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**PROCEEDINGS OF A SPECIAL MEETING  
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,  
HELD AT EAST COURT VILLAGE AND IN THE COUNCIL CHAMBER OF THE CITY HALL  
111 SOUTH CAPITOL STREET  
ON WEDNESDAY, MAY 14, 2003, AT 9:30 A.M.  
LYNDELL N. HOWARD \* MAYOR \* PRESIDING**

**PRESENT: COMMISSIONERS, JONES, MADDOX, MASSAGLIA, AND RICHMOND**

**ABSENT: NONE**

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Notice of a special meeting for Walk Through of East Court Village and for Riverfront Development Presentation by Farnsworth Group was received by Council on April 28, 2003 and called by motion at the meeting on May 12, 2003.

A school bus took staff, press and 2 council members to 3500 Court Street site at 9:15 a.m. Roll was called. All commissioners were present.

Jeff Giebelhausen, Cullinan Property Management, gave Council and staff a tour of East Court Village. He addressed concerns from Council of the progress not seen on the outside for the renovated shopping areas. Council was shown the completed infrastructure work that had to take place to attract reputable retailers. Mr. Giebelhausen reported:

- the company had invested \$9.5 million in renovations of the 340,000 sq. ft. project to date and estimated total project at \$14 million
- pre-demolition work of the old Pekin Mall to start the following week. Demolition company to cut the necessary separations to allow for final destruction of the corridors and main lobby area
- close to having two units leased
- three pods would be oriented toward fashion, home goods, general merchandise

Council felt the amount of work that has been done but was not visible was indicative of the work and investment to make a successful project.

Commissioner Richmond left prior to completing the walk through. Remaining Council members left the site at 10:30 a.m.

Council reconvened at 11:05 a.m. in Council Chambers. Roll was called and all Council members were present. Also present were representatives from the Youth Council, Tom Tincher, staff members and press.

Branden DesCapentrie Landscape Architect for the Farnsworth Group presented a new conceptual plan for design phase of the riverfront between Court Street and St. Mary Street that was authorized by Council January 27, 2003. The company was asked to scale back the proposal for the design phase of the riverfront after moving forward without the Pekin Park District involvement. The company incorporated three elements that were the priority consensus of the original proposal; civic space, water feature, and paths. Council viewed plan designs for three main areas to a new park: event meadow with concert shell, festival plaza with band shell, and picnic area. The project was estimated at \$800,000 - \$1 million dollars.

Director of Planning and Development Kim Uhlig requested input from Council by June 1 to complete application for State Occupational Safety Land and Development Grant. OSLAD funds would pay 50% of estimated costs of \$800,000 to \$ 1 million project. It was decided to present the plan for Council action at the meeting of May 27 in order to submit grant by June 30 deadline. Also discussed TIF funds as match and the need to seek additional funding support from the community. It was felt the esthetics would be the selling stage and driving force for future development.

Advantages and disadvantages of no parking on lower Court Street, placement of temporary barriers during big events, or creation of a turn around circle were discussed. Concerns for boaters accessing the river and emergency vehicle access to the area would need to be addressed.

Commissioner Massaglia left the meeting at 11:40 a.m. Commissioner Jones left the meeting at 11:45 a.m.

There was no action taken by the City Council.

No further business to come before the Council, a motion was made by Com'r. Maddox, seconded by Com'r. Richmond that Council adjourn. Motion carried by voice vote.

**MEETING ADJOURNED AT 12:00 NOON**

Sue E. McMillan  
City Clerk