed Awning 409 Court

Scope of work: We will manufacture and install (1) one Traditional Slope Fabric Awning at the above address. The frame will be made using 1" x 1" welded tubular aluminum mill finish NO Paint. The frame will be covered using Sunbrella fabric-color to be chosen by the customer.

PRICE: \$898.97 material and installation only
TAX: \$ 19.91
\$918.88

Terms & Conditions:

- ½ down payment and signed proposal due at time of order
- Balance due upon completion 1 ½% interest will be applied to the balance after 30 days
- Prices quoted good for 60 days from proposal date
- Owner is responsible for obtaining any required permits
- Delivery time will be 4-6 weeks after receipt of signed proposal & down payment

Accepted By: _____

Date: _____

(Please sign & return original to us & make a copy for your records)

****All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will become an extra charge over & above this estimate. By acceptance of this Proposal, customer assumes responsibility for interest, collection fees, and attorney fees with past due accounts. ****

Presented By: _____

Date: _____

Mark L. Hutchison
Peoria Awning Company





Invoice



ATSE Consultants, LLC
2400 N Main St Unit F
East Peoria IL, 61611

Date	Invoice #
7/8/2015	863

Bill To
Teresa Lohman 409 & 411 Court St Pekin, IL 61554

P.O. No.	Due Date	Project
	8/7/2015	MISC2015-03 Structural Aw...

Hours	Description	Rate	Amount
	Structural evaluation for new fabric awnings at 409 & 411 Court St ATSE: MISC2015_03	1,600.00	1,600.00

Payments/Credits	\$0.00
Balance Due	\$1,600.00

2015

Structural Assessment / Fabric Awning Addition 409 & 411 Court Street Pekin, Illinois 61554



Allen Taylor, S.E.

ATSE Consultants, LLC

6/30/2015

June 30, 2015

Ms Teresa Lohman

RE: TIFF Grant Proposal; Structural Assessment
New Fabric Awnings @ Front Facade
409 & 411 Court Street
Pekin, Illinois 61554
ATSE Project # MISC2015-03

Dear Ms. Lohman,

This letter shall serve as the vehicle documenting our site survey and the corresponding structural assessment of buildings, located at 409 and 411 Court Street Pekin, Illinois. The structural evaluation was performed at the request initiated by the property owner Ms. Lohman in response to satisfying one of the TIFF grant proposal requirements mandated by the City of Pekin. The scope of this assessment was limited to the calculations of the lateral and gravity loads induced into the existing structure from the addition of the proposed fabric awnings (see attached calculations). According to Ms. Lohman, the grant money will be used to add a total of four new awnings over the front façade [Image 1]. Therefore, this structural assessment consisted of a visual observation of only the structural elements that would be directly affected by these improvements. The scope of our structural calculations was also limited to deriving the lateral and gravity loads induced into the existing structure from the addition of the proposed fabric awnings. Please note, that the designs of the awning units were not included in our scope of services and it is assumed that this was properly done by the awning supplier and or manufacture.

The building is a typical downtown storefront commercial property, with a structural common wall that divides the 409 and 411. The age of the building is unknown, but based on the construction methods used; it is our estimate that the structure is approximately 75 to 85 years old. Most recently the front façade had been refurbished and resurfaced with dryvit skin, thus hiding the concealing the original wall construction. However, using a recent construction photo provide by the Mrs. Lohman [Image 2] in addition with photos obtained from a structural assessment we initially performed on the original building back in September of 2011, we were able to formulate some engineering assumptions regarding the façade backup material [Image 3]. Per these photos, it is our assumption that the original front façade consists of a load bearing multi-width brick wall. However, we do recommend that the awning contractor drill a few pilot holes at the anticipated anchor locations and validate these assumptions.

Structural Assessment

Using the following data provided by Mark L. Hutchison of Peoria Awning, the following geometric properties were used in calculating the anchor shear and tensile loading requirements:

- 409 Court St, First Floor: Awning Size: (1) Traditional Single Slope Aluminum frame with Fabric, 12'-3 Long, 2'-0" Projection, 1'-8" Height. The awning has a self weight of 325 lbs.
- 411 Court St, First Floor: Awning Size: (1) Traditional Single Slope Aluminum frame with Fabric, 8'-8 Long, 1'-8" Projection, 1'-8" Height. The awning has a self weight of 285 lbs
- 411 Court St, Second Floor: Awning Size: (2) Traditional Single Slope Aluminum frame with Fabric, 6'-8 Long, 2'-0" Projection, 2'-0" Height. The awning has a self weight of 235 lbs
- Each canopy is framed with 1" aluminum square tube, with a triangular truss like frame at approximately 2'-0" on center.

Using the 2006 International Building Code and ASCE7-05 we calculated the components and cladding wind loads and sloped snow load acting on a typical canopy. Per these calculations we conservatively used a 20 psf wind load and a 15 psf snow load in our assessment. **Our analysis also assumed that each canopy would be anchored to the brick façade backup at each corner and then spaced with anchors along the top and bottom of the canopy at a maximum spacing of 3'-0"**. Per these assumptions, we were able to come up with the following vertical (V=shear) and horizontal out-of-plan (T=tension) reactions. Therefore, Peoria Awning shall consult with an anchor manufacture such as Hilti or Simpson in selecting an anchor that is suitable for these loads, the canopy framing and the backup material. It is also our understanding that the anchors will be properly embedded into the brick backup material and not merely the dryvit skin.

- Maximum Vertical Shear at Each Anchor = 102.6 lbs
- Maximum Tensile Force (Pull Out) = 81.4 lbs
- These loads act concurrently

Conclusion

Based on the type of construction and the insignificant amount of loading induced by the new awnings, the structure is adequate for the attachment of the new awning. This report was based on engineering judgment and professional opinions.

Thank you for retaining us for this assessment. If there are any questions, please call.

Respectfully,

ATSE CONSULTANTS, LLC.
Allen Taylor - SE
President / Owner
IL. SE # 081-006217





Image 1 (Front Façades)



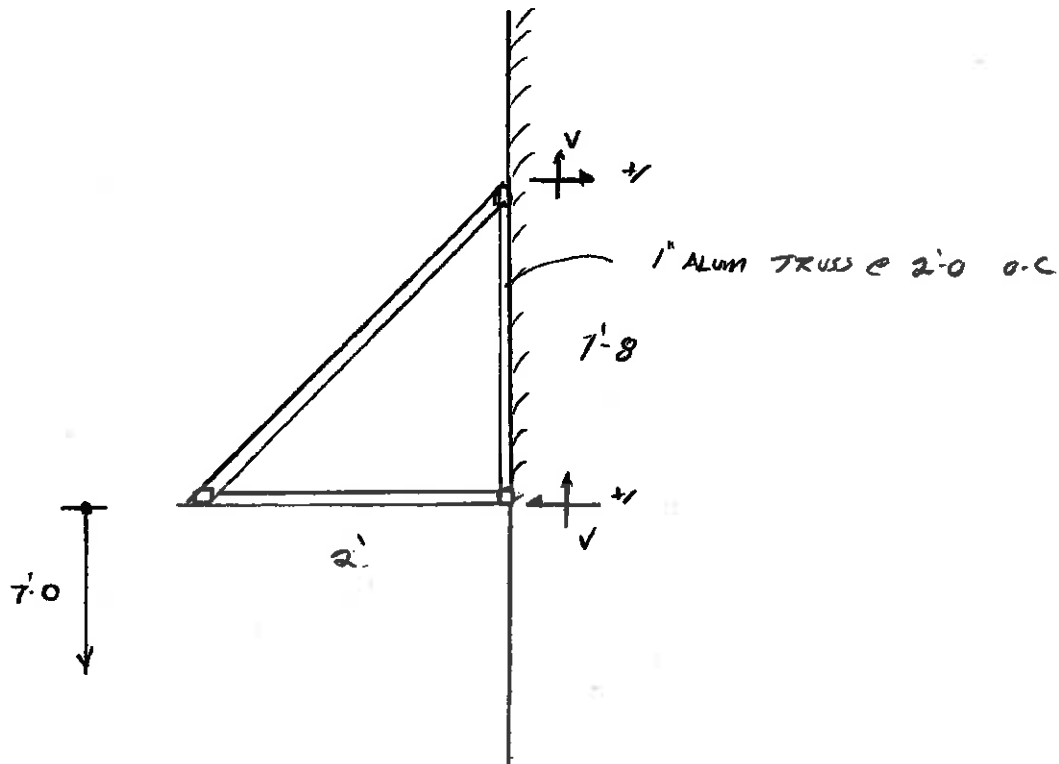
Image 2 (Construction Photo)



Image 3 (September 2011 Photo)

ATSE Consultants, LLC
 Structural Engineering Consultants
 2400 N Main Street
 East Peoria, Illinois 61611
 309-681-7980

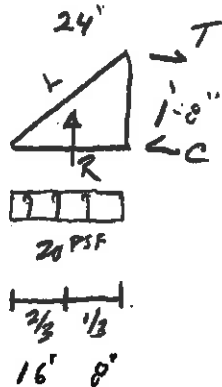
JOB 409/411 COURT ST
 SHEET NO. 1 OF _____
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 SCALE _____



SELFWEIGHT = 325^{lb} PER PEORIA AWNING EMAIL JUNE 16, 2015
 = 325^{lb} / 12'-3"
 = 26.5 PLF

WIND LOADS PER IBC 2006

20 PSF



$$L = \sqrt{24^2 + 20^2}$$

$$L = 31' = 2.6'$$

$$R = 20^{PSF} \cdot 2.6' = 52^{PLF}$$

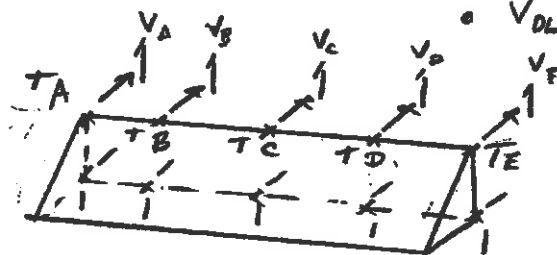
$$T.C = \frac{[52^{PLF} + 0.6(26.5^{PLF})] \cdot 8'/12'}{1.667'}$$

$$T.C = 14.43^{lb/ft}$$

$$V = 325^{lb} / 12.25' = 26.5^{lb/ft}$$

$$V_{0.6DL+W} = 0.6(26.5) + 52^{PLF} = 67.9^{lb/ft}$$

$$V_{DL+SN} = 26.5^{PLF} + 15^{PSF}(2.6) = 66^{lb/ft}$$



ATSE Consultants, LLC
 Structural Engineering Consultants
 2400 N Main Street
 East Peoria, Illinois 61611
 309-681-7980

JOB 409/411 COVER ST
 SHEET NO. 3 OF _____
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 SCALE _____

Point A & E

DL

$$V = \frac{26.5 \left(\frac{3}{2} \right)}{2} = 19.8 \text{ lb} \uparrow$$

$$T.C. = \frac{26.5 \left(\frac{3}{2} \right)}{1.667} = 23.8 \text{ lb} \leftarrow$$

0.6 DL + W

$$V = \left[0.6 (26.5) \frac{3}{2} \pm 52 \text{ PLF} \left(\frac{3}{2} \right) \right] \cdot \frac{1}{2} =$$

$$\left[23.8 \pm 78.45 \right] \cdot \frac{1}{2} = \begin{matrix} +51.3 \text{ lb} \\ -27.4 \text{ lb} \end{matrix} \uparrow$$

$$T.C. = \frac{\left[0.6 (26.5) \frac{3}{2} \pm 52 \text{ PLF} \left(\frac{3}{2} \right) \right] \cdot \frac{8}{12}}{1.667} = \begin{matrix} 40.7 \text{ lb} \\ -21.9 \text{ lb} \end{matrix} \rightarrow$$

DL + SNOW

$$V = \frac{66 \text{ lb/ft} \cdot \frac{3}{2}}{2} = 49.5 \text{ lb} \uparrow$$

$$T.C. = \frac{66 \text{ lb/ft} \left(\frac{3}{2} \right) \cdot \frac{8}{12}}{1.667} = 39.5 \text{ lb} \rightarrow$$

ATSE Consultants, LLC
Structural Engineering Consultants
2400 N Main Street
East Peoria, Illinois 61611
309-681-7980

JOB 409/411 COURT ST
SHEET NO. 4 OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

Points B, C, D

DL

$$V = 19.8(2) = 39.6 \text{ lb} \uparrow$$

$$T.C. = 23.8(2) = 47.6 \text{ lb} \rightarrow$$

0.6 DL + W

$$V = +51.3(2) = +102.6 \text{ lb} \uparrow$$

$$-27.4(2) = -54.8 \text{ lb} \downarrow$$

$$T.C. = 40.7(2) = 81.4 \text{ lb} \rightarrow$$

$$-21.9(2) = -43.8 \text{ lb} \leftarrow$$

CONTROLS ANCHOR
SECTION

DL + SN

$$V = 49.5(2) = 99 \text{ lb} \uparrow$$

$$T.C. = 39.5(2) = 79 \text{ lb} \rightarrow$$

2011

Structural Assessment

409 & 411 Court Street

Pekin, Illinois 61554



Allen Taylor, S.E.

ATSE Consultants, LLC

10/12/2011



308 Windsor Dr
Germantown Hills, Illinois 61548
309-383-3195 Phone
309-645-9591 Cell

October 24, 2011

Ms. Teresa Lohman

RE: TIFF Grant Proposal; Structural Assessment
409 & 411 Court Street
Pekin, Illinois 61554
ATSE Project # MISC2011-08

Dear Ms. Lohman,

This letter shall serve as the vehicle that documents our site survey and the corresponding structural assessment of buildings, located at 409 and 411 Court Street Pekin, Illinois. Personnel from ATSE Consultants performed a site visit on October 12, 2011 at approximately 9:00 am. The structural evaluation was performed at the request initiated by the property owner Mr. Johannes in response to satisfying one of the TIFF grant proposal requirements mandated by the City of Pekin.

Existing Structure:

The building is a typical downtown storefront commercial property, with a structural common wall that divides the 409 and 411 spaces [Image 1]. Both of the front facades face Court Street to the south with the back of the building or north facade, flanking the rear alley. The age of the building is unknown, but based on the construction methods used, it is our estimate that the structure is approximately 75 to 85 years old. The construction type consists of 2x12 wood floor joists and 2x8 wood roof joists, supported by perimeter load bearing brick walls. The front half of the building has a full basement with a brick foundation, and the remaining back half of the building is supported by a shallower crawl space foundation.

Structural Assessment:

This assessment consisted of a visual observation of the building as it relates to the overall structural integrity of the property. Please note that no physical test to the superstructure and/or subsurface geotechnical explorations were performed as part of this evaluation. The intent of this assessment was to evaluate the overall structural integrity of the building and highlight any areas that in our opinion show signs of structural distress. In addition, our opinion of recommended actions will be provided as a minimum for these locations noted. During our visit we noticed four primary areas that have varied levels of structural concern. These areas consist of the north (rear) façade, the roof joists, the roof decking, and an isolated area of the first floor framing.

1. The north (rear) facade of the building has experienced an excessive amount of movement that is most likely attributed to differential settlement of the foundation [Image 2&3]. As a result of this behavior, the wall has areas of localized failure where the bricks have rotated both in and out of plan. Directly adjacent to this wall, and approximately 12 feet to the south, there is a large diagonal crack located in the party wall dividing the two spaces [Image 4]. Based on the location and geometry of this crack, we believe that too is directly related to the differential foundation settlement issue occurring at the north facade. Fortunately, it does appear that this problem has been isolated to the north end of the building and only extends approximately 10 to 15 feet to the south. Therefore, due to the poor condition of the north facade and the notion that the root of the problem is foundation related, it is our opinion that this section of the property is not repairable. Since this section is not deemed salvageable, we recommend that the back 12 to 15 feet of the buildings be demolished and a new foundation and end wall be constructed.



308 Windsor Dr.
Germantown Hills, Illinois 61548
309-383-3195 Phone
309-645-9591 Cell

2. The next areas of concern involve numerous roof joists located in both the 411 and 409 spaces. For the most part, the 2x8 wood joists appeared to be in fair to good condition and structurally sound. However, there were a few isolated locations where the 2x8 joists were found to have various levels of dry-rot and decay and thus are no longer structurally acceptable. The first joists identified with problems are located at each of the two skylights on the 411 Court street side of the property [Images 5 & 6]. Most likely from a repeat exposure to water from a leaking skylight, these members had areas of dry-rot and were soft and spongy when probed with a screwdriver. In addition to dry-rot, the doubled up joists that function as headers on each side of the skylights have an excessive amount of deflection [image 7]. The second area observed with damaged roof joists is located on the 409 Court street side. At approximately three-quarters of the way back toward the north, there were ten 2x8 roof joists that are also in poor condition [Images 8 & 9]. We highly recommend that all the problem joists noted be replaced with new structural wood members.
3. The third area identified having structural deficiencies was the 3/4 inch tongue and groove wood decking that covers the roof structure over both the 409 & 411 Court street spaces. As part of our visual assessment, areas of the decking that were suspect to damage were probed with a hand tool to help evaluate material soundness and density. During this exercise, it became very evident that the majority of the decking had been damaged from repeat exposure to water infiltration. In some instances, portions of the wood had completely rotted away and the roof membrane was visible [Images 10 & 11]. Based on the visible water damage, the extent of dry-rot found, and the soft spongy characteristics of the material, it is our opinion that the decking is not structural sound and should be replaced.
4. The final area of concern consists of some of the first floor framing and subfloor deckin located at the south-west corner of 409 Court street. It was determined that the floor structure was constructed with 2x12 wood floor joists spaced on 12" centers with a 3/4 inch subfloor decking. When standing in the south-west corner of the basement looking up, there is evidence of water damage and dry-rot to both the subfloor and three floor joists [Image 12]. Therefore, it is our further recommendation that the damaged subfloor be replaced and the damaged joists be reinforced with new joists affixed to the side.

Conclusion & Recommended Actions

Based on the age of the building, and contingent on the assumption that the above recommendations are executed effectively, the overall structure is in fair condition. The recommendations are based on engineering judgment and professional opinions, no testing or analytical computations were preformed in deriving these results. Please note that these recommendations are intended to be the minimum measures taken to address the deficiencies. Actual procedures, details and/or means and methods used to act out these actions are at the full responsibility of the owner and or selected contractor. Our recommendations shall be taken as opinion based conclusions derived from standard engineering principles for strength and stability.

Thank you for retaining us for this assessment. If there are any questions, please call.

Respectfully,

ATSE CONSULTANTS, LLC.
Allen Taylor - SE
President / Owner
IL. SE # 081-006217



308 Windsor Dr
Germantown Hills, Illinois 61548
309-383-3195 Phone
309-645-9591 Cell



Image 1 (Front Façades)



Image 2



Image 3



308 Windsor Dr
Germantown Hills, Illinois 61548
309-383-3195 Phone
309-645-9591 Cell



Image 4 (Crack in Common Wall)



Image 5 (Looking South 411 Court St.)



308 Windsor Dr
Germantown Hills, Illinois 61548
309-383-3195 Phone
309-645-9591 Cell



Image 6 (Skylight Roof Framing)



Image 7 (Skylight Roof Framing Large Deflection)



308 Windsor Dr
Germantown Hills, Illinois 61548
309-383-3195 Phone
309-645-9591 Cell



Image 8 (Looking North 409 Court St.)



Image 9 (2x8 Roof Joists, Poor Condition)



308 Windsor Dr
Germantown Hills, Illinois 61548
309-383-3195 Phone
309-645-9591 Cell

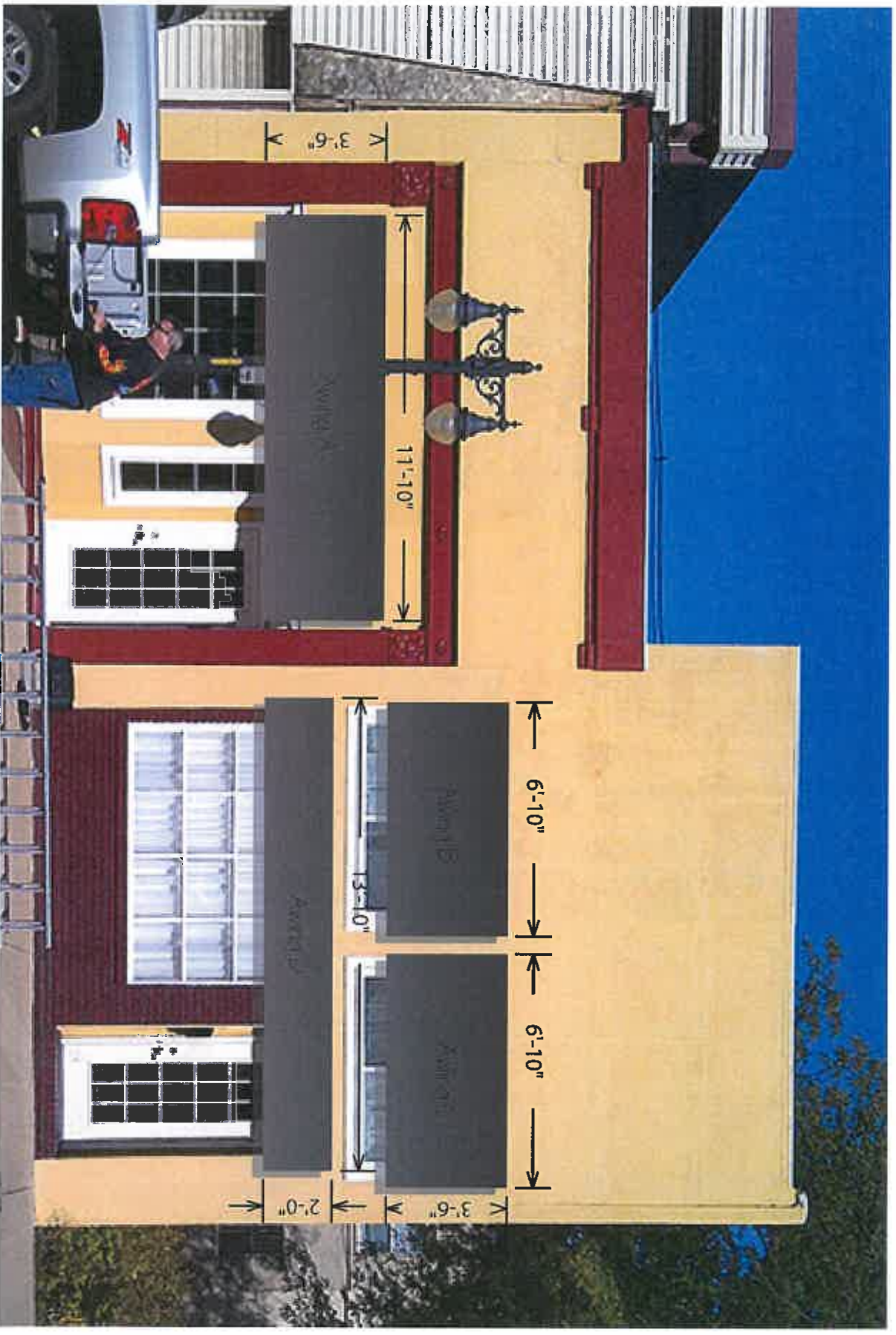


Image 10 (Roof Decking, Exposed Roof Membrane)



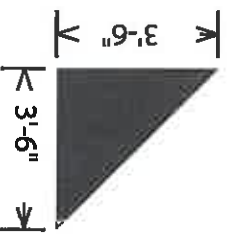
Image 11 (Roof Decking, Exposed Roof Membrane)



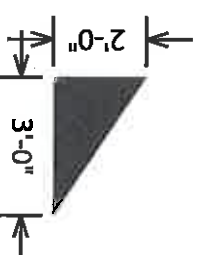


Scale: 1/8" = 1'0"

©2015 Kevin Collins Design
3-27-13
Taste Sensations r1



Traditional slant awning
A, B, and C
3'-6" projection
fabrication per specification
color per specification



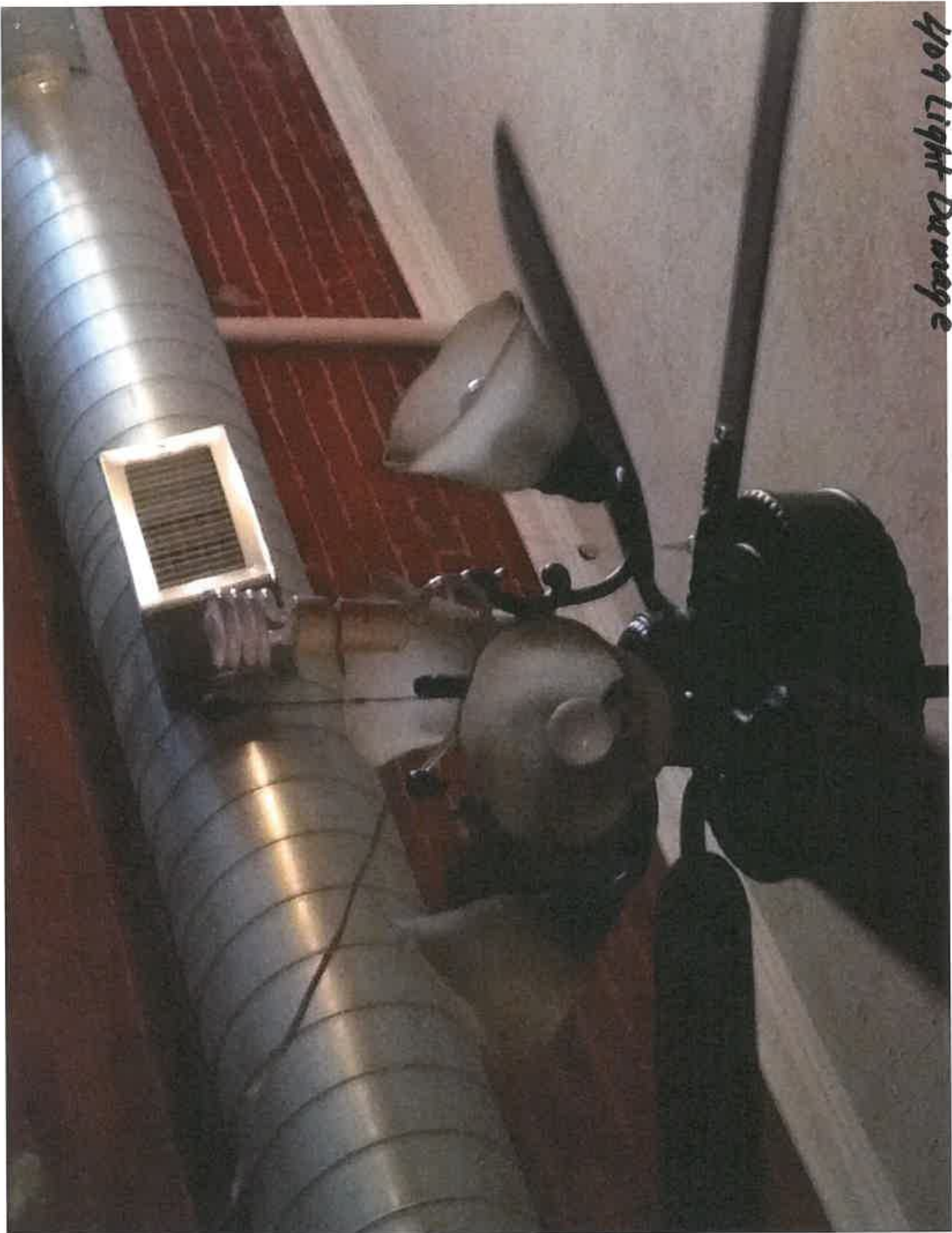
Traditional slant awning
D
3'-0" projection
fabrication per specification
color per specification

409 ceiling Front Room



409 ceiling Front Room





409 BACK ROOM CEILING



409 BACK ROOM CEILING



Façade TIF Program

411 Court Street

Taste Sensations

Summary

Awning: \$1,945.84

Roof: \$13,800.00

Total: \$8,418.88 / 2 = \$7,872.92 TIF eligible

Structural report: \$800.00 TIF full reimbursement

TIF Total = \$8,672.92

411 COURT ST., PEKIN, IL. 61554

CITY OF PEKIN

Downtown Revitalization Programs



City of Pekin, Illinois

Downtown Facade Revitalization Program

APPLICATION REQUEST

Submit to: Leigh Ann Matthews, City of Pekin, 111 S. Capital St., Pekin, IL 61554

1. Name of Applicant: Mary Teresa Lohman
(If applicant is not owner, application must be accompanied by written consent of owner to participate in program)
2. ^{Building} Street Address: 411 Court St., Pekin, IL 61554 PIN No. _____
3. Owner of Property (if different from applicant): Same
4. Owner's Address: Same Phone #: 309-267-6568
5. Phone No. of Applicant/Contact Person (if different from Owner): Same
6. Is any portion of building leased? NO If so, please provide name and address of lessee: _____
7. Is the ground level floor space devoted to commercial purposes? yes
8. Briefly describe the type of business operation presently housed in building: office space
9. What is approximate age of building? 100 yrs.
10. Is Owner of property currently participating in any other City business assistance program? NO
11. Are you aware of any historical or architectural significance associated with the building? NO
If yes, please explain: N/A
12. Please provide a description of your proposed project stating what you intend to accomplish and how the planned work will enhance building appearance:
I plan to first protect the extensive work done on the interior with a new roof and add curb appeal to the building with vibrant awnings.

13. How soon after possible grant approval by the City would you begin your project? Within 1 month
14. Once started, how long would it take to complete? 2 wks
15. What is the total cost of planned eligible work? \$ 15,475.00 approx.
16. From what sources and in what amounts, other than the City, will the money for this project be drawn
Please be specific:
Heritage Bank, 410 N. Main St, E. Peoria, IL 61611
personal funds if needed
17. Will the planned building renovation result in the creation of any new jobs? NO
- If yes, how many full-time and/or part-time positions will result? N/A

Applicant(s) Signature: Mary Teresa Lohman

Date: 4/21/15

Date: _____

CITY USE ONLY

The City of Pekin Main Street Design Committee:

_____ recommends _____ does not recommend approval to the City Council.

Date: _____ Chair Signature: _____

Amount recommended: \$ _____ Conditions, if any: _____

City Council:

_____ approves _____ does not approve facade revitalization grant award.

Date: _____ Mayor's Signature: _____

Amount recommended: \$ _____ Conditions, if any: _____

City of Pekin, Illinois

Downtown Facade Revitalization Program

APPLICANT CERTIFICATION FORM

*As Applicant(s) for participation in the City of Pekin's Downtown facade Revitalization Program,
I/we acknowledge with following statements.*

- ☒ To the best of my/our current knowledge, all information contained within the application is true and we hereby authorize the City of Pekin to verify any such information at its discretion.
- ☒ I/We have read and understand the Program Guidelines for Pekin Downtown facade Revitalization Program and agree to fully abide by said guidelines.
- ☒ I/We understand that my/our property must be located within the boundaries of the City of Pekin's Tax Increment Financing District (TIF) #1 in order to be eligible for program participation.
- ☒ I/We understand that a three (3) year contractual agreement will be signed with the City requiring prorated repayment of the City's financial injection in to the project in the event of: conversion of property to a non-commercial use; cessation of business operations; or, failure to properly maintain improvements to the property financed in part by the City.
- ☒ I/We have read and understand the Design Standards for the Pekin Downtown facade Program and agree to, the fullest extent feasible, perform all work on our property in compliance with these standards.
- ☒ I/We understand that my/our financial share of the total project's cost must all be expended, and appropriate project progress documented, prior to the injection of any City funds into the project.
- ☒ I/We understand the Owner/Applicant will be responsible for securing all required municipal permits and paying all associated fees prior to the onset of work.
- ☒ Due to a limitation on the amount of available program dollar funds, I/we understand that an eligible completed application is not necessarily a guarantee of project funding.
- ☒ I/We understand that the Owner of the property, if not the Applicant, must give written approval for project participation prior to approval.

- ☒ I/We understand that the subject property must have at least the ground level floor space devoted to commercial use to qualify for program participation.
- ☒ I/We understand that, barring the occurrence of unforeseen circumstances beyond the control of me/us as Applicant, I/we will be obligated to satisfactorily complete the work items (within the time frame cited) as listed in the application.
- ☒ I/We understand that upon submitting a completed application and building assessment report, approval and recommendation from Main Street Design Committee, City Council will vote to pre-approve application and City funds will be distributed upon inspected project completion.

Applicant(s) Signature: Mary Teresa Lohman

Date: 4/21/15

Date: _____

Submit to: Leigh Ann Matthews, City of Pekin, 111 S. Capital St., Pekin, IL 61554

City of Pekin, Illinois Downtown Facade Revitalization Program

Required Attachments Along With Application Request

- | | |
|--|---|
| ☒ Proof of building ownership. | ☒ Current photographs of building showing all areas subject to improvement. |
| ☒ Concurrence of Owner to participate in program if Owner is not Applicant. | ☒ Drawings depicting exterior appearance of building following completion of project including lighting, signage, landscaping, etc., as applicable. |
| ☒ Minimum of two (2) qualified bids for all program eligible work to be performed. | ☒ Executed Applicant/Owner Certification Form. |
| ☒ Copy of building assessment from licensed structural engineer (if required). Any building assessment costs are considered eligible project costs. <i>2011 & 2015 reports</i> | ☒ Letter from Applicant/Owner expressing need for financial assistance. |
| ☒ Documentation of the existence of other funding sources in appropriate amounts with suggestion to use local financial institution. <i>Heritage Bank</i> | ☒ Summary sheet of project/s. |

Upon receiving a completed application and building assessment report, approval and recommendation from Main Street Design Committee, City Council will vote to pre-approve application and City funds will be distributed upon inspected project completion.

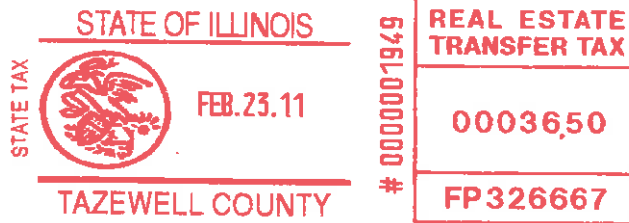
WARRANTY DEED

Send Tax Bill To:
Mary Teresa Lohman
1407 Mechanic St.
Pekin IL 61554

Prepared By:
H. Wayne Carmichael
WAYNE CARMICHAEL P.C.
15 S. Capitol, Suite
200
Pekin, Illinois 61554
Phone: (309) 346-1188

County Tax Paid in
Half Amount of State Tax

201100003548
Filed for Record in
TAZEWELL COUNTY, IL
ROBERT LUTZ, COUNTY RECORDER
02-23-2011 At 03:36 pm.
WARR DEED 90.50
RHSP Surcharge 10.00



Chicago Title

The GRANTOR(S), ROBERT BRUCE CLIFTON, SR., a single person, of North Carolina, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to MARY TERESA LOHMAN, Buyer, the following described real estate, situated in the county of Tazewell in the State of Illinois:

Permanent Index No: 04-04-34-435-007

Legal Description:

PARCEL 1:

Part of Lot 14 in Block 72 in the Original Town, now City of Pekin, described as follows: Commencing at a point on the Southerly line of said Lot 14 on Court Street, 15 feet West of the Southeast corner of said Lot 14; thence running Westerly along said line of said lot, 16 feet; thence Northerly parallel with the East line of said lot to the Northerly line of said lot, 95 feet; thence Easterly on the Northerly line of said lot, 16 feet; thence Southerly parallel with the East line of said lot to the place of beginning, and being the West 16 feet in even width of the East 31 feet in even width of said Lot 14, including all rights and interests of the grantors in and to the walls adjoining said above described premises; situated in the County of Tazewell, in the State of Illinois.

PARCEL 2:

A part of the West Half of Lot 14 in Block 72 in the Original Town, now City of Pekin, Tazewell County, Illinois, described as follows: Commencing at a point on the North line of Court Street 4 feet 9 inches East of the Southwesterly corner of said Lot 14, thence Easterly along said North line of Court Street 14 feet 3 inches, thence North parallel with Fourth Street in said City 95 feet to the alley in said block, thence Westerly along the South line of said alley 14 feet 3 inches, thence South parallel with said Fourth Street to the Place of Beginning.

Known as: 409 Court St., Pekin IL

SUBJECT TO general taxes for the year 2010 and all years thereafter.

SUBJECT TO any valid easements, covenants, and restrictions of record affecting title to said premises.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantor(s) sign and seal this document this

15 of Feb 2011

Robert Bruce Clifton, Sr.
ROBERT BRUCE CLIFTON, SR.

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared, **ROBERT BRUCE CLIFTON, SR.**, to me known to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me the voluntary execution of same.

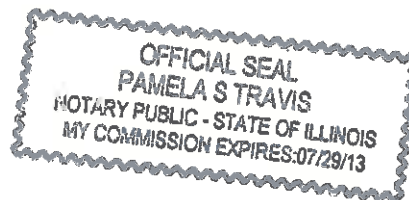
WITNESS my hand and official seal in the State and County aforesaid, this 15 day of Feb, 2011.

(SEAL)

Pamela S Travis

Notary Public
State of ILLINOIS
My Commission Expires:

Mail after recording to:



March 26, 2015

To the City Council Members of Pekin,

Over the last four years, I have personally funded approximately \$100,000 for the renovation of an abused and neglected property at 409/411 Court St. Pekin. Additionally, and with TIF funds received from the City of Pekin in 2012, I was able to remove and replace the back of both buildings to stop the damage caused by large trucks moving through the alley over the years.

The renovation of these two buildings was performed with the hope that our downtown area would be revitalized. I believe we are beginning to see some movement towards that revitalization in the form of new business openings.

I now find myself needing to make additional repairs in order to preserve and protect the buildings and business I have worked so tirelessly to build. Both buildings need new roofs in order to minimize damage to the inside, some of which is already becoming apparent. In addition, I would also like to place beautiful new awnings on the front of the business, creating not only an attractive entrance, but also enhancing the walkway in front of the buildings.

I believe I have demonstrated my intent to help preserve and bring back to life our downtown Pekin area by renovating a commercial building and operating a business. I work two jobs to stay current on the payments and would like to ask the City for assistance in furthering my efforts to revitalize the downtown area.

Your consideration is greatly appreciated.

Sincerely,

Teresa Lohman
Taste Sensations: "The Meeting Room"
409 Court St.
Pekin, IL 61554
(309) 267-6568

PROPOSAL 1

Project Name: Ms. Teresa Lohman

3-23-15

Address: 411 Court St. Pekin, IL 61554

Cell: 309-267-6568 Work: 309-699-7711

Project size: 2,000 Sq. Ft. (Dwelling side)

Project type:	New:	Reroof: X
Tear-off:	Yes:	No: X
Partial Tear-off:	Yes:	No: X

Kelley Construction shall tear off existing roofing down to the wood deck, clean up and remove all debris.

Kelley Construction shall furnish and install a wood framed 1 foot overhang and new aluminum vented soffit, fascia and seamless gutter system on the bottom edge of roof structure.

Kelley Construction shall furnish and install according to manufacturer specifications a 20-year material warranty Modified Bitumen (rubberized) low slope roofing system. We shall furnish and install a reflective aluminum coating to entire completed roof surface.

Kelley Construction shall flash all roof penetrations, walls and edges as required by manufactures specifications.

Work will commence within 2-3 weeks from contract date to be completed no later than 1 week from time of start, weather permitting.

Our proposal price for the above named project is \$13,950.00

Expiration of this proposal is 10 days.

Payment Terms: One half down and balance paid upon completion.

Dated:

X:	X:
MICHAEL KELLEY (PROJECT MGR.)	TERESA LOHMAN (OWNER)
Kelley Construction	

Additional Information: Price above includes a Kelley Construction 5-year workmanship warranty.

Proposal

Page No.

of

Pages

BENASSI ROOFING, INC.

309 North 6th Street
Pekin, Illinois 61554
Lic. #104-007361
(309) 346-8027

PROPOSAL SUBMITTED TO TERESA LOHMAN		PHONE 267-6568	DATE 3-18-15
STREET 411 COURT		JOB NAME	
CITY, STATE and ZIP CODE		JOB LOCATION 411 COURT ST.	
ARCHITECT	DATE OF PLANS	PEKIN, IL.	JOB PHONE

We hereby submit specifications and estimates for:

- REMOVE EXISTING ROOF TO THE WOOD DECK & HAUL AWAY.
 - ELIMINATE ANY UNNECESSARY PIPES, UNITS OR OTHER & FILL IN LUMBER.
 - *ANY DAMAGED LUMBER TO BE REPLACED @ 3^{20} PER FT.
 - APPLY A FIBERGLASS "BASK" SHEET TO ENTIRE DECK.
 - APPLY A ROLLED, GRANULATED, RUBBER ROOF.
 - STAINLESS TRAM BAR FOR SIDES
- TOTAL AREA: 24 SQUARES

We propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

upon completion

dollars (\$ **13,800.75**).

Thank you,

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. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days

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.

Date of Acceptance: _____

Signature _____

Signature _____



3021 W. Farmington Rd. Peoria, IL 61604
Phone: (309) 674-1128 Fax: (309) 673-0338
www.peoriaawning.com

Trusted leader in custom covers and awnings

Proposal

Name: Teresa Lohman
Address: 409 Court St.
Pekin, IL. 61554

3021 W. Farmington Road
Peoria, IL 61604
Phone 309-674-1128
Fax 309-673-0338
Website: www.peoriaawning.com
Email: mark@peoriaawning.com

Date: 3-16-15

Project: New Fabric Awning-Front

Fixed Awning 411 Court

Scope of work: We will manufacture and install (3) three Traditional Slope Fabric Awning at the above address. The frame will be made using 1" x 1" welded tubular aluminum mill finish NO Paint. The frame will be covered using Sunbrella fabric-color to be chosen by the customer.

First Floor (1) one awning PRICE: \$739.39 material and installation only

TAX: \$ 15.73

\$739.12

Second Floor (2) two awnings PRICE: \$1,188.74 material and installation only

TAX: \$ 27.98

\$1,216.72

Total
\$1,945.84

Terms & Conditions:

- ½ down payment and signed proposal due at time of order
- Balance due upon completion 1 ½% interest will be applied to the balance after 30 days
- Prices quoted good for 60 days from proposal date
- Owner is responsible for obtaining any required permits
- Delivery time will be 4-6 weeks after receipt of signed proposal & down payment

Accepted By: _____

Date: _____

(Please sign & return original to us & make a copy for your records)

****All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will become an extra charge over & above this estimate. By acceptance of this Proposal, customer assumes responsibility for interest, collection fees, and attorney fees with past due accounts. ****

Presented By: _____

Date: _____

Mark L. Hutchison
Peoria Awning Company

Webmail**lohmant@centurylink.net****awning quote****From :** Jim House <jim@midwestmarketinginc.com>

Mon, Mar 16, 2015 05:04 PM

Subject : awning quote**To :** lohmant@centurylink.net

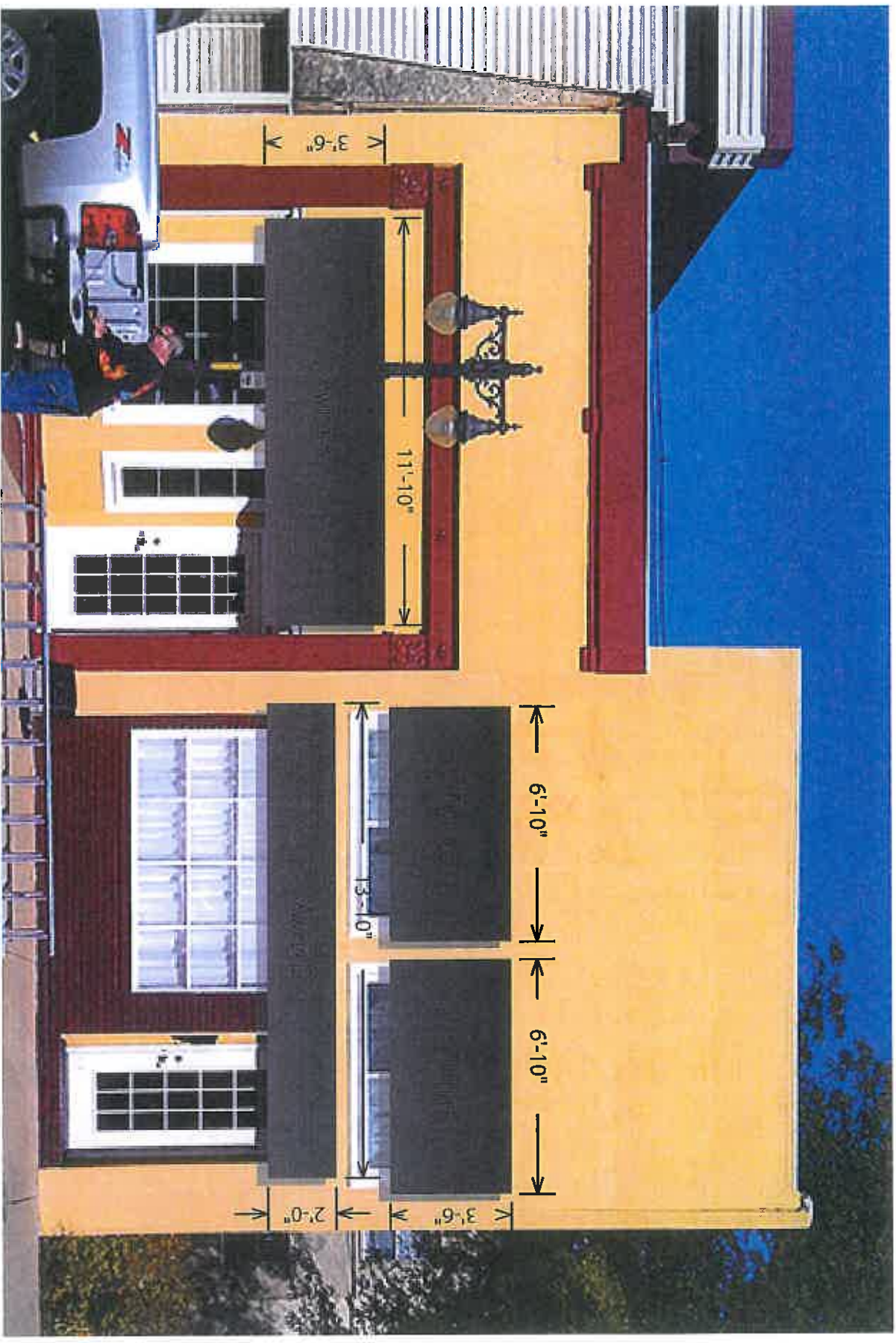
Quote for 4 awnings , 6pcs. finished product including installation. \$ 4280

1 - 142 w x 42 h x 42 p 409 Court \$1500.00
2 - 82 x 42 x 42 411 Court \$2780.00
1 - 166 x 24 x 36 "

The 142 and 166" will be in two pcs. (centered) 1 " alum frame will be mill finish, choice on Sunbrella fabric. Price includes material, installation, freight and tax. Permit fees if required are not included. Delivery approx. 4 - 6 wks. These are very good quality awnings. No exposed tie on rope or wires. No exposed screws or fasteners on the fabric. You can look at the Bleeding Disorder Clinic next Einstein Bagels out Knoxville near Kroger right before Rt 6 . Several of theirs were also 2 pcs. units.

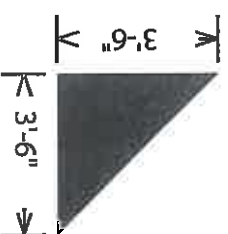
Jim House 688 8858
SunGard Window Fashions
4222 N. Sheridan Rd
Peoria Il 61614
309 688 8750

Since 1973

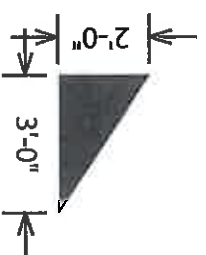


Scale: 1/8" = 1'0"

©2015 Kevin Collins Design
3-27-13
Taste Sensations r1



Traditional slant awning
A, B, and C
3' 6" projection
fabrication per specification
color per specification



Traditional slant awning
D
3' 0" projection
fabrication per specification
color per specification







BACK OF 411
(Kitchen)



411 Kitchen Skylight



411 Middle Room
Skylight





ATSE Consultants, LLC

2400 N Main St Unit F
East Peoria IL, 61611

Invoice

Date	Invoice #
7/8/2015	863

Bill To

Teresa Lohman
409 & 411 Court St
Pekin, IL 61554

P.O. No.	Due Date	Project
	8/7/2015	MISC2015-03 Structural Aw...

Hours	Description	Rate	Amount
	Structural evaluation for new fabric awnings at 409 & 411 Court St	1,600.00	1,600.00
	ATSE: MISC2015_03		

Payments/Credits \$0.00

Balance Due \$1,600.00

2015

Structural Assessment / Fabric Awning Addition 409 & 411 Court Street Pekin, Illinois 61554



Allen Taylor, S.E.

ATSE Consultants, LLC

6/30/2015

June 30, 2015

Ms Teresa Lohman

RE: TIFF Grant Proposal; Structural Assessment
New Fabric Awnings @ Front Facade
409 & 411 Court Street
Pekin, Illinois 61554
ATSE Project # MISC2015-03

Dear Ms. Lohman,

This letter shall serve as the vehicle documenting our site survey and the corresponding structural assessment of buildings, located at 409 and 411 Court Street Pekin, Illinois. The structural evaluation was performed at the request initiated by the property owner Ms. Lohman in response to satisfying one of the TIFF grant proposal requirements mandated by the City of Pekin. The scope of this assessment was limited to the calculations of the lateral and gravity loads induced into the existing structure from the addition of the proposed fabric awnings (see attached calculations). According to Ms. Lohman, the grant money will be used to add a total of four new awnings over the front façade [Image 1]. Therefore, this structural assessment consisted of a visual observation of only the structural elements that would be directly affected by these improvements. The scope of our structural calculations was also limited to deriving the lateral and gravity loads induced into the existing structure from the addition of the proposed fabric awnings. Please note, that the designs of the awning units were not included in our scope of services and it is assumed that this was properly done by the awning supplier and or manufacture.

The building is a typical downtown storefront commercial property, with a structural common wall that divides the 409 and 411. The age of the building is unknown, but based on the construction methods used; it is our estimate that the structure is approximately 75 to 85 years old. Most recently the front façade had been refurbished and resurfaced with dryvit skin, thus hiding the concealing the original wall construction. However, using a recent construction photo provide by the Mrs. Lohman [Image 2] in addition with photos obtained from a structural assessment we initially performed on the original building back in September of 2011, we were able to formulate some engineering assumptions regarding the façade backup material [Image 3]. Per these photos, it is our assumption that the original front façade consists of a load bearing multi-width brick wall. However, we do recommend that the awning contractor drill a few pilot holes at the anticipated anchor locations and validate these assumptions.

Structural Assessment

Using the following data provided by Mark L. Hutchison of Peoria Awning, the following geometric properties were used in calculating the anchor shear and tensile loading requirements:

- 409 Court St, First Floor: Awning Size: (1) Traditional Single Slope Aluminum frame with Fabric, 12'-3 Long, 2'-0" Projection, 1'-8" Height. The awning has a self weight of 325 lbs.
- 411 Court St, First Floor: Awning Size: (1) Traditional Single Slope Aluminum frame with Fabric, 8'-8 Long, 1'-8" Projection, 1'-8" Height. The awning has a self weight of 285 lbs
- 411 Court St, Second Floor: Awning Size: (2) Traditional Single Slope Aluminum frame with Fabric, 6'-8 Long, 2'-0" Projection, 2'-0" Height. The awning has a self weight of 235 lbs
- Each canopy is framed with 1" aluminum square tube, with a triangular truss like frame at approximately 2'-0" on center.

Using the 2006 International Building Code and ASCE7-05 we calculated the components and cladding wind loads and sloped snow load acting on a typical canopy. Per these calculations we conservatively used a 20 psf wind load and a 15 psf snow load in our assessment. **Our analysis also assumed that each canopy would be anchored to the brick façade backup at each corner and then spaced with anchors along the top and bottom of the canopy at a maximum spacing of 3'-0"**. Per these assumptions, we were able to come up with the following vertical (V=shear) and horizontal out-of-plan (T=tension) reactions. Therefore, Peoria Awning shall consult with an anchor manufacture such as Hilti or Simpson in selecting an anchor that is suitable for these loads, the canopy framing and the backup material. It is also our understanding that the anchors will be properly embedded into the brick backup material and not merely the dryvit skin.

- Maximum Vertical Shear at Each Anchor = 102.6 lbs
- Maximum Tensile Force (Pull Out) = 81.4 lbs
- These loads act concurrently

Conclusion

Based on the type of construction and the insignificant amount of loading induced by the new awnings, the structure is adequate for the attachment of the new awning. This report was based on engineering judgment and professional opinions.

Thank you for retaining us for this assessment. If there are any questions, please call.

Respectfully,

ATSE CONSULTANTS, LLC.
Allen Taylor - SE
President / Owner
IL. SE # 081-006217





Image 1 (Front Façades)



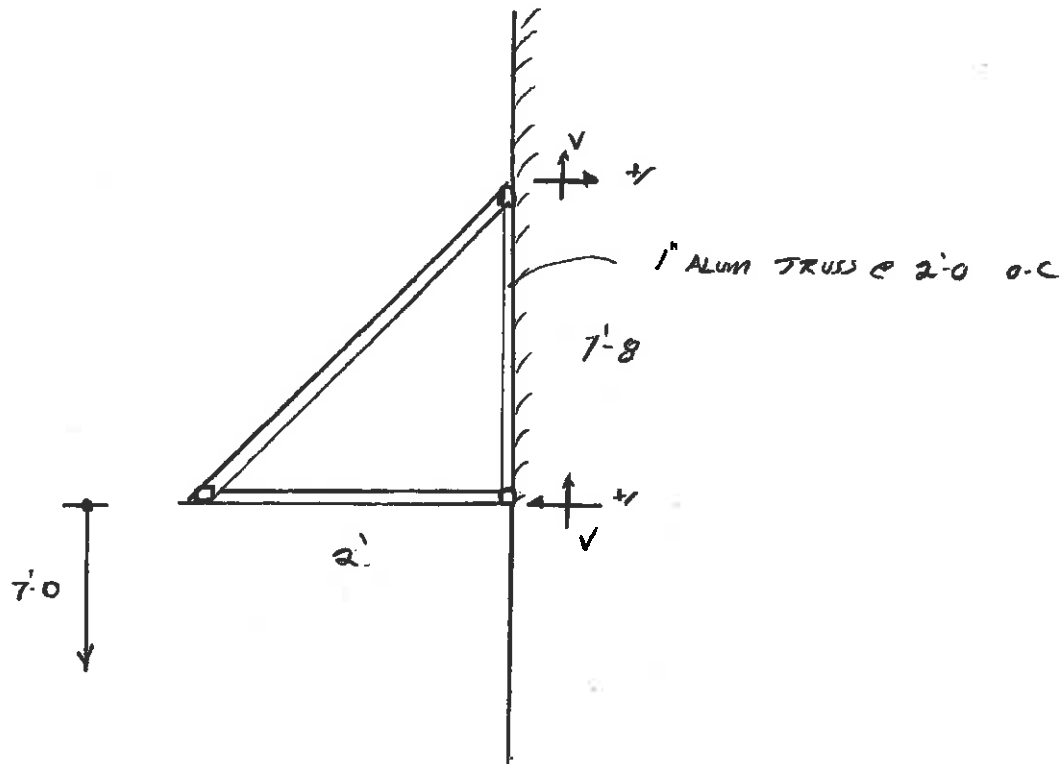
Image 2 (Construction Photo)



Image 3 (September 2011 Photo)

ATSE Consultants, LLC
Structural Engineering Consultants
2400 N Main Street
East Peoria, Illinois 61611
309-681-7980

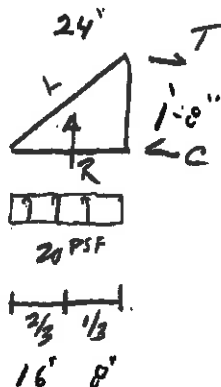
JOB 409/411 COURT ST
SHEET NO. 1 OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____



SELFWEIGHT = 325^{lb} PER PEORIA AWNING EMAIL JUNE 16, 2015
= 325^{lb} / 12'-3"
= 26.5 PER

WIND LOADS PER IBC 2006

20 PSF



$$L = \sqrt{24^2 + 20^2}$$

$$L = 31' : 2.6'$$

$$R = 20^{PSF} \cdot 2.6' = 52^{PLF}$$

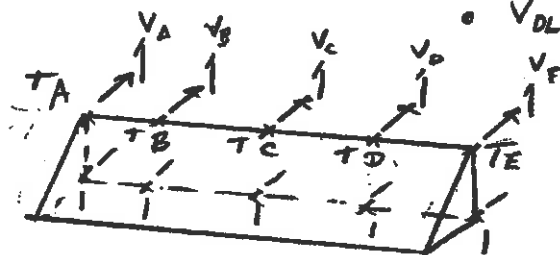
$$T.C = \left[52^{PLF} - 0.6 (26.5^{PLF}) \right] \cdot \frac{8''}{12''}$$

$$T.C = 14.43^{lb/ft}$$

$$V = \frac{325^{lb}}{12.25'} = 26.5^{lb/ft}$$

$$V_{0.6DL+W} = 0.6 (26.5) + 52^{PLF} = 67.9^{lb/ft}$$

$$V_{DL+SN} = 26.5^{PLF} + 15^{PSF} (2.6) = 66^{lb/ft}$$



ATSE Consultants, LLC
Structural Engineering Consultants
2400 N Main Street
East Peoria, Illinois 61611
309-681-7980

JOB 409/411 COURT ST
SHEET NO. 3 OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

Point A & E

DL

$$V = \frac{26.5 \left(\frac{3}{2} \right)}{2} = 19.8^{lb} \uparrow$$

$$T.C. = \frac{26.5 \left(\frac{3}{2} \right)}{1.667} = 23.8^{lb} \rightarrow$$

0.6 DL + W

$$V = \left[0.6 (26.5) \frac{3}{2} \pm 52^{PLF} \left(\frac{3}{2} \right) \right] \cdot \frac{1}{2} =$$

$$\left[23.8 \pm 78.45 \right] \cdot \frac{1}{2} = \begin{matrix} +51.3^{lb} \uparrow \\ -27.4^{lb} \end{matrix}$$

$$T.C. = \frac{\left[0.6 (26.5) \frac{3}{2} \pm 52^{PLF} \left(\frac{3}{2} \right) \right] \cdot \frac{8}{12}}{1.667} = \begin{matrix} 40.7^{lb} \rightarrow \\ -21.9^{lb} \end{matrix}$$

DL + SNOW

$$V = \frac{66^{lb/ft} \cdot \frac{3}{2}}{2} = 49.5^{lb} \uparrow$$

$$T.C. = \frac{66^{lb/ft} \left(\frac{3}{2} \right) \cdot \frac{8}{12}}{1.667} = 39.5^{lb} \rightarrow$$

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Structural Engineering Consultants
2400 N Main Street
East Peoria, Illinois 61611
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JOB 409/411 CLINT ST
SHEET NO. 4 OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

Points B, C, D

DL

$$V = 19.8(2) = 39.6 \text{ lb} \uparrow$$

$$T.C. = 23.8(2) = 47.6 \text{ lb} \rightarrow$$

0.6 DL + W

$$V = +51.3(2) = +102.6 \text{ lb} \uparrow$$

$$= 27.4(2) = 54.8 \text{ lb} \downarrow$$

$$T.C. = 40.7(2) = 81.4 \text{ lb} \rightarrow$$

$$= 21.9(2) = 43.8 \text{ lb} \leftarrow$$

CONTROLS ANCHOR
SECTION

DL + SN

$$V = 49.5(2) = 99 \text{ lb} \uparrow$$

$$T.C. = 39.5(2) = 79 \text{ lb} \rightarrow$$

2011

Structural Assessment

409 & 411 Court Street

Pekin, Illinois 61554



Allen Taylor, S.E.

ATSE Consultants, LLC

10/12/2011



308 Windsor Dr
Germantown Hills, Illinois 61548
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Image 1 (Front Façades)



Image 2



Image 3



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Image 4 (Crack in Common Wall)



Image 5 (Looking South 411 Court St.)



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Image 6 (Skylight Roof Framing)



Image 7 (Skylight Roof Framing Large Deflection)



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Image 8 (Looking North 409 Court St.)



Image 9 (2x8 Roof Joists, Poor Condition)



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Image 10 (Roof Decking, Exposed Roof Membrane)



Image 11 (Roof Decking, Exposed Roof Membrane)



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October 24, 2011

Ms Teresa Lohman

RE: TIFF Grant Proposal; Structural Assessment
409 & 411 Court Street
Pekin, Illinois 61554
ATSE Project # MISC2011-08

Dear Ms. Lohman,

This letter shall serve as the vehicle that documents our site survey and the corresponding structural assessment of buildings, located at 409 and 411 Court Street Pekin, Illinois. Personnel from ATSE Consultants performed a site visit on October 12, 2011 at approximately 9:00 am. The structural evaluation was performed at the request initiated by the property owner Mr. Johannes in response to satisfying one of the TIFF grant proposal requirements mandated by the City of Pekin.

Existing Structure:

The building is a typical downtown storefront commercial property, with a structural common wall that divides the 409 and 411 spaces [Image 1]. Both of the front facades face Court Street to the south with the back of the building or north facade, flanking the rear alley. The age of the building is unknown, but based on the construction methods used, it is our estimate that the structure is approximately 75 to 85 years old. The construction type consists of 2x12 wood floor joists and 2x8 wood roof joists, supported by perimeter load bearing brick walls. The front half of the building has a full basement with a brick foundation, and the remaining back half of the building is supported by a shallower crawl space foundation.

Structural Assessment:

This assessment consisted of a visual observation of the building as it relates to the overall structural integrity of the property. Please note that no physical test to the superstructure and/or subsurface geotechnical explorations were performed as part of this evaluation. The intent of this assessment was to evaluate the overall structural integrity of the building and highlight any areas that in our opinion show signs of structural distress. In addition, our opinion of recommended actions will be provided as a minimum for these locations noted. During our visit we noticed four primary areas that have varied levels of structural concern. These areas consist of the north (rear) façade, the roof joists, the roof decking, and an isolated area of the first floor framing.

1. The north (rear) facade of the building has experienced an excessive amount of movement that is most likely attributed to differential settlement of the foundation [image 2&3]. As a result of this behavior, the wall has areas of localized failure where the bricks have rotated both in and out of plan. Directly adjacent to this wall, and approximately 12 feet to the south, there is a large diagonal crack located in the party wall dividing the two spaces [Image 4]. Based on the location and geometry of this crack, we believe that too is directly related to the differential foundation settlement issue occurring at the north facade. Fortunately, it does appear that this problem has been isolated to the north end of the building and only extends approximately 10 to 15 feet to the south. Therefore, due to the poor condition of the north facade and the notion that the root of the problem is foundation related, it is our opinion that this section of the property is not repairable. Since this section is not deemed salvageable, we recommend that the back 12 to 15 feet of the buildings be demolished and a new foundation and end wall be constructed.



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2. The next areas of concern involve numerous roof joists located in both the 411 and 409 spaces. For the most part, the 2x8 wood joists appeared to be in fair to good condition and structurally sound. However, there were a few isolated locations where the 2x8 joists were found to have various levels of dry-rot and decay and thus are no longer structurally acceptable. The first joists identified with problems are located at each of the two skylights on the 411 Court street side of the property [Images 5 & 6]. Most likely from a repeat exposure to water from a leaking skylight, these members had areas of dry-rot and were soft and spongy when probed with a screwdriver. In addition to dry-rot, the doubled up joists that function as headers on each side of the skylights have an excessive amount of deflection [image 7]. The second area observed with damaged roof joists is located on the 409 Court street side. At approximately three-quarters of the way back toward the north, there were ten 2x8 roof joists that are also in poor condition [Images 8 & 9]. We highly recommend that all the problem joists noted be replaced with new structural wood members.
3. The third area identified having structural deficiencies was the 3/4 inch tongue and groove wood decking that covers the roof structure over both the 409 & 411 Court street spaces. As part of our visual assessment, areas of the decking that were suspect to damage were probed with a hand tool to help evaluate material soundness and density. During this exercise, it became very evident that the majority of the decking had been damaged from repeat exposure to water infiltration. In some instances, portions of the wood had completely rotted away and the roof membrane was visible [Images 10 & 11]. Based on the visible water damage, the extent of dry-rot found, and the soft spongy characteristics of the material, it is our opinion that the decking is not structural sound and should be replaced.
4. The final area of concern consists of some of the first floor framing and subfloor deckin located at the south-west corner of 409 Court street. It was determined that the floor structure was constructed with 2x12 wood floor joists spaced on 12" centers with a 3/4 inch subfloor decking. When standing in the south-west corner of the basement looking up, there is evidence of water damage and dry-rot to both the subfloor and three floor joists [Image 12]. Therefore, it is our further recommendation that the damaged subfloor be replaced and the damaged joists be reinforced with new joists affixed to the side.

Conclusion & Recommended Actions

Based on the age of the building, and contingent on the assumption that the above recommendations are executed effectively, the overall structure is in fair condition. The recommendations are based on engineering judgment and professional opinions, no testing or analytical computations were preformed in deriving these results. Please note that these recommendations are intended to be the minimum measures taken to address the deficiencies. Actual procedures, details and/or means and methods used to act out these actions are at the full responsibility of the owner and or selected contractor. Our recommendations shall be taken as opinion based conclusions derived from standard engineering principles for strength and stability.

Thank you for retaining us for this assessment. If there are any questions, please call.

Respectfully,

ATSE CONSULTANTS, LLC.
Allen Taylor - SE
President / Owner
IL. SE # 081-006217