City of Pekin
AGENDA

REGULAR COUNCIL MEETING OF JANUARY 23, 2006
5:30 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL
Clerk to Call the Roll

IV. APPROVAL OF AGENDA
ACTION: *Motion to approve the meeting agenda*

VOTE REQUIRED

V. APPROVAL OF MINUTES
ACTION: *Motion to approve minutes of January 9, 2006*

VOTE REQUIRED

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

VII. CONSENT AGENDA

1. **Receive and File Reports and Minutes:** Cash and Investments, Airport Commission, Traffic Safety Committee

2. **Receive and File Riverway Business Park Review Board Minutes Dated December 20, 2005**
The Riverway Business Park Review Committee met and did not need to grant any variances for the Amerhart project.

3. **Receive and File Zoning Board of Appeals Minutes Dated January 11, 2006**

4. **Receive and File Planning Commission Minutes Dated January 11, 2006**

5. **Receive and File Planning Commission Hearings and Recommendations:**
   a. Hearing #1696 - Special Use for a Used Car Lot with Property Tax I.D. #04-10-03-416-007 located at 312 Derby
   Action to be taken under New Business.

   b. Hearing #1697 – Site Plan for a Used Car Lot with Property Tax I.D. #04-10-03-416-007 located at 312 Derby
   Action to be taken under New Business.

ACTION*: Motion to approve consent agenda*

VOTE REQUIRED TO APPROVE CONSENT AGENDA

VIII. COMMUNICATIONS, PETITIONS, REPORTS

1. **Public Hearing** **(DK)**

DESCRIPTION: *Mayor to conduct public hearing for the purpose of discussing the sale of 20 acres of Municipally owned property to WINPAK HEAT SEAL CORPORATION being part of Block 4 in Riverway Business Park known as 200 Hanna Drive.*

ACTION: *Mayor to allow interested persons to be heard on the sale and accept filed comments on proposal.*
Council to act on Ordinance under New Business.
Speakers to state name, address, and spell last name. Questions unrelated to agenda items are accepted during "Public Questions" near the end of the meeting.

NO VOTE REQUIRED

2. **URS – Riverfront Financial Study** **(DK)**

DESCRIPTION: *Presentation by representatives of URS on the findings o f an examination of the market potentials and development trends along the riverfront in an effort to better understand how to manage and guide future surrounding uses to maximize riverfront revitalization and development opportunities.*

ACTION: Motion to Receive and file URS Study.

VOTE REQUIRED

3. **Monthly Financial Report through December 31, 2005** **(BR)**

DESCRIPTION: *Monthly report of the financial condition of the City.*

NO VOTE REQUIRED

IX. NEW BUSINESS

1. **Ordinance No. 2457 - Authorizing the Sale and Transfer of Municipally Owned Real Property** **(DK)**

DESCRIPTION: *Conditions and obligations of the City and Winpak regarding the purchase and utilization of 20 acres of property in Riverway Business Park for the construction of Winpak's new facility (manufacturer of flexible packaging products primarily used for the food industry.*

ACTION: *Motion to authorize sale and transfer.*

VOTE REQUIRED

2. **Special Use Request** **(JW)**

DESCRIPTION*: to approve the special use in order to operate a used car lot at 312 Derby Street. This action is the recommendation of the Planning Commission.*

ACTION: *Motion to approve special use.*

VOTE REQUIRED

3. **Site Plan** **(JW)**

DESCRIPTION: *to approve the site plan in order to operate a used car lot at 312 Derby Street. This action is the recommendation of the Planning Commission.*

ACTION: *Motion to approve site plan.*

VOTE REQUIRED:

4. **Ordinance No. 1462-A246 - Amending Title 8, Chapter 1, Section 9 of the Code of the City of Pekin 1995 Regarding weight limitations -Truck Routes** **(TB)**
DESCRIPTION*: To adjust truck routes for Veterans Drive and Mall Road. This action is a recommendation of the Traffic Safety Committee.*

ACTION: *Motion to amend Code.*

VOTE REQUIRED

5. **Ordinance No. 1462-A247 - Amending Title 8, Chapter 4, Section 7 of the Code of the City of Pekin 1995 Regarding Penalty for Violation of Handicapped Parking, Fire Hydrants Zones, and Fire Lane Zones** **(TB)**
DESCRIPTION: *to amend code to increase the penalty for violation of parking in zones marked for handicapped vehicles from$100 to $250 and for areas zoned to be no parking for Fire Hydrants and Fire Lanes from $100 to $250. This action is a recommendation of the Traffic Safety Committee.*

ACTION: *Motion to amend Code.*

VOTE REQUIRED

6. **Ordinance No. 1462-A248 - Amending Title 8, Chapter 4, Section 1 of the Code of the City of Pekin 1995 Regarding No Parking Schedule** **(TB)**
DESCRIPTION*: To amend the code to include South Third Street from Broadway to Franklin Street on the west side. This action is a recommendation of the Traffic Safety Committee for the safety of vehicles and buses entering Hoyle parking lot.*

ACTION: *Motion to amend Code.*

VOTE REQUIRED

7. **Illinois River Country Cooperation Marketing Campaign 2006** **(EL)**

*DESCRIPTION: The Pekin Tourism Commission is recommending that we again contribute $7500 from the hotel/motel tax fund to partner with the Peoria Area Convention and Visitor's Bureau to participate in the Illinois River Country Cooperative Marketing Campaign. We have contributed $7500 the last two years, which allows us to be included in several newspaper and magazine advertisements***.**

ACTION: *Motion to authorize the City Manager to enter into the agreement*

VOTE REQUIRED

X. ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Council members

Staff

Public Questions

Press Time

XI. EXECUTIVE SESSION

Personnel - Employment of Specific Employee of the Public Body 5 ILCS 120/2 (c) 1.
Sale of Property 5 ILCS 120/2 (c) 6.
Acquisition of Real Estate 5 ILCS 120/2 (c.) 7.

ACTION: *Motion to move to executive session for the purpose of discussing personnel and The sale and purchase of property*

VOTE REQUIRED

XII. ADJOURNMENT

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

NO VOTE REQUIRED

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PROCEEDINGS OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF THE CITY HALL
111 SOUTH CAPITOL STREET
ON MONDAY, JANUARY 9, 2006 AT 5:30 O'CLOCK P.M.
FRANK M MACKAMAN * MAYOR * PRESIDING

PRESENT: COMMISSIONERS, BLANCHARD, JONES, MADDOX AND DAGIT ELECTRONICALLY

ABSENT: NONE

****

As provided by Ordinance No. 2412 03/14/05 and under Title 1, Chapter 5, Section 3.1 of the Code of the City of Pekin 1995, Commissioner Dagit because of absence from the corporate limits of the City for personal employment purposes utilized the provisions and attended the meeting by teleconference.

The **Pledge of Allegiance** was led by the 64th Mayor of Pekin David R. Tebben.

Roll was called and all commissioners were present. Commissioner Dagit responded to roll call as present by teleconference means.

Agenda

Motion by Com'r. Jones, seconded by Com'r. Blanchard, that the **agenda be approved as presented**. On roll call vote, all present voted Aye.

Motion by Com'r. Jones, seconded by Com'r. Maddox, that the **Minutes of the Regular City Council Meeting of December 12, 2005 and the Special Meeting of the City Council December 19, 2005 be approved as written.** On roll call vote: Ayes, Dagit, Jones, Maddox, Mackaman; Nay Blanchard.

Consent Agenda

Mayor Mackaman presented and read the following items under consent Agenda.
Motion by Com'r. Jones, seconded by Com'r. Maddox, that the Consent Agenda be **approved as presented**

1. **Receive and File Reports and Minutes: Fire November, Police December, Cash and Investments, Project Status, Tazewell County Animal Control, Annual T/PCCC, and Annual Building Report**

2. **Notification from Insight**
   Adding PBS Create Channel 141 and deleting Fox Sports Chicago Channel 58 effective 1/9/06.

3. **Receive and File Lake Arlann Restoration Project Final Completion Report**
   Evaluation of project completed successfully by Southwind in June 2005.

4. **Resolution No. 132-05/06 - Reappointment of Karl Jordan to the Pekin Housing Authority Board for a 5 Year Term until January 14, 2011**

5. **Resolution No. 133-05/06 - Designating Com'r. Dagit to Citizens Review Committee for Community Development Block Grant Rehab Program and to the Loan Review Committee and Com'r. Blanchard to Housing Board as Council Liaisons**

6. **Receive and File Bids Emergency Generator Wastewater Treatment Plant**
   Request for Proposals generated 2 responses. Action under New Business #7.
7. **Receive and File Annual Financial Statements April 30, 2005**
   A presentation by the Auditor under Communications.

8. **Receive and File Pekin Planning Commission Minutes Dated 14, 2005**

9. **Receive and File Pekin Planning Commission Hearings and Recommendations:**
    a. #1691 – approve Preliminary Plat Hickory Hills Estates Section Five and rezoning from R-E to R-2
    b. #1692 – approve special use to relocate ATM on Court St
    c. #1693 – approve site plan to relocate ATM on Court Street
    d. #1694 – approve Amendment to Zoning Ordinance to include Cul-de-sacs
    e. #1695 – approve Zoning changes to Non-Conforming Uses

See action under New Business # 1-6.

On roll call vote, all present voted Aye.

Communications, Petitions, Reports

Mayor Mackaman read and Com'r. Maddox presented to Pamela Anderson the **PROCLAMATION: "DR. MARTIN LUTHER KING JR. DAY" JANUARY 16, 2006.** Mrs. Anderson gave notice to the public of the MLKJ Breakfast on Saturday, January 14 at the Library and the City of Pekin planned events in City Hall on the Monday birthday.

Motion by Com'r. Jones, seconded by Com'r. Blanchard that the **PROCLAMATION: JANUARY 16, 2006 DR. MARTIN LUTHER KING JR. DAY** be adopted. On roll call vote, all present voted Aye.

Overview of **ANNUAL FINANCIAL STATEMENTS PREPARED BY WILLOCK WARNING & CO., P.C.** was presented by Jim Warning. Council reviewed key pages of the report.

- Statement 2 format showed amount of taxes it takes to run the City
- Balance Sheet showed increase in investments and debt

Mr. Warning felt the best use for Financial Statement was to review trends and correlation in government operations. He advised that Council keep in mind the increase to approximately $1 million a year for Debt Service repayment. Com'r. Jones commented that the increase in investments for infrastructure and equipment would also depreciate over the years.

Fire Chief Chuck Lauss advised Council the City received **ASSISTANCE TO FIRE FIGHTERS GRANT** which would give 90% of the cost of a particular project and is matched by the 10% from the City of Pekin. The grant would be used to purchase vehicle ventilation systems for each of the three (3) stations, as per IDOL citation, and to purchase some upgraded communications for the apparatus. The amount of the grant was $94,059.00 with the 10% matching from the City of Pekin $10,451.00. City funding would come from a combination of this budget and next FY.

Lieutenant Greg Nelson presented a new resource for locating missing children and to keep the community better informed when registered sex offenders move in their neighborhoods. The department partnered with a federally funded organization, **A CHILD IS MISSING** that offers the ability to take a message and get it out to 1,000 homes a minute when a child was missing, or residents notified in surrounding ¼ mile of a registered sex offender's move into a neighborhood. Lt. Nelson stated that the system could also be used when a mass need for officers or fire personnel were notified for duty. It was noted the alert system is the first in the area and that it was no cost to the City. Council members spoke in support of the new program.

David Tebben representing the **POLICE FOUNDATION,** presented a donation from the Lions Club to Sgt. Rob McAtee of a generator and lighting equipment for the police department use. Mr. Tebben then introduced Ralph Warner of the Lions club who spoke on the charitable work of the service organization..

New Business

The first 6 items of business were recommendations from the Pekin Planning Commission to Council for their approval.

ORDINANCE NO. 1568-A160
PROVIDING FOR THE REZONING OF CERTAIN PROPERTY
HICKORY HILLS ESTATES SECTION FIVE
PART OF PIN # 05-05-031-306-013

Motion by Com'r. Jones, seconded by Com'r. Maddox that Ordinance No. 1568-A160 be adopted. The Chair explained that the action was to approve the request to rezone Hickory Hills, Section 5 from RE (Residential Estate) to R-2 (Single Family Residential) that would allow for the construction of curbed streets with sidewalks and storm drainpipe versus, streets with drainage ditches and no curbs or

sidewalks. The size of the lots will also be reduced. On roll call vote, all present voted Aye.

RESOLUTION NO. 134-05/06
PRELIMINARY PLAT HICKORY HILLS ESTATES SECTION FIVE

Motion by Com'r. Jones, seconded by Com'r. Maddox that Resolution No. 134-05/06 be adopted. Council was briefed that action was to approve the Preliminary Plat for Section 5 of Hickory Hills Subdivision, which identified lot sizes, streets, etc. On roll call vote, all present voted Aye.

Motion by Com'r. Blanchard, seconded by Com'r. Jones that the **SPECIAL USE REQUEST IN ORDER TO RELOCATE THE CEFCU ATM IN EAST COURT VILLAGE BY CULLINAN PROPERTIES be approved.** On roll call vote, all present voted Aye.

Motion by Com'r. Blanchard, seconded by Com'r. Maddox that the **SITE PLAN SUBMITTED BY CULLINAN PROPERTIES FOR THE RELOCATED CEFCU ATM IN EAST COURT VILLAGE be approved.** On roll call vote, all present voted Aye.

ORDINANCE NO. 2455-OA
AMENDING TITLE 9, CHAPTER 10A, SECTION 5, SUBSECTION A OF THE CODE OF THE CITY OF PEKIN 1995 REGARDING THE ZONING CODE

Motion by Com'r. Blanchard, seconded by Com'r. Maddox that Ordinance No. 2455-OA be adopted. Council was presented an ordinance to approve a change to the zoning code addressing non-conforming use whereby an existing residence could be in a business zone if it met certain criteria. On roll call vote, all present voted Aye.

ORDINANCE NO. 2456
AMENDING TITLE 10, CHAPTER 5, SECTION 2, SUBSECTION G OF THE CODE OF THE CITY OF PEKIN 1995 REGARDING THE SUBDIVISION CODE

Motion by Com'r. Blanchard, seconded by Com'r. Maddox that Ordinance No. 2456 be adopted. Council was presented an ordinance to approve a change to the provisions of the subdivision code to include specific requirements and criteria for cul-de-sacs in developments. On roll call vote, all present voted Aye.

Motion by Com'r. Maddox, seconded by Com'r. Blanchard that the **BID FOR EMERGENCY GENERATOR IN THE AMOUNT OF $61,406.00 BE APPROVED AND THE CONTRACT BE AWARDED TO CUMMINGS MID STATE.** After opening bids on January 4, 2006 it was noted the amount was less than 3% over the $59,640.00 estimate by Farnsworth Group. The purchase would replace and upgrade the generator serving the wastewater treatment plant. Questions of Council were addressed by staff:

- Funding from 06 and 07 Budget out of Wastewater Fund
- New generator diesel powered only
- Cummings service out of Normal Illinois

On roll call vote, all present voted Aye.

Motion by Com'r. Maddox, seconded by Com'r. Blanchard that the **ENGINEERING AGREEMENT WITH FARNSWORTH GROUP not to exceed $5,200.00 be approved.** It was noted the services agreement employed the Farnsworth Group to complete the application forms to expend federal dollars for wastewater treatment improvements on a time and material basis. If the project was not granted Categorical Exclusion and additional environmental assessment was required staff would need to return to Council for an additional approval of an estimated $4,100.00 required for those services. On roll call vote, all present voted Aye.

Motion by Com'r. Maddox, seconded by Com'r. Jones that the **INTERGOVERNMENTAL AGREEMENT FOR ANIMAL CONTROL WITH TAZEWELL COUNTY be approved and the City Manager be authorized to execute the agreement when approved by the Tazewell County Board at their January meeting.** Council discussed the one-year agreement for services of the County to pickup animals running at large in the amount of $39,129.00. The previous November agreement had been proposed for a calendar year Jan-Dec term. Previous year fee was $38,200.00. Com'r. Blanchard requested that the City Manager research feasibility of in-house animal control. Due to the one year term of the present contract and the fact that it would take additional time to plan and implement the project and hire personnel, it was suggested to look at figures

prior to next renewal. On roll call vote, all present voted Aye.

Motion by Com'r. Maddox, seconded by Com'r. Blanchard that the **INTERGOVERNMENTAL AGREEMENT FOR POLICE PROTECTION WITH THE HOUSING AUTHORITY be approved.** Council was asked to consider the renewal of a yearly agreement for police protection by off duty officers term of February – January 2007. Police Chief Gillespie felt the agreement was a beneficial to City and Housing as well as a good public relations tool. On roll call vote, all present voted Aye.

Motion by Com'r. Maddox, seconded by Com'r. Blanchard that the **COUNCIL PRECEDE WITH THE CONCEPTUAL PLAN FOR THE CITY OF PEKIN as presented.** Mayor Mackaman introduced his proposal for mapping the City's future. He proposed a series of meetings to develop a conceptual plan to direct funding for future projects. Council was offered in place of a Retreat several shorter meetings. Com'r. Jones expressed concern about the time frame planned for the sessions if staff would need to attend. It was suggested to conduct the meetings on alternating Mondays of Council meetings, department Heads only involved depending on progress. The Manager would attend all sessions. City staff would then engage in operational planning and at the point the plan could have public participation. Commissioners spoke in support of the plan. On roll call vote, all present voted Aye.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Com'r. Dagit thanked Council and staff for the ability to attend the Council meeting via teleconference.

Com'r. Jones asked that State official be contacted regarding the inability of the City to speed up the maintenance needed on Court Street. He again requested that provisions for removing junk or abandon vehicles be enforced.

Com'r. Blanchard noted:

- Traffic Safety Committee has changed the regularly scheduled meeting to the first Thursday of each month at 4:00 p.m. to accommodate the general public's right to attend.
- Noted no lights have been placed on the Belle of the Night boat as required by the last extension to the contract for mooring at the foot of Court Street.
- Requested that direction on what will be done with the West Campus be made part of the planning process. Requested that the payments due the City regarding code enforcement and security be collected.

City Manager Dennis Kief thanked the press for the positive story on development in the City and the announcement of Amerhart construction in Riverway Business Park. He presented a card signed by City staff to John Sharp of the Peoria Journal Star on leaving his assignment as City report. John introduce his replacement Karen McDonald.

Greg Ranney Public Property Director thanked the Solid Waste Department for their efforts in collecting additional refuse during the two holiday weeks. He noted toters were mandatory for each household by September 1, 2006 and were available for sale at 1130 Koch Street.

Denny Vaughn 2102 Marigold Drive asked Council where the bill for his cracked windshield and car alignment could be sent from his claim for damages while driving on Court Street. Mr. Vaughn was told the State of Illinois had schedule improvements for 2007.

Dale Schott representing Central Groveland Fire Protection District invited Mayor Mackaman to attend meetings March 9 and March 13 regarding a referendum. He also questioned the synchronization of traffic lights at 3rd Street, 5th Street, Margaret Street and Ann Eliza.

Reporters from the *Peoria Journal Star and Pekin Daily Time* were given the opportunity to ask questions.

No further business to come before the Council, Mayor Mackaman called the meeting closed.

COUNCIL ADJOURNED AT 7:12 P.M.

Sue E. McMillan
City Clerk

City of Pekin

Finance Department

TO: Council Member Dagit,

FROM: Robert A. Reis, Sr., Finance Director

SUBJECT: Cash and Investments as of December 31, 2005

DATE: January 13, 2006

Per your request, the following is provided:

Cash & Investments	Operating	Money Market	Treasury's	Certificates	TOTAL
As of Dec. 31, 2005	$1,033,990.89	$4,327,263.64	$985,681.67	$10,006,561.96	$16,353,498.16
	6.32 %	26.5 %	6.0 %	61.2 %	100.0 %
Average Interest Rate	3.580 %	4.016 %	4.382 %	3.950 %	3.970 %

INSTITUTION	AMOUNT	PERCENT	AVG INT RATE
Associated Bank	$ 1,000,000.00	6.1%	4.350 %
Busey Bank	$ 1,000,000.00	6.1%	3.600 %
Commerce Bank	$ 6,985,681.67	42.7 %	4.087 %
Herget Bank	$ 2,040,552.85	12.5 %	3.748 %
Pekin Savings Bank	$ 1,000,000.00	6.1 %	3.896 %
US Bank (IPTIP)	$ 4,327,263.64	26.5 %	4.016 %
TOTAL	$16,353,498.16	100.0 %	3.970 %

If you have any further questions, do not hesitate to contact me.

Respectfully,

cc: Denny Kief, City Manager
Sue E. McMillan, City Clerk
Charles H. Renner, Treasurer

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City of Pekin
Airport Commission Meeting Minutes
January 11, 2006

Commissioners: Present – Peter Kalman, Charles Thomas, & Lillard Hedden
Attendees: Joe Wuellner, Bruce Byerly, Ric Woldow, & Al Lurie

Chairman Kalman opened the meeting at 3:00pm.

Old Business:

1. Mr. Wuellner reported that a letter was sent to the owners in Germany. As of the meeting, there has been no response.

2. Mr. Wuellner stated the he has not been contacted by Mr. Rhodes to discuss the mowing service. It was mentioned again that Mr. Weyrich who farms the land could possibly providing this service but according to Mr. Ranney the agreement with Mr. Rhodes runs through this summer. Mr. Wuellner mentioned that Mr. Ranney is proposing that the City take over this task.

3. Mr. Wuellner stated that he had a meeting with CMT about the "T" hangars. They will be providing some engineering support on the proposals for the new hangar doors and electrical work being looked at for this year. Depending on what they come up with the project may be let in two separate packages, one for the electrical work and another for the doors. Mr. Wuellner asked that they look at the big hangar door also.

4. Mr. Hedden stated that the farm contract agreement as written looked to be appropriate. It was discussed how long the contract should be for and it was agreed to stay with the 5 years with a 5 year option. Mr. Thomas made a motion to approve the contract, seconded by Mr. Kalman. All present voted aye. Mr. Wuellner will get the contract ready for signatures.

New Business:

General Discussion:

No other business came before the commission and the meeting was adjourned at 4:00 PM.

Next meeting will be February 8, 2006 at 3pm.

CITY OF PEKIN TRAFFIC SAFETY COMMITTEE MINUTES
JANUARY 6, 2006
8:30 A.M.
CITY HALL CONFERENCE ROOM

PRESENT: Denny Kief, Tim Gillespie, Joe Wuellner, Commissioner Blanchard, Chuck Lauss, and Dave Pagliaro. Also present was Sue McMillan, Greg Ranney, and Joe Berardi

The meeting was called to order by Chairman Blanchard.

UNFINISHED BUSINESS:

1. Voting Members of Committee

Com'r. Blanchard introduced Joe Berardi. He asked that the committee consider filling the vacancy left by Officer Will Taylor as the at-large Staff Representative with a citizen from the general public. The member would have voting rights, It was the opinion of counsel that a code change would be required. He recommended Mr. Berardi for his previous experience as a police officer.
Discussion followed. Member were not opposed to Mr. Berardi but consensus did not support having a civilian on the committee with voting rights. The following compromises and suggestions were offered:

- wait until the annual appointments were made in May to make change
- make no change to the composition of the committee
- allow citizen to attend a few meeting to see if interested in serving

DECISION:
Motion by Tim, seconded by Joe that Committee members remain the same. Review later after Mr. Berardi has attended next few meetings. Vote was unanimous.

2. Parking Stickers for Downtown Businesses

Com'r. Blanchard asked that the Code be changed to allow no restrictions to parking downtown if sticker is purchased. He felt the change would keep businesses in the area. His contact with the merchant indicated that owners were not worried about taking parking from customers. Com'r. Blanchard recommended the stickers not be intended for County employees and that the stickers be limited to one per business.
Members were not in total support. Discussion followed on possible alternatives such as reinstalling meters and creating additional parking lots.

DECISION:

- Determine which streets would necessitate sticker parking
- Post meeting for businesses for public input
- Make recommendation to Traffic Safety Committee for Council approval
  - No change
  - Stickers
  - Meters

3. Discuss Painted Yellow Curb for Bus Pickup at Grade Schools

Matt Wilkerson briefed the members on a follow-up to the safety improvements the School District has tried to achieve with the help of the City. Dave did not support painting the streets or curbs. Time felt the parents avoiding the No Parking signs when picking up their child was a matter of enforcement to correct. It was suggested to contact the Pekin Daily Times to do a story regarding the tickets that would be issued for violations.

DECISION:
Matt to forward a list of times for dismissal for each school. Signs to be replaced with priority to Willow and Stark and then Jefferson.

4. S Curve on 18th Street Henry to Saratoga

Members discussed at the December committee meeting. The was concern in visibility at the curve.

ACTION:

Dave to contact residents personally to receive their input on possible no parking restriction in front of their residence.

Place on February Agenda for report

NEW BUSINESS:

1. Basketball Nets at end of driveways and in cul-de-sacs

Members discussed that nets could be encroaching on public right of way and cause safety hazards for solid waste collection and street sweeping. It was noted Police Department responds to complaints and owners are asked to move the equipment.

2. Request for Stop Sign Florentine Ct. and Summit

Dave informed members that Florentine Court was not a City street. Presently there is a yield sign at Highwood and Summit.

DECISION: Person making request needs to contact Monge Property Management or Mid West Construction Services for purchasing signage.

3. Handicapped Parking Fines and Signs

Committee was informed that the State Law increased fines for parking in violation of posted signs for Handicapped and Fire Lanes to a minimum of $250. City Code provides for a penalty of $100. Discussion followed on ticketing in private lots. It was suggested by Com'r. Blanchard to issue warnings prior to writing tickets because of the large increase from the present fee.

DECISION:

Motion by Denny, second by Joe to increase penalty to $200 for handicapped, fire lanes and fire hydrants. Unanimous approval was voiced.

*** note it was learned after the meeting that minimum increase was $250. Ordinance was drafted to reflect the correct amount.**

ACTION: Sue M. to draft ordinance and place on January 23, 2006 Council agenda

4. No Parking West Side 3rd Street in front of Hoyle Bus Broadway to ~~Fayette~~ Franklin

Greg discussed the difficulty in maneuvering school busses on the narrow street with parked cars.

DECISION:

Motion by Dave, seconded by Tim to make 3rd Street west side from Broadway to Franklin No Parking. Tim, Dave, Chuck, Tom, Joe: yes. Denny, no

ACTION: Sue M. to draft ordinance and place on January 23, 2006 Council agenda

AROUND THE TABLE:

Tim reported on his search that there were no know grants available for signage.

Com'r. Blanchard reported he had talked to director of the YWCA regarding the parents dropping children off for day care on Buena Vista and not using the parking lot. It was suggested that the Y educate the parents as to the safety hazards. Police would continue to enforce parking on wrong side of street, etc.

It was noted the striping looked bad for the lanes indications at the new Mountain Mudd kiosk on 8th Street. Dave reported that weather was a factor in getting the right paint to stay.

Meeting Adjourned at 10:00 A.M.

NEXT MEETING THURSDAY, FEBRUARY 2, 2006 @ 4:00 P.M.

RIVERWAY BUSINESS PARK REVIEW COMMITTEE
5:30 P.M. DECEMBER 20, 2005

Committee Members:
Rick Daniels
Jerald Hall
Donald Hild - absent
Pamela Anderson
Dennis Kief

Guests:
Paul DesJardins - Amerhart
Bill Streeter – City Attorney

Agenda Items:
Part of Block 3 of Riverway Business Park (Amerhart, Ltd)

1. Amerhart will utilize a chain saw outside of its warehouse facility to custom cut to customer's specification 48' I-joists and laminated veneer lumber (LVL).

Among the prohibited uses specified in the covenants, is "any use that would create a nuisance or hazard beyond its property line." The Committee will need to determine whether or not the use of a chain saw would create a nuisance. If the committee determines that it would create a nuisance, then they will need to grant a variance.

Committee Review and Recommendation:
The chain saw will run sporadically between 7 A.M. and 4 P.M. The committee unanimously agreed that the chain saw usage "would not create a nuisance or hazard beyond the property line".

A concern over a potential rodent problem was raised by Mr. Hall. Mr. DesJardins addressed this issue and explained that there is a rapid turnover of the wood stored, and that it is mostly paper wrapped. He further explained that Amerhart had experienced no rodent problems at its current facility in Peoria. The Committee determined that, as described, Amerhart's operation would not create a rodent nuisance.

2. Amerhart will utilize outside storage of its lumber products, and will store its lumber products within the rear yard setbacks along the railroad tracks and spurs for loading, unloading, and interim storage.

The covenants provide that "all outdoor storage areas shall be checked where located and screened to limit offsite views. Outdoor storage areas shall not be located within the required setbacks or open space requirements. Screening shall consist of acceptable fencing, architectural or landscape treatment, or a combination of all."

The Committee will need to grant a variance permitting outdoor storage within the rear yard setback along the railroad tracks and spurs.

The Committee will also need to determine whether or not the outdoor storage area is sufficiently screened to limit offsite views.

Committee Review and Recommendation:

The current drawing of the project shows that all storage will be outside of the required 25' setback area. Therefore, no committee action was necessary.

3. Please note that the covenants also provide that security fencing shall not exceed a height of 10', and "no fencing shall be installed within the front yard setback." If their proposed site plan would violate either of those provisions, the Committee will need to grant a variance.

Committee Review and Recommendation:

The current drawing of the project shows that the fence height (6') will be less than the 10' limit, and that the fence will not be installed within the front yard setback. Therefore, no committee action was necessary.

Minutes Prepared by Dennis Kief

Pekin Zoning Board of Appeals
January 11, 2006

Present:	Absent:
David Moehring	Bob Barra, Chairman
Curtis Eeten, Vice Chairman	Gary Sciortino
Mary Lanane	
Marilyn Kelso	

Staff Present: Joe Wuellner and Ron Sieh

Vice Chairman Curtis Eeten, led the pledge of allegiance.

Vice Chairman Curtis Eeten called the regular meeting of the Zoning Board of Appeals to order.

Roll call was taken and a quorum declared.

Vice Chairman Curtis Eeten asked for approval of the Agenda.

MOTION by Marilyn Kelso seconded by Ron Boehm to approve the Agenda. On roll call vote, all present voted **AYE**. **MOTION APPROVED**.

Vice Chairman Curtis Eeten asked for approval of the September Minutes.

MOTION by David Moehring seconded by Mary Lanane to approve the minutes from the September 14, 2005 meeting. On roll call vote, all present voted **AYE**. **MOTION APPROVED**.

Correspondence: There were five letters sent to neighboring residents. No response was received.

Hearing #1:

Harold D & Patricia A Walker, Owner is requesting a variance to add a overhang over existing 24’ x 4’ concrete porch and 2 foot flower bed in front of home that exceeds required setback of 25’ at the property known as 214 N Parkway Drive.

Open Public Hearing: 5:06PM

Harold & Patricia Walker were present for questions and stated their case.

Close Public Hearing: 5:11PM

MOTION by Marilyn Kelso, seconded by Ron Boehm to approve the variance request. On roll call vote, all present voted **AYE. MOTION APPROVED.**

MOTION by Vice Chairman Cutis Eeten, seconded by Mary Lanane to adjourn the meeting. On roll call vote, all present voted **AYE. MOTION APPROVED.**

Juanita VanBuskirk, Secretary
Zoning Board of Appeals

Pekin Planning Commission Minutes
January 11, 2006

Present:	Absent:
Jim Bradshaw	Sue Ramirez
Doug Payne	Michelle Holder
Ron Knautz	
Don Hild, Chairman	
Ralph Brower	
Dick Jost	
Bob Schroeder	

Staff Present: Joe Wuellner and Ron Sieh

Chairman Don Hild led the Pledge of Allegiance.

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

Chairman Don Hild asked for approval of the Agenda.

MOTION by Bob Schroeder, Seconded by Ron Knautz to approve the agenda. On roll call vote, all present voted **AYE. MOTION APPROVED.**

Chairman Don Hild asked for approval of the minutes.

MOTION by, Ron Knautz seconded by Bob Schroeder that the minutes be approved for the December 14, 2005 meeting. On roll call vote, all present voted **AYE**. **MOTION APPROVED.**

City Council Action Report: All Hearings presented to City Council were approved as follows:

Hearing #1691/Preliminary Plat and Rezoning for Hickory Hills Estates Section Five.

Hearing #1692 & 1693/Special Use and Site Plan to relocate an ATM located on Court Street in the East Court Village, LLC.

Hearing #1694/Amendment of Zoning Ordinance 10-5-2 to include Cul-de-sacs.

Hearing #1695/Zoning Changes to Non-Conforming Uses.

PPC Correspondence: No Correspondence

Applications and Hearings:

Application #1: Daniel C Garner, Owner

Hearing #1: Special Use for a Used Car Lot with Property Tax I.D. #04-10-03-416-007 located at 312 Derby.

Open Public Hearing: 6:36PM

Daniel Garner was present for questions and stated his case.

Close Public Hearing: 6:40PM

Ralph Brower and Ron Knautz expressed concern if there was going to be any mechanical work done.

Daniel Garner explained that the only work to be done would be for cleanup of autos for sale. He will only be using half of the building and lot is owned by Dave Svendsen.

Special Use Review Chairman, Ralph Brower

MOTION by Ralph Brower, seconded by Ron Knautz to recommend Approval for Special Use for a Used Car Lot at 312 Derby Street which is located in a B-3 Zone to the Pekin City Council On Roll Call vote, All present voted **AYE**. **MOTION APPROVED.**

Site Plan Review Chairman, Bob Schroeder

MOTION by Bob Schroeder, seconded by Ron Knautz to recommend Approval of the Site Plan for a Used Car Lot at 312 Derby Street to the Pekin City Council On roll call vote, All present voted **AYE**. **MOTION APPROVED.**

Informal Discussion:

Ron Knautz asked that Daniel Garner stay to hear the following concerns about his Special Use that was recommended for approval.

Ron Knautz expressed concern regarding the Used Car Lot on Court Street that is advertising a mechanic on duty. The Commission as a whole agreed there should be a second special use to provide that service as the special use that was approved by the commission was only for the Used Car Lot only.

Jim Bradshaw expressed concern over Special Uses following a property and not the original applicant. He asked that some type of control be enforce to prevent never ending Special Uses.

Ron Sieh stated we do have a control factor in place.

Joe Wuellner interjected that Ron Sieh and Juanita VanBuskirk have started with the year ‘2005 and are now regulating the situation. If the $50.00 renewal fee is not paid the Special Use attached to the property is revoked.

Ron Sieh also stated the Special Use for Outdoor Sales is renewed yearly. The only time they have to submit a Site Plan is if they move the display.

Ron Knautz asked about the change regarding the Site Plan at 801 Hamilton. The house is not being moved and the buildings elevation is higher than expected.

The commission requested that the minutes and tape be reviewed for verification of what was said and agreed to for the next meeting.

Don Hild asked where the Special Use Site Plan checklist is generated for the Planning Commission. He feels the Commission needs to see a simple elevation so they can regulate the height of buildings before the Site Plan is approved.

Ron Sieh stated a simple elevation could be added to the Site Plan checklist. They originally came in for a rezoning.

Ron Knautz interjected that from his previous experience, a request would come in first as an informal, and once the requirements were met it would be approved at the following meeting.

The consensus of the commission is to express major concern to the City Council that the Site Plan presented and approved before the commission was not followed by the applicant for 801 Hamilton.

MOTION by Ron Knautz to adjourn the meeting.

Meeting adjourned at 7:30pm.

Juanita VanBuskirk, Secretary
Pekin Planning Commission

Pekin Planning Commission
January 11, 2006

HEARING #06-1696

The Pekin Planning Commission recommends the approval of the **Special Use for a Used Car Lot located at 312 Derby Street** to the Pekin City Council.

_____
Don Hild, Chairman

_____
Dick Jost, Vice-Chairman

Pekin Planning Commission
January 11, 2006

HEARING #06-1697

The Pekin Planning Commission recommends to approve, the Site Plan for a Used Car Lot located at 312 Derby Street to the Pekin City Council.

_____
Don Hild, Chairman

_____
Dick Jost, Vice-Chairman

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the City of Pekin, Illinois will conduct a public hearing on January 23, at 5:30 P.M. in the City Hall Council Chambers, 111 South Capitol Street, Pekin, Illinois, for the purpose of discussing the sale to WINPAK HEAT SEAL CORPORATION, a Delaware Corporation, of the following described real estate:

Part of Block 4 of the Resubdivision of Riverway Business Park, being a part of the West Half of Section 10, Township 24 North, Range 5 West of the Third Principal Meridian recorded in the Recorders Office in Tazewell County, Illinois on January 12, 1998 as Document Number 9800686, Book 00, Pages 143 and 144 being further described as follows:

All of Block 4 except Lot 1 of Block 4 being further described as follows:

Beginning at the southwest corner of said Block 4, said point being on the east right-of-way line of Illinois Route 29, thence North 0 Degrees 16 Minutes 12 Seconds East along said east right-of-way line and west line of Block 4 a distance of 360.92 feet; thence North 0 Degrees 39 Minutes 40 Seconds East along said east right-of-way and west Block line a distance of 36.12 feet; thence North 0 Degrees 39 Minutes 44 Seconds East along said east right-of-way and west Block line a distance of 551.40 feet to a point on a curve to the right said curve being on the north line of Block 4 and the south right-of-way line of Hanna Drive said curve having a radius of 200.00 feet and its center located South 44 Degrees 02 Minutes 46 Seconds East from said point; thence easterly along the arc of said curved south right-of-way line and north Block line a distance of 153.79 feet; thence South 89 Degrees 59 Minutes 17 Seconds East along said south right-of-way line and north Block line a distance of 747.43 feet to a point at the northwest corner of Lot 1 of Block 4; thence South 0 Degrees 02 Minutes 18 Seconds West along the west line of said Lot 1 of Block 4 a distance of 999.49 feet to a point on the south line of Block 4; thence South 89 Degrees 40 Minutes 48 Seconds West along said south line of Block 4 a distance of 894.36 feet to the Point Of Beginning, Containing 20.44 acres, more or less.

Commonly known as ~~2000 S. 2nd Street~~ 200 Hanna Drive

PIN 10-10-10-300-006

Copies of proposals to sell or accept an option to purchase said real estate will be submitted and will be on file in the Office of the City Clerk. The City reserves the right to accept said proposals or to modify said proposals.

All persons having an interest therein may appear to be heard or may file comments concerning the proposed sale or option to purchase this property in the Office of the City Clerk.

DATED at Pekin, Illinois, January 3, 2006

SUE E. MCMILLAN
CITY CLERK

Pekin Riverfront Market and Economic Analysis

Prepared for

The City of Pekin

Prepared by

URS

November 2005

EXECUTIVE SUMMARY

The City of Pekin, IL ("the City"), hired URS Corporation to examine the market potentials and development trends along its eastern riverfront (the "Study Area") in an effort to better understand how to manage and guide future surrounding uses to maximize riverfront revitalization and development opportunities, as well as increase tax revenue. As such, URS conducted a thorough analysis of the residential, hospitality, retail and recreational markets for the Study Area.

I. OBJECTIVE AND PROCESS

The primary objective of this study was to identify development goals and opportunities to guide long-term revitalization of the Study Area. In turn, this study also illuminates the impacts and relative prioritization of development of the western bank area, as well as the market feasibility of certain projects proposed in the January 2001 "Pekin Center Reinvestment Plan."

Analysis tasks performed by URS included:

1. Review of existing City and regional plans and strategies
2. Study Area site analysis
3. Regional socio-economic analysis
4. Market analysis by use
5. SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis
6. Preliminary Development Concepts
7. Financial analysis
8. Recommended Development Strategy

II. FINDINGS

The market analysis of Pekin revealed limited demand for new nodes of residential, commercial and hospitality development along the Pekin Riverfront in the short term of less than five years. Conversely, the Illinois River and its natural beauty were repeatedly recognized as a tremendous asset to the City of Pekin that could be mobilized as an economic driver and could play an important role in the continued redevelopment of both Pekin as a whole and its downtown. The potential for recreational development and use, and limited cultural development, therefore, was found to be greater than commercial and residential development.

III. RECOMMENDATIONS

The market analysis findings enabled the URS Team to identify development goals for the Riverfront Area and City as a whole, prioritized development concepts for the Study Area, recommendations regarding implementation of the Reinvestment Plan, as well as general recommendations to encourage economic development on a City-wide basis. These recommendations are summarized below.

Development Goals

These goals are intended to guide site-specific riverfront development initiatives, as well as development initiatives undertaken on a city-wide basis to be synergistically complementary of riverfront development.

(1) Create a public destination at the Riverfront by expanding recreational and cultural uses;

(2) Improve connections to the Riverfront; and,

(3) Complement and reinforce existing and planned developments throughout the Riverfront and City as a whole.

Preliminary Development Concepts

Taking into consideration the market analysis findings, the following four conceptual development scenarios were created to be evaluated further to help determine development feasibility.

- **Concept 1**: 100% Public Passive Recreation Space
- **Concept 2**: 75% Public Passive Recreation Space / 25% Public Expanded Event Space
- **Concept 3**: 75% Private RV Campground / 25% Other Public Space
- **Concept 4**: 100% Private RV Campground

These concepts were chosen as they offer (1) the City the opportunity to capitalize on the uniqueness of singular ownership of a large portion of the Pekin Riverfront, (2) immediate and realistic opportunities to enhance the riverfront, (3) the promise for an immediate riverfront use but also the flexibility to modify the use should market conditions change, and, (4) minimal use-specific capital investment.

These development concepts were further assessed via a financial analysis which looked at the development costs, occupancy rates, product pricing, and cash flow with respect to industry standards.

Study Area Recommendation

The financial analysis findings, coupled with those made during the market analysis, led the URS Team to recommend that the City of Pekin focus on developing the Study Area primarily to support the following:

- Passive recreational use, in either a public, or combination of public and private, use capacity.
- Expanded event space is also recommended as a secondary use for a portion of the Study Area.
- Limited potential for the development of cultural use of existing buildings in the Study Area as well as.

Under this development scenario, the City would continue to control a majority of the Study Area land, and would continue to pursue control over as much of the Study Area as possible. The riverfront space would be developed over time as a contiguous public, passive, recreational space and would be amenitized in phases as the area and market evolved with new development demands. Importantly, this type of amenity development will be very adaptable and non-capital intensive specific to a particular use, so as to allow for the greatest flexibility of future development options, if market conditions were to change. Additionally, this investment in event space could offer some financial returns to the City, increase dollars spent in the local area, and potentially attract more and different visitors to the Riverfront than would be coming to use just passive recreational space.

This recommended development recognizes the important role the Study Area plays in revitalizing the Pekin riverfront, downtown and city as a while, and offers (1) the City the opportunity to capitalize on the uniqueness of singular ownership of a large portion of the Pekin Riverfront, (2) immediate and realistic opportunities to enhance the riverfront, (3) the flexibility to modify the use should market conditions change, and, (4) to require minimal use-specific capital investment.

Strategic Recommendations

In addition to the Study Area recommendation, URS developed strategic recommendations for the Study Area and areas immediately adjacent to Study Area to be phased in as market conditions permit and developments, as well as on a city-wide basis.

Reinvestment Plan Recommendations

Most of the major capital improvement initiatives proposed for the Riverfront area as described in the Reinvestment Plan were concluded to not be viable options under current market conditions. Those proposed projects that are recommended for implementation at this time and complement the recommended development concepts include:

(1) the **Riverfront Park and Blufftop Promenade**;

(2) the **Pekin Lake, Boat Club & Pier Entrance**; and,

(3) the **Pekin Pier & Boat Launch** projects.

City-Wide Recommendations

Finally, as redevelopment and revitalization of the riverfront is a dynamic process that is intricately tied to changes and developments in parts of the City outside the Study Area, additional general recommendations for the riverfront area and on a city-wide basis were made. These recommendations include:

(1) Improving connectivity to the Riverfront and among other development districts as proposed in the Reinvestment Plan, as well as navigability of these development districts; and,

(2) Annexing the west bank of the river to ensure that future development on the west bank is complementary to and further enhances riverfront development efforts on the east bank.

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The City of Pekin, IL ("the City"), hired URS Corporation to examine the market potentials and development trends along its eastern riverfront (the "Study Area") in an effort to better understand how to manage and guide future surrounding uses to maximize riverfront revitalization and development opportunities, as well as increase tax revenue. As such, URS conducted a thorough analysis of the residential, hospitality, retail and recreational markets for the Area.

This study aimed to (1) identify development goals and opportunities to guide long-term revitalization of the Study Area, (2) consider the impact and relative prioritization of development of the western bank area, and (3) help illuminate the market feasibility of certain projects proposed in the "Pekin Center Reinvestment Plan," January 2001.

1.1 STUDY AND MARKET AREA

The Study Area is approximately 16.5 acres in size and is located a few blocks west of downtown Pekin, covering the eastern bank of the Illinois River between Catherine Avenue on the north, Fayette Street on the south, and 2nd Street on the east. See Figure 1 on the following page.

The City of Pekin is the primary market area, while the secondary market is comprised of Tazewell, Peoria, and Woodford Counties and some of their component communities. Please refer to Section Three: Socio-Economic Analysis for maps outlining the primary and secondary market areas.

1.2 APPROACH

Analysis tasks included:

1. Review of existing City and regional plans and strategies
2. Study Area site analysis
3. Regional socio-economic analysis
4. Market analysis by use
5. SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis
6. Preliminary recommended concepts
7. Financial analysis
8. Recommended development strategy

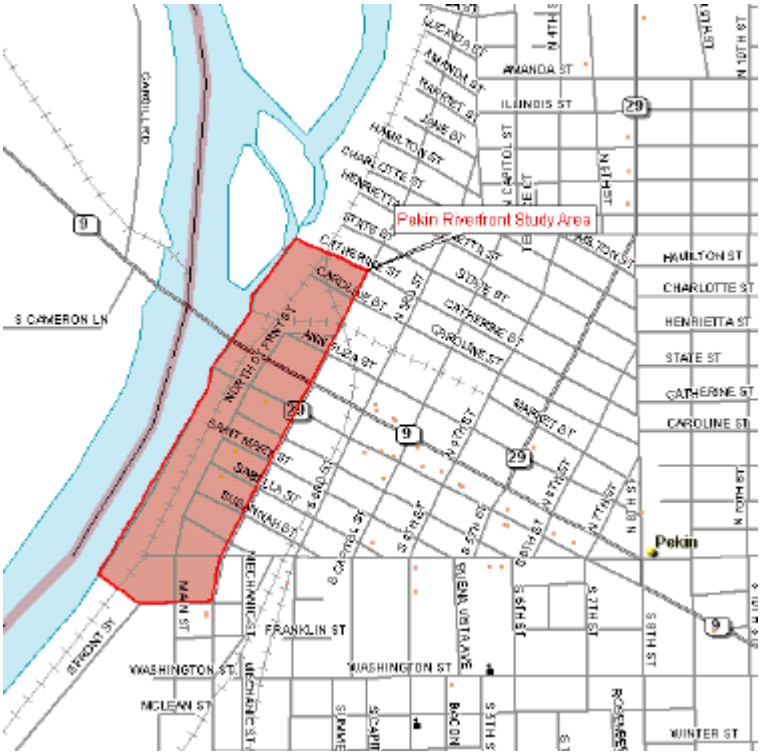


Figure 1 – Study Area Boundaries

- Study Area

Review of Existing Plans and Strategies

Our analysis commenced with a detailed review of existing current plans and strategies for strengthening the City's residential and commercial base. We conducted a review of relevant existing studies and research, including the "Pekin Center Reinvestment Plan," January 2001. Please note, however, that the market conditions for specific development initiatives and Reinvestment Plan projects outside the Study Area were not extensively studied.

Study Area Site Analysis

To gain an understanding of the existing uses and conditions that may affect potential uses of the Study Area, URS performed a site analysis for the Study Area. This analysis included an assessment of the existing and surrounding uses, traffic volumes of the roads accessing and bisecting the Study Area, and rail and air transportation linkages that affect the Study Area.

Regional Socio-Economic Analysis

A socio-economic analysis was also performed for the primary and secondary market areas. For this analysis, we reviewed Claritas and Census socio-economic data, as well as data from the City and other local government agencies and non-governmental organizations. These analyses provided the benchmark data necessary to form the primary analytic framework used in the subsequent market analysis and revitalization recommendations process.

Market Analysis by Use

URS next performed a thorough market analysis of the residential, hospitality, retail and recreational markets for the Study Area. For the residential analysis, we completed a detailed survey of residential development projects that were completed in the last 30 years, currently under construction, or in planning. For the hospitality analysis, we completed a comparative report on select hotels in the Pekin/East Peoria market versus the Peoria market. To help identify underserved retail markets, we mapped the existing retailers by major store type generally within five miles of the Study Area. For the recreational markets, we reviewed existing and planned recreational and cultural developments in and around the Pekin market. Finally, we supplemented all of this data with interviews with local developers, community leaders, city and government officials, representatives of the Peoria Convention and Visitor Bureau and others to better understand market trends and conditions in the immediate area.

SWOT Analysis

For each identified use, we then assessed the strengths, weaknesses, opportunities and threats (SWOT) that may affect the Study Area's competitive position.

Preliminary Recommended Concepts

Four preliminary development concepts for Study Area development were identified based upon our physical assessment, market evaluation and SWOT analysis.

Financial Analysis

These, and variations of these, concepts were further assessed through a financial analysis that evaluated development costs, occupancy rates, product pricing, cash flow and development funding gaps with respect to industry standards.

Final Recommended Development Strategy

The financial analysis findings, coupled with those made during the market analysis, enabled the team to assess the development concepts from an absorption, mix, pricing and phasing viewpoint to determine market feasibility and economic potentials. A final recommended development strategy was created that included recommendations for development uses, general development goals, and recommendations with respect to implementation of the Reinvestment Plan.

This report and its appendices present the data collected throughout this process, the analyses made, and the final recommended development strategy for the Study Area.

To gain an understanding of the existing uses and conditions that may affect potential uses of the Study Area, a site analysis was performed. This analysis includes an assessment of:

- The existing Study Area and adjacent uses.
- Physical and environmental features.
- Traffic volumes of the roads accessing the Study Area and primary market.
- Rail and air transportation linkages that may affect the Study Area.

2.1 METHODOLOGY

The findings set forth in this section are based on a combination of several data resources and research methods. Data was gathered from the Illinois Department of Transportation (IDOT), the Federal Emergency Management Agency (FEMA), the Tazewell & Peoria Railroad, Inc (T&P), a subsidiary of Genessee & Wyoming, Inc., and the City of Pekin.

2.2 STUDY AREA AND ADJACENT AREAS

The existing uses, major roads, and floodplain considerations of the Study Area and the adjacent areas of Downtown Pekin and the west banks of the Illinois River were reviewed.

2.2.1 Existing Uses

Study Area

The Study Area covers approximately 16.5 acres of the eastern bank of the Illinois River between Catherine Avenue on the north, Fayette Street on the south, and 2nd Street on the east. See Figure 1 in Section 1 for Study Area boundaries. The land which is currently developed and used within the Study Area is primarily of recreational use (boat ramp, pier and marina). A significant portion of the Study Area is currently being redeveloped as a public park ("Riverfront Park") with multiple recreational amenities. This plan is more fully described and a rendering of the master plan is included in the Recreational and Cultural Analysis section of this report.

The majority of land in the Study Area is city-owned, although local railroads, utilities, and private individuals own some parcels. Groups of those parcels not city-owned have been identified as opportunities for proposed city acquisition and proposed private development. In particular, a privately-

developed parking lot is proposed for the southern-most riverfront parcels in the Study Area that have recently be environmentally remediated. Within one year, the City expects to retain ownership of this land.

Important to note is the location of an existing electrical substation in the center of the Study Area. This Ameren CILCO infrastructure is located on Elizabeth Street, with high-voltage lines running south from the substation along Front Street. Discussions with the City revealed that, if necessary, these lines can be moved to run along 2nd Street. However, these lines cannot be buried and development is restricted to no closer than 15 feet. The Riverfront Park was designed around this utility and no plans for relocating this infrastructure have been made.

Downtown Pekin

Downtown Pekin is located a few blocks west of the Study Area with a small collection of boutique shops, restaurants, professional offices, and institutional and government uses. These uses primarily serve residents of Pekin and surrounding communities in Tazewell County, as Pekin is the County Seat for Tazewell County. The two State Highway Rt. 29 one-way streets and the railroad are physical barriers separating the downtown and the riverfront areas. This physical barrier also transcends as a mental barrier where the public perceives retail and development ending at the highway/railroad.

Western Banks

The western banks of the Illinois River are in a designated 100-year flood zone, undeveloped and partially annexed by the City. The majority of this land is currently in agricultural use. A generally natural creek, Lamarsh Creek, runs through this floodplain, along with numerous drainage ditches.

2.2.2 Major Roads

IL Route 9 crosses through the northern portion of the Study Area and provides a bridge over the Illinois River. Route 9 is a major arterial road providing central east-west access between Tazewell and Peoria counties. Pekin's other major arterial road is Route 29. This route provides central north-south access for the city and forms the eastern boundary of the Study Area.

General access to the western banks of the river is adequate, with two roadways breaking the area into essentially three triangles. Route 9 runs northwest from the bridge coming from Pekin, connecting with US Highway 24 in the west. Immediately after Route 9 crosses the river, Cameron Lane branches off to run due west through this area.

2.2.3 Floodplain Considerations

According to Federal Emergency Management Agency (FEMA) information, the Study Area portion that is east of the Tazewell & Peoria Railroad tracks is all Zone C land. This zone does not flood even under 500-year conditions. Everything in this portion of the Study Area, therefore, has no flood zone limitations or concerns.

The portion of the Study Area that is west of the riverside edges of the railroad tracks is in a designated 100-year flood zone (Zone A13) with a flood elevation of 458.0 feet. As there is no flood protection infrastructure, this portion of the Study Area has flood zone concerns and limitations. Conversations with the City revealed that this land floods about once every ten years. The current land use within this portion of the A13 Flood Zone is primarily recreational in the Study Area (boat ramp, pier); immediately north of the Study Area, land use is recreational (marina) and natural (Pekin Lake area). None of these uses require flood insurance except perhaps the existing marina and boat club operation.

The western banks of the Illinois River are also in a designated 100-year flood zone (Zone A13). This area is protected by the Pekin Lamarsh Levee. According to FEMA information, however, the levee overtopping elevation is 458, which is also the flood elevation for the main portion of this floodplain. The Pekin Lamarsh Levee, therefore, is technically a 100-year levee but perhaps does not function as such.

None of the maps reviewed exhibited a mapped floodway.

2.3 TRAFFIC VOLUME

As traffic patterns are a vital component in retail development, the traffic volumes along the major roadways that run through the Study Area and primary market area were assessed. Below are two maps showing the annual average daily traffic (ADT) on roads in and adjacent to the Study Area. The primary findings as they relate to the Study Area are summarized in the following bulleted lists.

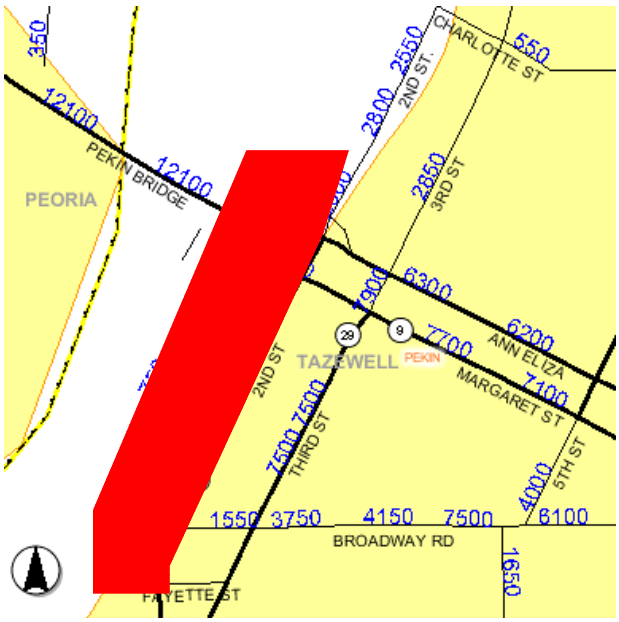


Figure 2 - Study Area ADT

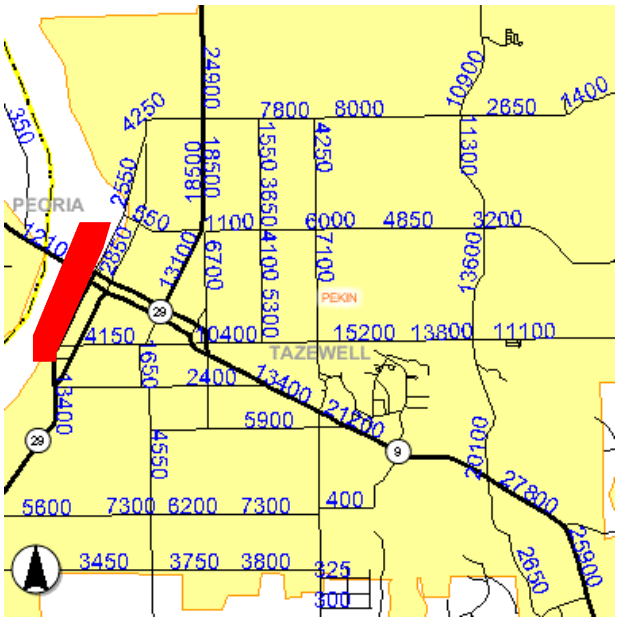


Figure 3 - City-Wide ADT

- Study Area

Along Route 9

As noted above, Route 9 provides central east-west access between Tazewell and Peoria counties, cutting across the northern portion of the Study Area and providing a bridge over the Illinois River. ADT on Route 9 between the western banks of the Illinois River and Allentown Road in the east averages between 12,100 and 27,800.

- Through the Study Area, ADT runs at 6,100 ADT.
- Across and directly west of the Illinois River, ADT is 12,100.
- East of the River and Study Area, ADT fluctuates between 6,400 and 7,700 ADT.
- Where Ann Eliza and Margaret Streets merge, ADT increases to 13,400.
- Near 14th Street, ADT increase to 21,200.
- Continuing east, ADT peaks at 27,800 near the intersection of Allentown Road.

Along Route 29

Pekin's other major arterial road is Route 29, which provides central north-south access for the city as well as the eastern boundary for the Study Area. ADT on Route 29 between the southern limits of the City and the City of Creve Coeur in the north averages between 13,400 and 24,900.

- As the western boundary of the Study Area and immediately south of Route 9, ADT is 6,400.
- Further south of the Study Area, traffic increases to 13,400 ADT.
- Immediately north of Route 9 and the Study Area, ADT 13,100.
- Further north of downtown Pekin, volume increases to peak at 24,900 ADT.

2.4 RAIL ROADS

2.4.1 Tazewell & Peoria Railroad (T&P)

The Study Area is bisected by the Tazewell and Peoria Railroad (T&P), an active rail line that follows the base of the river bluff west of Front Street. See the figure "Study Area Boundaries" in the previous section. As of November 1, 2004, Tazewell & Peoria Railroad, Inc (T&P), a subsidiary of Genessee & Wyoming, Inc, operates these tracks. As done previously under the name of Peoria & Pekin Union Railway, this line runs between Peoria and Pekin as a traditional terminal switching railroad. The line provides a key switching service for local industry, including manufacturers of wire, fencing and nails, tractors and ethanol, and processors of grain and scrap iron.

The three main area industrial customers and their typical freight on the T&P rail line are as follows:

Aventine Renewable Energy (ethanol plant, largest industrial employer in Pekin)

- Inbound from south with corn
- Outbound to north with germ, gluten feed, gluten meal, distiller slope, ethanol

MGP (smaller ethanol plant, wheat gluten plant)

- Inbound from north with corn, wheat flour
- Outbound to north with alcohol, dry distillers grain

Tomen (transfer company—barge to truck, rail to barge)

- Inbound with grain, feed products, pot ash

T&P switches nearly 100,000 cars annually, sending approximately 137-car trains through the Study Area twice a day, 365 days a year. Typically, the morning train enters the Study Area around 8 AM from the north, heading south; the afternoon train enters the Study Area between 2-4 PM from the south, heading north. Discussion with T&P revealed that the existing volume and level of train traffic is expected to continue indefinitely.

From a regional perspective, the T&P line is shaped like a non-symmetrical "H" as illustrated in Figure 4 - IL Region – Route Map. In Pekin, T&P control ends near the southern end of the Study Area at Broadway.

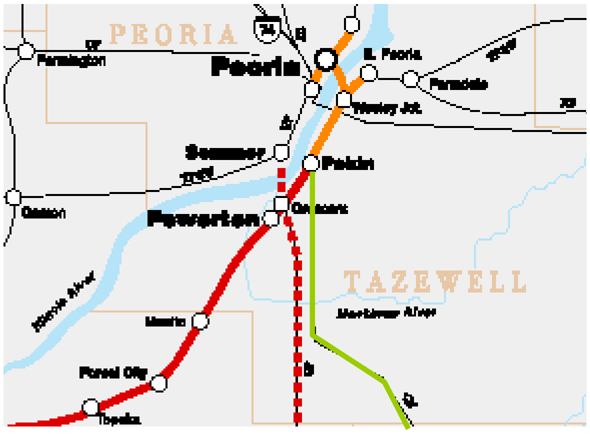


Figure 4 - IL Region – Railroad Route Map

T&P Railroad
I&M Railroad
Canadian National

2.4.2 Other Lines

Further south of the Study Area, the tracks following the east bank river bluff split into two separate lines. The Illinois & Midland Railroad (I&M) continues south-southwest, running through Havana to Springfield; this line is controlled by Genesee & Wyoming. The second spur continues south-southeast to connect with Lincoln; this line is controlled by Canadian National.

Immediately west of the Study Area, there are tracks running along 3rd Street controlled by Genesee & Wyoming. These tracks run parallel with the T&P tracks in the Study Area and converge to share right-of-way space with the T&P tracks just north of the Study Area near Hamilton Street.

2.5 AIRPORTS

The only regional airport in proximity to the Study Area is the Greater Peoria Regional Airport (GPRA), located just west of I-474 in Peoria. The GPRA currently has two runways with an annual capacity of 1 million passengers, and is served by several commercial passenger and cargo carriers. The airport authority has proposed long-range master plans to make the airport a regional transportation hub for freight service. This would include extending one runway (no. 31/13) and the construction of an additional runway to the northeast and parallel to existing runway 31/13. However, this would require the closure and relocation of a portion of IL-116. Also proposed are improvements and additions to the existing roadway network in order to facilitate this type of inter-modal transportation development. This would include the development of a direct connection from Interstate 474 to IL-116 and providing for a connection from IL-116 to access the freight facility from the north and west.

The City of Pekin also owns and operates the Pekin Municipal Airport just west of South Pekin, about four miles south of Pekin. This airport serves Pekin and Tazewell County with one paved runway of 5000 feet.

To understand the market conditions and potentials of the Study Area, URS analyzed socio-economic trends at the city, county, metropolitan, and state levels.

3.1 METHODOLOGY

For purposes of this study, the City of Pekin, Illinois was identified as the **primary market area**, or the geographic area from which the majority of the consumers for development in the Study Area will be derived. The cities of Pekin, East Peoria, Creve Coeur, Morton and Washington in Tazewell County, the cities of Peoria and Bartonville in Peoria County, the three counties of Tazewell, Peoria, and Woodford Counties themselves, and the Peoria Metropolitan Statistical Area (MSA) were identified as discrete **secondary markets**. These secondary markets were identified by several factors, including the types of uses, accessibility, physical barriers and environmental features, location of competing facilities and residential areas, transit service, pedestrian access, driving time and distance, and surrounding development. See Figure 5 "Primary and Secondary Market Areas" map below.

URS evaluated the socio-economic characteristics of the populations of the primary and secondary markets, as each market can play an important role in the redevelopment of the Study Area. Population, age, income, race, employment and education variables were evaluated to understand better which retailers the site would attract, as well as the potential buyer/user profile for residential units and tourism/cultural attractions. This information was collected in terms of the discrete market areas, as well as 5-, 10-, 15-, and 30-mile rings, and 5-, 10-, 15- and 30-minute drive times from the center of the Study Area when available.

Data from Claritas, a private data service, the United States Census Bureau, the United States Bureau of Labor Statistics, the Illinois Department of Employment Security, as well as information provided by the City of Pekin, were used in our analysis.

Highlights of URS findings are discussed below, with detailed tables illustrating these socio-economic characteristics and trends provided as appendix items.

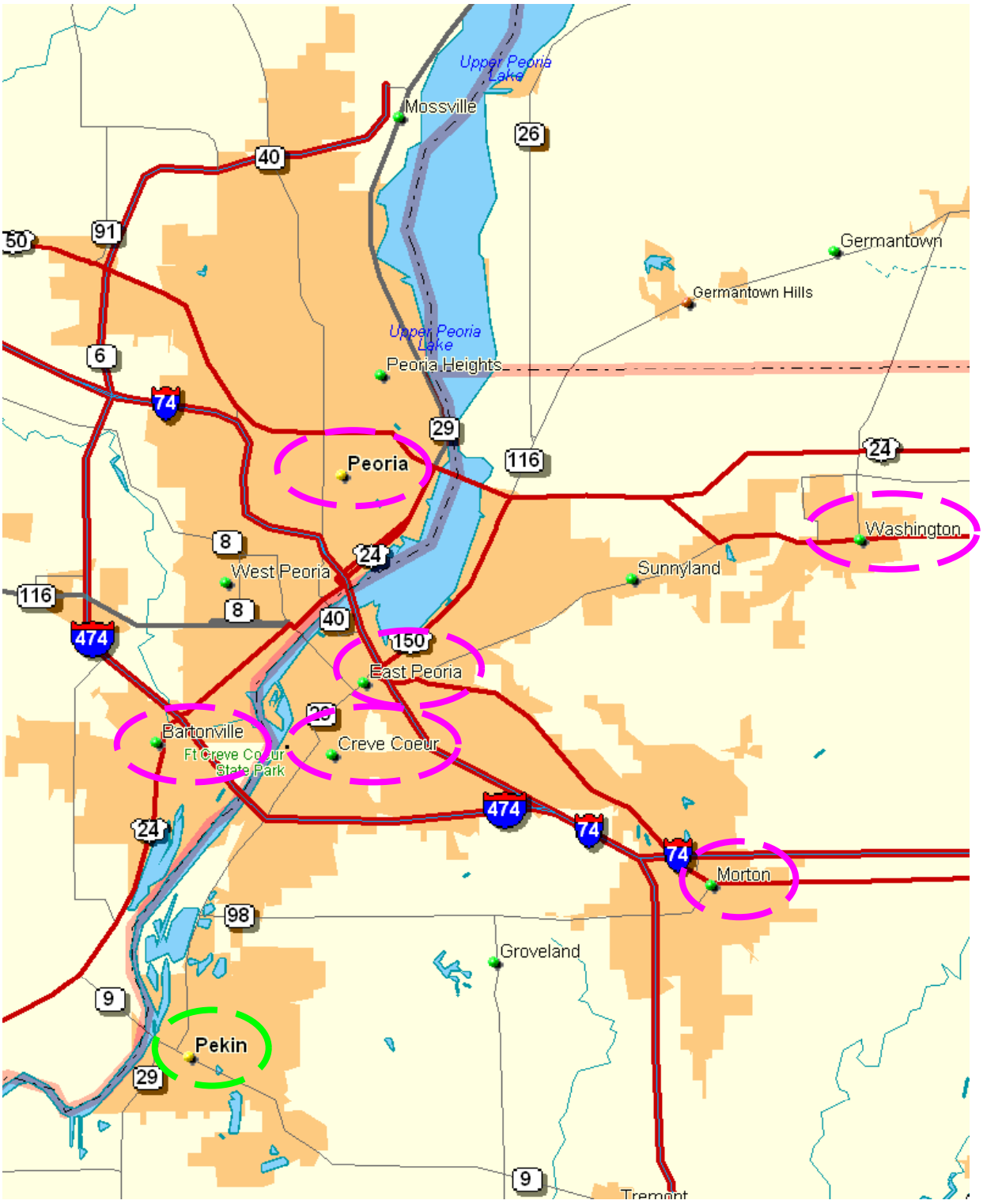


Figure 5 – Primary and Secondary Market Areas

Figure Legend:

Primary Market Area of Pekin, IL

Secondary Market Areas in Tazewell, Peoria and Woodford Counties, including Morton, Bartonville, Creve Coeur, East Peoria, Washington, and Peoria.

3.2 POPULATION AND HOUSEHOLD TRENDS

Out of the cities studied, Peoria is by far the most populous city, recorded as having just fewer than 113,000 persons in 2000. Pekin is the next most populous city studied in the area with 33,840 persons in 2000.

Out of the counties studied, Peoria and Tazewell Counties are relatively similar in size, with 183,433 and 128,485 persons, respectively. Woodford County is much smaller with only 35,469 persons in 2000. See the table below for more population details on the cities and counties studied.

Table 1
Population,
City of Pekin vs. Neighboring Cities, Counties, MSA, and State of Illinois,
1990 - 2000, 2004 Estimate, and 2009 Projection

Area	1990	2000	2004*	Average Annual % Change 1990 - 2000
City of Pekin	32,254	33,840	33,435	0.48%
City of East Peoria	21,378	22,887	22,213	0.68%
City of Peoria	113,504	112,892	112,439	-0.05%
City of Morton	13,799	15,044	15,337	0.87%
City of Washington	10,099	10,891	11,021	0.76%
City of Creve Coeur	5,938	5,458	5,239	-0.84%
City of Bartonville	5,643	6,157	6,147	0.88%
Tazewell County	123,692	128,485	127,746	0.38%
Peoria County	182,827	183,433	181,910	0.03%
Woodford County	32,653	35,469	36,549	0.83%
Peoria MSA	339,172	347,387	346,205	0.24%
State of Illinois	11,430,602	12,419,293	12,704,832	0.83%

Note: * Estimate
Source: US Census Bureau, Claritas, and URS Corporation

Pekin's population size experienced a modest average annual increase of 0.48% between 1990 and 2000, increasing from 32,254 in 1990 to 33,840 in 2000.

The cities of East Peoria, Morton, Washington, and Bartonville, the counties of Tazewell and Woodford, and the Pekin-Peoria MSA all saw modest growth between 0.24% and 0.88% from 1990 to 2000. Peoria County experienced a minimal increase of 0.03%, whereas the City of Peoria saw a minimal decrease of -0.05%. The City of Creve Coeur was the only other analyzed area that saw a modest decline of -0.84%, or

480 persons, in this period. The average annual population growth rate for the State of Illinois between 1990 and 2000 was 0.83%.

Median household size in Pekin remains at two persons per household, similar to all other areas analyzed.

3.3 RACIAL DISTRIBUTION

The vast majority of Pekin's population continues to be white, at 99% of the total population. From 1990 to 2000, this population experienced an average annual growth rate of 0.1%. All other areas analyzed exhibited minor fluctuations in average annual growth for their white populations, ranging from –1.06% to 0.93%. The State of Illinois saw an average annual growth rate of 0.18%. Even with this positive rate, however, the White race in Illinois accounted for 5% less of the population in 2000 than they did in 1990.

All other cities analyzed showed similar growth, recording more than a doubling in each of their other races populations.

3.4 AGE DISTRIBUTION

The City of Pekin did not see much change in age distribution between 1990 and 2000, with average annual changes in each age cohort ranging from –0.24% to +0.98%. In 2000, the largest age cohort in Pekin was persons between the ages of 25 and 44 years old, accounting for 30%, or 10,275, of the total population. The 45-64 year old age cohort was the second largest, with 22%, or 7,277, of the population in 2000. In comparison to all age cohorts, this age cohort was shown to have the highest average annual growth rate of 0.98%, or 75 persons per year. The 65+ cohort accounted for 15.6% of the population, or 5,282 persons in 2000.

The City of Washington and Woodford County saw moderate average annual growth rates in the 45-64 year old cohort, with 2.8% and 3.12%, respectively. East Peoria, Morton, Bartonville, Tazewell County, Peoria County and the Pekin-Peoria MSA saw more modest average annual growth rates between 1.6% and 1.9% for the 45-64 year old age cohort for the 1990-2000 period.

The three counties studied showed average annual increases in the 45-65 cohort ranging from 1.64% to 3.12%, with Peoria County adding 6,200, Tazewell County adding 4,612, and Woodford County adding 678 persons.

Both the City of Morton and the City of Bartonville experienced a healthy average annual growth rate of 3.3% in the 65+ year old cohort. Average annual growth in this age cohort in other areas analyzed ranged from –0.26% to 1.9%.

Modest average annual growth rates were seen in all other age cohorts between 1990 and 2000 for all other areas analyzed.

The 2004 estimated median age for the 5, 10, 15, and 30-mile rings is 36, 38, 37, and 37, respectively.

3.5 EDUCATIONAL ATTAINMENT

In Pekin, the number of residents that held bachelor, graduate and/or professional degrees increased from 10.5% in 1990 to 13.5% in 2000. In 2000, this number was slightly higher in East Peoria (14.9%) and significantly higher in Peoria (17.6%), Morton (34.3%), and Washington (30.6%). Rates higher than Pekin's 2000 rates were also observed in each of the three counties studied and the State of Illinois. Creve Coeur (5.2%) and Bartonville (10.1%) were the only neighboring cities that had smaller populations of college graduates than Pekin. See the table below or the appendix for more details.

Table 2
Educational Attainment,
City of Pekin vs. Neighboring Cities, Counties, MSA, and State of Illinois,
1990 - 2000

	City of Pekin		City of East Peoria		City of Peoria		City of Morton		City of Washington		City of Creve Coeur	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Less than 9th Grade	10.4%	5.2%	9.8%	6.7%	8.7%	6.2%	6.9%	4.1%	5.4%	2.3%	10.2%	6.6%
9th to 12th Grade	13.9%	13.2%	15.7%	11.4%	13.4%	11.0%	5.2%	6.0%	7.0%	6.1%	18.3%	13.6%
High School Graduate	38.1%	38.1%	36.5%	34.1%	27.8%	25.7%	31.2%	23.4%	32.9%	26.0%	46.1%	42.1%
Some College / Associate	27.1%	30.1%	27.2%	32.9%	26.5%	29.1%	30.6%	32.2%	35.4%	35.0%	21.1%	32.5%
Bachelor Degree	7.6%	8.4%	7.4%	11.1%	15.2%	17.6%	18.9%	23.8%	13.6%	21.2%	4.1%	3.6%
Graduate or Professional Degree	2.9%	5.1%	3.4%	3.8%	8.4%	10.4%	7.2%	10.5%	5.7%	9.4%	0.3%	1.6%

Table 2 *(continued)*

	City of Bartonville		Tazewell County		Peoria County		Woodford County		Peoria MSA		State of Illinois	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Less than 9th Grade	9.4%	5.5%	8.8%	4.7%	9.0%	5.6%	9.4%	4.8%	9.0%	5.2%	10.3%	7.5%
9th to 12th Grade	13.7%	13.4%	12.6%	10.3%	13.0%	10.6%	10.6%	7.4%	12.6%	10.2%	13.5%	11.1%
High School Graduate	39.0%	39.0%	37.0%	34.4%	31.4%	29.5%	38.5%	35.3%	34.1%	31.9%	30.0%	27.7%
Some College / Associate	30.0%	32.1%	28.1%	32.5%	27.1%	31.0%	26.2%	31.4%	27.4%	31.6%	25.2%	27.6%
Bachelor Degree	6.1%	7.8%	9.6%	12.5%	12.9%	15.2%	10.4%	15.2%	11.4%	14.2%	13.6%	16.5%
Graduate or Professional Degree	1.8%	2.3%	3.9%	5.6%	6.6%	8.1%	5.0%	5.9%	5.4%	6.9%	7.5%	9.5%

Source: US Census Bureau and URS Corporation

3.6 INCOME

On average, median household incomes are lower in Pekin than those of surrounding communities, with the exceptions of Peoria and Creve Coeur. Median household income for Pekin in 2000 was approximately $38,000, compared to Tazewell County's median household income of $45,000. The City of Morton boasted the highest median household income of all areas studied at approximately $54,000 in 2000.

Average annual growth of household income in Pekin between 1990 and 2000, was 4.19%, reaching almost $38,000 in 2000. Pekin's average annual growth of household income was second only to the City of Washington at 4.26%, which reached an average household income of just over $52,000 in 2000. In general, average annual growth of household income for all areas studied ranged from 3.08% to 4.26%. Additional details are included in the appendix.

On the whole, 2004 projections for median household incomes and per capital incomes increased with distance from the center of the Study Area. See the table below or the appendix for more details.

Table 3
Median Household Income,
5, 10, 15, and 30-Minute Drive Rings,
City of Pekin, Illinois,
2004 Projection

Ring	2004 Projection
5 minute drive	$38,183
10 minute drive	$41,537
15 minute drive	$41,345
30 minute drive	$43,821

Source: Claritas and URS Corporation.

3.7 INDUSTRY AND EMPLOYMENT

3.7.1 Industry Sectors

In 2002, nearly 72% of all Pekin workers were in professional or office occupations. Fewer than 29% were engaged in construction or production occupations. The balance of 21 workers (less than 1%) was employed in the farming, fishing and forestry industry. See the appendix for detailed industry/employment tables.

At the County level, almost 24% of all Tazewell County workers were employed in the manufacturing industry. Six additional industry sectors accounted for the employment of another 51% of Tazewell County residents in 2003.

- Retail Trade is the next largest industry sector after manufacturing, accounting for 11% of the employed population over age 16;
- Accommodations and Food Service accounts for 9.6% of the population;
- Health Care and Social Assistance employed 8.3%;
- Education Services employed 8.2%;
- Transportation and Warehousing employed 7.4%; and
- Construction accounted for 6.1%.

3.7.2 Major Employers

The major 2002 employers in Pekin are highlighted in the following table. Over 50% of the jobs generated by these top 13 major employers are within the health care, education, and government sectors.

Table 4
Major Employers,
City of Pekin,
2002

Employer	Employees
Pekin Hospital	680
Pekin Insurance	584
Super Wal-Mart	400
Pekin School District #108	395
Tazewell County Government	370
Federal Bureau of Prisons	300
Pekin School District #303	250
Aventine Renewable Energy	240
Midwest Generation	188
MGP Ingredients	140
PAL	120
Continental Carbonic	120
Hanna Steel	100
Total at Major Employers in Pekin	3,887

Source: City of Pekin and URS Corporation.

3.7.3 Unemployment Rates

The labor force was studied in Pekin, the Peoria MSA and Tazewell County. See the table below or that in the appendix for more details.

Between 2000 and 2004, annual unemployment rates for Pekin rose from 5.1% in 2000 to peak at 7.3% in 2003 and then fell to 7.00% in 2004. Although the Peoria MSA and Tazewell County experienced progressive increases in unemployment rates over this same time period, both larger areas saw significantly lower overall unemployment rates than those observed in Pekin. In 2000, the Peoria MSA recorded an unemployment rate of 3.9%, a rate that grew steadily to reach 5.8% in 2004. Tazewell County saw a similar steady increase in its unemployment rate, starting at 3.7% in 2000 and peaking at 5.7% in 2004. Thus, in comparison to the rates of these larger areas, the Pekin unemployment rate was, on average, 1.2% to 1.8% higher each year.

Between 2000 and 2004, the number of persons in the Pekin, Peoria MSA, and Tazewell County labor forces has steadily decreased. Over this period, however, the Pekin labor force has consistently accounted for 8.8% of the Peoria MSA labor force and close to 25% of the Tazewell County labor force.

Table 5
Labor Force Statistics,
City of Pekin, Pekin/Peoria MSA and Tazewell County,
2000-2004

	2000	2001	2002	2003	2004
City of Pekin					
Labor Force	17,174	16,991	16,658	16,471	16,094
Employed	16,299	15,984	15,538	15,275	14,965
Unemployed	875	1,007	1,152	1,196	1,129
Unemployment Rate	5.10%	5.90%	6.90%	7.30%	7.00%
Peoria MSA					
Labor Force	193,528	191,860	189,074	187,162	182,291
Employed	185,983	183,229	178,865	176,492	171,761
Unemployed	7,545	8,631	10,209	10,670	10,530
Unemployment Rate	3.90%	4.50%	5.40%	5.70%	5.80%
Tazewell County					
Labor Force	71,543	70,502	68,814	66,991	65,426
Employed	68,902	67,307	65,290	63,330	61,700
Unemployed	2,641	3,195	3,524	3,661	3,726
Unemployment Rate	3.70%	4.50%	5.10%	5.50%	5.70%

Source: Illinois Department of Economic Security, City of Pekin and URS Corporation.

3.8 QUALITY OF EDUCATION

One of the most influential factors in attracting new residential growth to an area is the quality of education in the area.

3.8.1 Pekin SD 108

In the late 1990's, the teaching approach used in Pekin Public School District 108 (K-8) underwent a radical change. The innovative approach and measurable results from such have won the District numerous awards and grants in recent years. Awards include the Lincoln Foundation Award (the state equivalent of the Malcolm Baldrige National Quality Award), the National Elementary Technology School of the Year Award, and one award and one nomination for No Child Left Behind – Blue Ribbon School.

In 2004, Pekin Public School District 108 (K-8) consistently met the No Child Left Behind (NCLB) standards, making Adequate Yearly Progress (AYP) in both reading and mathematics. Nearly 71% of all students in SD 108 met or exceeded the NCLB reading target; over 80% of all SD 108 students met or exceeded the mathematics target. This is particularly notable, as over 42% of the students enrolled in SD 108 are defined by the Illinois State Board of Education as low-income students. [The state average for this category is 39%.] This sub-group of students is particularly hard to get to meet NCLB standards, and as such, is defined as a sub-group of students that is tracked individually. In Pekin SD 108, 57% of students in this subgroup met or exceeded the NCLB standards for reading, exceeding the required number by 20%. Even more impressively, 73% of students in this subgroup met or exceeded the NCLB standards for mathematics, exceeding the required number by 36%.

Another telling story of Pekin SD 108 is shown by the Illinois Standards Achievement Test (ISAT) results. Comparing the ISAT scores of all 8th graders in SD 108 to Illinois State averages, 6.2% more students on average met or exceeded the ISAT standards for reading, mathematics and writing in SD 108 than in the State of Illinois as a whole. These numbers are once again impressively high in the subject of mathematics, where, on average, 13% more of students in Pekin met or exceeded ISAT mathematics standards than in the State of Illinois.

Further strengthening SD 108 is the connection of every classroom by high fiber optics, made possible by "Global Connection 2000", a concept funded by a $3.5 million US Department of Education Technology and Innovation Challenge Grant. This capital improvement as well as the results-proven teaching method has made District 108 known throughout the region, and studied heavily by other school districts and university research programs throughout the nation.

3.8.2 Pekin SD 303

In contrast to the impressive results of Pekin SD 108 (K-8), Pekin SD 303 (9-12) shows less notable results. While only 24% of students in SD 303 were categorized as low-income students in 2004, the district struggled to make Adequate Yearly Progress and meet the NCLB standards. As a whole in SD 303, 57% and 48% of students met or exceeded reading and mathematic, respectively. The sub-group of lower income students showed only 42% of students meeting or exceeding the reading target, a lower rate but enough to make AYP for this category. In the learning category of mathematics for this same sub-group, however, only 29% of students met or exceeded the target, falling 11% short of the required percentage for AYP. One impressive statistic for SD 303, however, is its graduation rate of 91%, nearly 20% higher than the average graduation rate for the State of Illinois.

The market potential for residential uses within the Study Area was investigated.

4.1 METHODOLOGY

A trade area analysis for residential development in the Study Area was completed. This analysis included:

- A SWOT analysis for the Study Area's competitive position.
- Review of Claritas and Census demographic data for the primary and secondary market areas.
- Review of home sales trend data in and around the Pekin market.
- Review of building permit trend data for the cities of Pekin, East Peoria, and Peoria, and Peoria MSA.
- A detailed survey of residential development projects that were completed in the last 30 years, currently under construction, or in planning.
- Interviews with local developers, real estate brokers and community leaders to better understand housing trends and the residential market conditions in the immediate area.

Findings from these tasks as they relate to the impact on potential developments along the Pekin Riverfront are noted below.

4.2 SITE ANALYSIS

The Study Area was analyzed according to its collective strengths, weaknesses, opportunities and threats as identified by local real estate development professionals and their buyers for residential development. The analysis is summarized below.

4.2.1 Strengths

- The Pekin School District is referred to as the "district of choice" when compared to others in the Peoria-Pekin market.
- Relatively short commute to the larger employment center – the City of Peoria.
- Increased commercial development providing Pekin residents a wider retail selection, particularly along the eastern edge of the City.
- Many current Pekin residents have been drawn to the community because of its "passive" status along the Illinois River, offering recreational opportunities and tranquility to residents.
- Close proximity to downtown Pekin, providing convenience and amenities to potential new residents in the Study Area.

- Pekin has carefully avoided levying a residential property tax on current residents by focusing on attracting retail and recreational development - attractive to potential new residents.

4.2.2 Weaknesses

- Perceptions of Pekin being "out there" and "distant." Local primary roads offer the only access to the downtown Peoria office market and the industrial complexes along Route 24. Although this access if good, the interstate system that is the prevailing transport method in other communities is not used here.
- Residential developers commented on a perceived overall lack of interest by non-family households to purchase urban developments when the value of single-family detached units in new subdivisions is relatively inexpensive.
- Perceived status of Pekin as being "below" other Peoria Area communities.
- The small size of the Study Area limits the opportunity to build a residential development which would create the necessary density for a vibrant, urban, mixed-use neighborhood, especially given Pekin's past low-density residential development trends.

4.2.3 Opportunities

- Significant portions of the Study Area are owned and controlled by the City, which will facilitate land assembly and development of the area.
- Proposed Route 336 will link the Peoria market to the west via Macomb, potentially increasing the attractiveness of the southern Peoria-Pekin MSA communities.

4.2.4 Threats

- Development of large tracts of land in outlying Pekin and adjacent communities.
- "Urban" style living opportunities in Peoria adjacent to more restaurants and cultural activities than in Pekin.

4.3 HOUSING STOCK ANALYSIS

The housing stocks of the primary and secondary markets were evaluated.

In general, the City of Peoria has by far the largest housing stock in 2000 of over 45,000 units. The next largest housing stocks are recorded in Pekin, with over 13,000 units, and East Peoria, with close to 9,500 units.

Out of the three counties studied, Peoria County has the largest housing stock of over 72,000 units, with Tazewell County in second at 50,000 units. The Peoria MSA recorded over 135,000 units in 2000. See the tables in the appendix for more details.

Below, the number and trends of occupied versus vacant units, owner-occupied versus renter-occupied units, and residential building activity are recorded and analyzed.

4.3.1 Occupied v. Vacant Units

Occupancy dynamics of the primary and secondary markets were analyzed by comparing the occupancy and vacancy rates of each market's housing stock. In this analysis, "occupied units" accounts for both owner- and renter-occupied units. Vacant units are those residential units that are existing and/or new, and not occupied.

Occupied Units

Based on data collected from the Census, Pekin's total occupied housing stock saw modest growth between 1990 and 2000, increasing by a net total of 302 units. The cities of Peoria, Washington and Bartonville saw similar net growth, with increases of 223, 396, and 398, respectively. Both East Peoria and

Table 6,
Residential Occupancy,
1990-2000

	Occupied				Vacant			
	Occupancy		Change		Occupancy		Change	
	1990	2000	Gross	Percentage	1990	2000	Gross	Percentage
Pekin	13,078	13,380	302	2%	698	658	-40	-6%
East Peoria	8,566	9,478	912	10%	358	460	102	22%
Peoria	44,976	45,199	223	0%	3,284	3,926	642	16%
Morton	5,323	6,021	698	12%	159	278	119	43%
Washington	3,793	4,189	396	9%	110	214	104	49%
Creve Coeur	2,328	2,219	-109	-5%	139	257	118	46%
Bartonville	2,203	2,601	398	15%	87	98	11	11%
Tazewell County	47,171	50,327	3,156	6%	2,144	2,646	502	19%
Peoria County	70,797	72,733	1,936	3%	4,414	5,471	1,057	19%
Woodford County	11,395	12,797	1,402	11%	537	690	153	22%
Peoria MSA	129,363	135,857	6,494	5%	7,095	8,807	1,712	19%
State of Illinois	4,202,240	4,591,779	389,539	8%	304,035	293,836	-10,199	-3%

Source: US Census Bureau and URS Corporation.

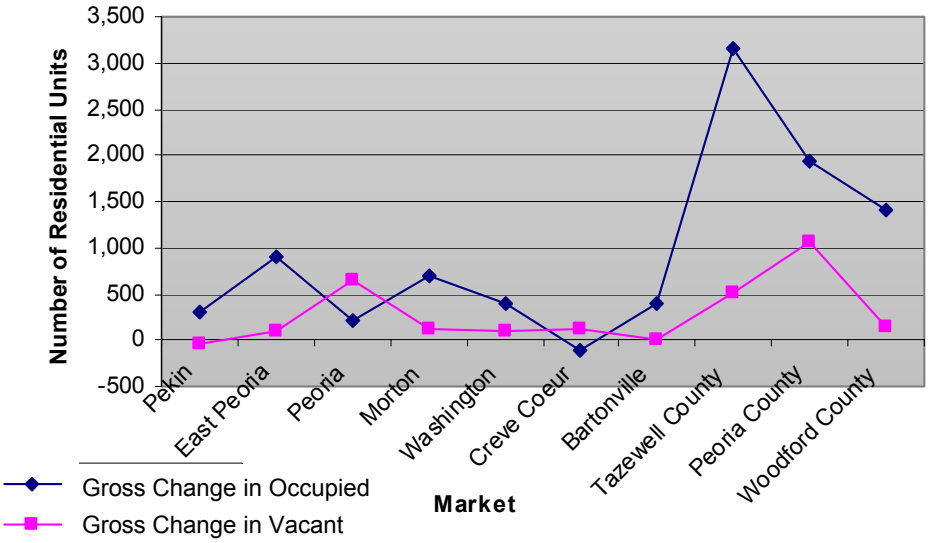
Morton saw impressive growth in the number of occupied units between 1990 and 2000 of 912 and 698 units, respectively. Creve Coeur saw negative growth in occupied housing, losing 109 occupied units.

Out of the three counties studied, Tazewell County showed the strongest net increase in occupied housing stock, increasing such by 3,156 units.

Vacant Units

Out of all those cities studied, the City of Pekin was the only city to show a decline in the number of vacant housing units from 1990 to 2000. Between 1990 and 2000, Pekin experienced a –6% decline in vacant units, removing approximately 40 vacant units from the market. With the exception of the State of Illinois, which had a vacant units decline of –3%, all surrounding communities faced net vacancy increases. The City of Peoria saw the largest increase in vacant units of almost 650 units. As show in the table above, the

Chart 1,
Changes in Residential Occupancy,
Between 1990-2000



three cities of Morton, Washington, and Creve Coeur recorded exceptionally high percentage increases in vacant units of 43%, 49%, and 46%, respectively. These increases, however, account for net increases in the number of vacant units of only 119, 104, and 118, respectively.

4.3.2 Owner-Occupied v. Renter-Occupied

Residential occupancy in the primary and secondary markets was also analyzed by type of occupant: owner and renter.

Owner-Occupied

Between 1990 and 2000, all the communities studied experienced a positive growth in the percentage of owner-occupied housing. In particular, the number of owner-occupied housing units in the City of Pekin

grew by 7% or 667 units, increasing the owner-occupied housing stock to account for 67% of all types of housing in that market. Similar net growth was seen in Morton, Washington and Bartonville. See the table below.

More impressive net growth was seen in the cities of East Peoria and Peoria. These cities saw net increases of 1,113 and 1,573 owner-occupied units.

Renter-Occupied

Only two communities studied—Morton and Bartonville—showed positive increases in renter-occupied housing stock. These communities increased their renter-occupied housing stock by 2% and 5%, or 27 and 26 units, respectively.

Table 7,
Residential Occupancy by Unit Type,
1990-2000

	Owner-Occupied				Renter-Occupied			
	Occupancy		Change		Occupancy		Change	
	1990	2000	Gross	Percentage	1990	2000	Gross	Percentage
Pekin	8,328	8,995	667	7%	4,750	4,385	-365	-8%
East Peoria	5,806	6,919	1,113	16%	2,760	2,559	-201	-8%
Peoria	25,423	26,996	1,573	6%	19,553	18,203	-1,350	-7%
Morton	3,970	4,641	671	14%	1,353	1,380	27	2%
Washington	2,719	3,290	571	17%	1,074	899	-175	-19%
Creve Coeur	1,630	1,662	32	2%	698	557	-141	-25%
Bartonville	1,717	2,089	372	18%	486	512	26	5%
Tazewell County	33,757	38,293	4,536	12%	13,414	12,034	-1,380	-11%
Peoria County	45,311	49,249	3,938	8%	25,486	23,484	-2,002	-9%
Woodford County	8,924	10,591	1,667	16%	2,471	2,206	-265	-12%
Peoria MSA	87,992	98,133	10,141	10%	41,371	37,724	-3,647	-10%
State of Illinois	2,699,182	3,088,884	389,702	13%	1,503,058	1,502,895	-163	0%

Source: US Census Bureau and URS Corporation.

All other communities studied experienced a decline in the number of renter-occupied units, with most recording declining rates between –7% and –11%. The City of Pekin saw a decline of –8% in renter-occupied units, accounting for a decrease of 365 renter-occupied units. Washington and Creve Coeur saw the highest decline rates of all cities studied: –16 and –20%, respectively, while the City of Peoria saw by far the largest net decrease in renter-occupied units of 1,350. See the table above.

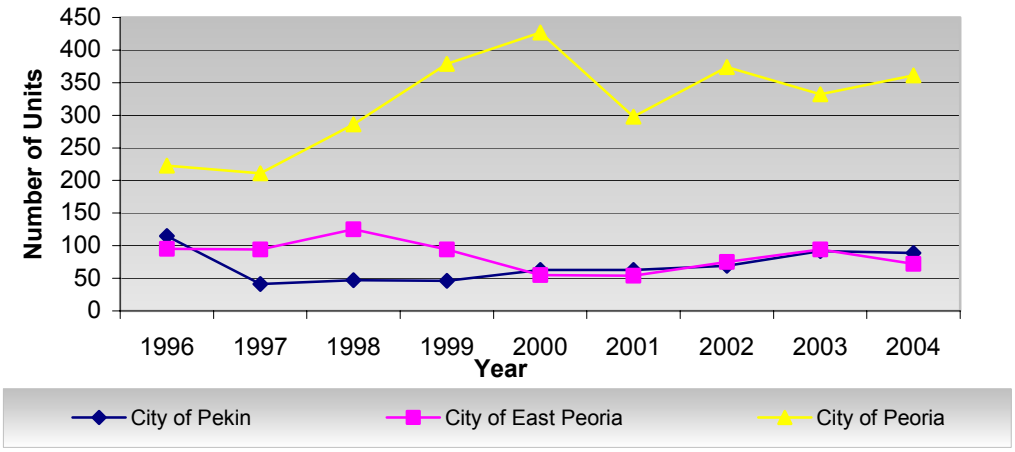
4.3.3 Residential Building Activity

URS obtained residential building permit data from the US Census and the City of Pekin for the past eight years for the cities of Pekin, East Peoria, and Peoria, Peoria MSA and Tazewell County-Unincorporated. This data was evaluated in terms of number of new housing starts and start types.

New Starts

Activity in the three markets of Pekin, East Peoria and Peoria shows that over the period from 1997 to 2004, the number of new housing starts, interpreted from the number of new housing building permits, per year, has generally increased. Pekin and East Peoria saw similar gross numbers of housing starts, although the housing market in Pekin is 1.5 times the size of the East Peoria market. Peoria, a market 3.4 times the size of Pekin, saw almost 4.5 times more housing starts each year on average. See the chart below.

Chart 2,
New Housing Starts,
1996-2004



Between 1996 and 2004, the total number of new housing building permits issued in the Peoria MSA has remained relatively steady near 1,400 per year. Pekin's share of the Peoria MSA housing unit permits issued annually has also remained relatively constant over the past eights years, representing approximately 4-8% of new construction in the Peoria MSA. The single area seeing the largest percentage of new housing construction in the Peoria MSA was the City of Peoria, annually accounting for between 15-28% of the Peoria MSA permit activity between 1996 and 2004.

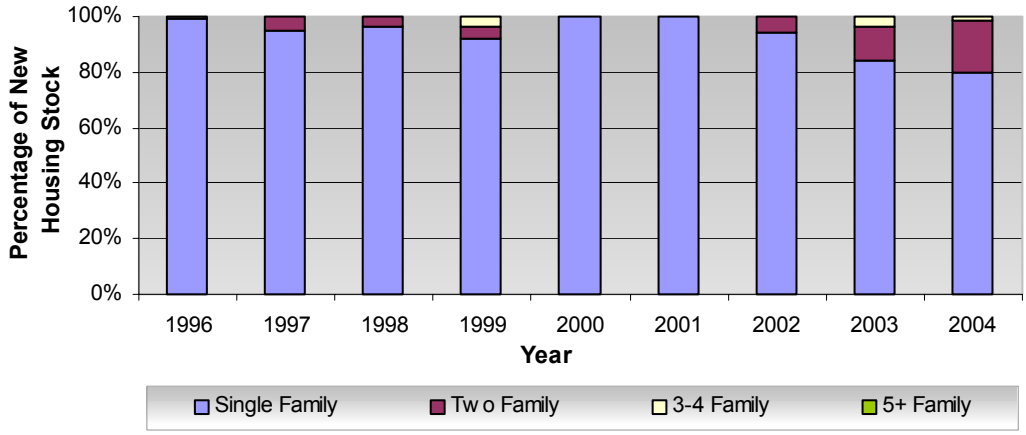
Start Types

Since 1996, single-family units have consistently dominated new construction in Pekin; since 2002, however, the appeal of two-family residences appears to be growing also. The chart below illustrates this by showing the number of different types of new housing units built in Pekin between 1996 and 2004. This observation is supported by information gathered on new residential developments surveyed for this study.

4.4 RESIDENTIAL SUPPLY ANALYSIS

To assess the future demand of residential development potentials for the Study Area, URS surveyed competitive residential developments within the area that have been completed in the last 10 years, are currently under construction, or are in the planning process. This survey is a good indicator as to which housing types, price points and desired amenities are in demand in the Pekin area, as well as the potential buyer profile. Please refer to the appendix for detailed tables of the information gathered for the rental and

Chart 3,
Percentage of New Housing Units by Type,
1996-2004



for-sale residential properties in the Pekin area.

4.4.1 Rental Market Trends

URS conducted a survey of nine rental developments in the Pekin community. Rental properties surveyed include:

1. **Willow Oaks, 1025 Florence Ave, Pekin**
   - Year Built: 1976-1980
   - Total Units: 192
   - 95 1-Bedrooms: 700 square feet, $405 base rent, $0.58 per sq ft
   - 97 2-Bedrooms: 820 square feet, $460 base rent, $0.56 per sq ft

2. **North Haven Apartments, 1430 N. Eighth St, Pekin**
   - Year Built: 1974
   - Total Units: 48
   - 24 1-Bedrooms: 700 square feet, $400 base rent, $0.57 per sq ft
   - 24 2-Bedrooms: 820 square feet, $445 base rent, $0.54 per sq ft
3. **South Fourth Street Villas, 316-320 S. Fourth St., Pekin**
   - Year Built: 1975
   - Total Units: 21
   - 15 1-Bedrooms: 480 square feet, $360 base rent, $0.75 per sq ft
   - 6 2-Bedrooms: 624 square feet, $400 base rent, $0.64 per sq ft
4. **Vista Villa, Valle Vista, Pekin**
   - Year Built: 1973
   - Total Units: 29
   - 26 1-Bedrooms: 480 square feet, $360 base rent, $0.75 per sq ft
   - 3 2-Bedrooms: 624 square feet, $400 base rent, $0.64 per sq ft
5. **Williamsburg, 1025 Florence Ave, Pekin**
   - Year Built: 1969-1972
   - Total Units: 169
   - 33 1-Bedrooms: 580 square feet, $395 base rent, $0.68 per sq ft
   - 104 2-Bedrooms: 805 square feet, $430 base rent, $0.53 per sq ft
   - 32 3-Bedrooms: 1074 square feet, $525 base rent, $0.48 per sq ft
6. **Sunset Hills, 1820 Vienna Court, Pekin**
   - Year Built: 1972-1976
   - Total Units: 144
   - 68 1-Bedrooms: 750 square feet, $420 base rent, $0.56 per sq ft
   - 68 2-Bedrooms: 900 square feet, $490 base rent, $0.54 per sq ft
   - 8 3-Bedrooms: 1300 square feet, $600 base rent, $0.46 per sq ft
7. **Sunset Hills I, 1820 Vienna Court, Pekin**
   - Year Built: 1975
   - Total Units: 17
   - 11 1-Bedrooms: 775 square feet, $495 base rent, $0.63 per sq ft
   - 6 2-Bedrooms: 940 square feet, $560 base rent, $0.59 per sq ft
8. **Lakeside, Lakeside Ave, Pekin**
   - Year Built: 1964
   - Total Units: 20
   - 20 2-Bedrooms: 1000 square feet, $545 base rent, $0.54 per sq ft
9. **Sun Valley, 1300 Windflower, Pekin**
   - Year Built: 1997

- Total Units: 85
- 3-Bedrooms: 1210 square feet, $831 base rent, $0.69 per sq ft
- 4-Bedrooms: 1400 square feet, $928 base rent, $0.66 per sq ft

The majority of existing for-rent developments surveyed indicated an 85-90% or better occupancy level, with the average occupancy rate for all rental properties surveyed being 90%. The rental properties range from 340 square feet efficiencies to 1,400 sq ft 4-bedrooms, and are priced from $0.46 to $0.75 per square foot. The majority of the rental properties studied are smaller operations, with only three of the nine projects surveyed having over 100 units. The average size of the rental developments surveyed is 81 units and the median size is 48 units. Common amenities at these developments include laundry facilities, playground areas, and general community areas.

There has been little new construction of rental properties in Pekin recently, with the newest rental development completed in 1997. All other properties surveyed were developed in the 1960's or 1970's, with an average age of 29 years for this type development. The newest development built in 1997 records an occupancy rate of 98.8%, slightly higher than the average of all those developments surveyed. This newest rental development offers 3- or 4-bedroom detached housing, unlike all the other developments that only offer complex-oriented rental housing. Additionally, this development offers attached private garage parking. An apartment at this development garners up to 39% more in rent per month than an apartment with similar square footage and number of bedrooms at one of the older developments. However, on a per square foot basis, this newer development is still only averaging between $0.66 and $0.69 per square foot.

See the appendix for more details.

4.4.2 For-Sale Single-Family Home Market Trends

URS surveyed seven new single-family residential developments in Pekin, which include:

1. **Hickory Hills Estates, Broadway Rd and Hickory Land, Pekin**
   - Year Built: 1999 & 2005
   - Average Size: 2,300 square feet
   - Total Units: 142 total anticipated; 62 built
   - Retail price: $140,000-700,000
   - Absorption rate per year: 7
2. **Sunset Hills (Section 31), Pekin**
   - Year Built: 2000

- Average Size: 1,800 square feet
- Total Units: 800 total anticipated; 36 built
- Retail price: $140,000-180,000
- Absorption rate per year: 5

3. **Northlake Village (Lake Kennedy), Pekin**
   - Year Built: 1999
   - Average Size: 2,300 square feet
   - Total Units: 33 total anticipated; 33 built
   - Retail price: $190,000
   - Absorption rate per year: 5
4. **Luttikens Cove, Cattail Cove, Pekin**
   - Year Built: N/A
   - Average Size: up to 3,000 sq ft
   - Total Units: 17 total anticipated; 10 built
   - Retail price: $219,000-350,000
   - Absorption rate per year: 2.4
5. **Luttikens Cove Phase II - Single-Family Extension (in planning), Cattail Cove, Pekin**
   - In planning; expected to be similar in amenities/price to Luttikens Cove, Phase I.
6. **Deerfield, Deerfield Dr and S. Fifth Street, Pekin**
   - Year Built: 1999
   - Average Size: 1,500 sq ft
   - Total Units: 100 total anticipated; 78 built
   - Retail price: $165,000
   - Absorption rate per year: 13.6
7. **Tazewell County Country Subdivision (in planning), Pekin**
   - In planning
   - 28-32 total anticipated units
   - Anticipated retail price: $150,000-200,000

According to the developers and local real estate professionals interviewed, most new home construction over the last decade has taken place along the outskirts of the Pekin City boundaries due to available land and fewer development restrictions, complementary mainstream commercial development, and the perception of better/cleaner living amenities. Comments also indicate that a main draw to the east side location is the perception of better access and newer locations than central or downtown Pekin.

One of the single-family home developments surveyed—Hickory Hills Estates—offers development-ready lots for sale at retail prices to individuals for $45,000. It has been reported that at least one home built on a

lot in this development is valued at over $700,000. Most developments surveyed, however, offer mid-range and upscale homes, priced between $160,000 and $350,000, on average. Per-square-foot prices on these houses range from $73 to $117. Typically, these homes offer 1,800 to 2,400 square feet of space, and generally have 2-4 bedrooms and 2 full baths.

In general, the absorption rates per developments after pre-sales are relatively low, averaging 4.9 units per year, or 0.2 to 0.6 units per month. The absorption rate recorded for the Deerfield development was significantly higher than this range, however, at 13.6 units per year. This development specializes in smaller homes on larger lots just south of the city.

The buyer profile for these developments varies widely, including retirees, empty nesters, double-income families, and young professionals. All developments are targeted to appeal to middle income buyers, and several developments reported that over half of their buyers are from outside the City of Pekin.

See the tables in the appendix for more details.

4.4.3 For-Sale Duplex and Townhome Market Trends

URS surveyed six residential developments in the Pekin and Peoria areas that offered attached, for-sale housing components as listed below.

1. **The Villas at Luttikens Cove, Cattail Cove, Pekin**
   - Estimated Development Period: 2001
   - Size of Units: 1,448-1,520 square foot
   - Number of Duplexes in Development: 24 (23 built)
   - Retail price: $160,000-350,000
   - Absorption rate per year: 6
2. **Luttikens Cove Phase II - East Duplex Extension (in planning), Cattail Cove, Pekin**
   - In planning
   - Number of Duplexes in Development: 66 anticipated
   - Anticipated retail price: $201,000-350,000
3. **Hickory Hills Estates, Broadway Rd and Hickory Lane, Pekin**
   - Estimated Development Period: 2000, 2005
   - Number of Duplexes in Development: 9
   - Total Units: 9 units
   - Retail price: $160,000-180,000
   - Absorption rate per year: 7

4. **Deerfield, Deerfield Drive and S. Fifth St, Pekin**
   - Estimated Development Period: 1999
   - Number of Duplexes in Development: 28 (anticipated)
   - Total Units: 5 built
   - Retail price: $150,000
   - Absorption rate per year: 24 (anticipated)
5. **Harbor Pointe Residences at Eastport Marina, 2501 N. Main St, East Peoria**
   - Estimated Development Period: 1995-1998
   - Number of Duplexes in Development: 16
   - Retail price: $150,000-350,000
6. **Weaver Ridge Golf Course and Community, 5100 N. Weaver Ridge Blvd, East Peoria**
   - Estimated Development Period: 1996
   - Total Units: 360
   - Retail price: $175,000-700,000

According to the developers interviewed who market developments with both attached-housing and single-family units, duplexes have sold more easily in recent years than traditional single-family homes. Supporting this observation is the average duplex absorption rate of 6.5 units per year, a rate higher than the rate of 4.9 observed for single-family units in Pekin. One development, Deerfield, is planning the addition of 28 duplex units in 2006 and expects full absorption within 12-16 months, constituting an average absorption rate of 24 units per year. Comments recorded during interviews suggest that this higher absorption rate is attributable to the lawn care, snow removal and other duplex-related services provided to owners in these duplex developments.

The buyer profile for these developments varies widely, including retirees, empty nesters, double-income families, young professionals, and individuals/families with a second, primary residence elsewhere in the region.

Most duplex developments surveyed offer mid-range and upscale units, priced between $160,000 and $350,000, on average. WeaverRidge Community development, however, recorded a few final duplex sales upwards of $700,000. All developments are targeted to appeal to middle income buyers, with the exception of WeaverRidge Community development that appeals to high-income buyers.

For the most part, the developments surveyed offer homes with between 1,200 to 2,000 square feet of space. A mix of two-story and ranch-style duplexes was common. Custom homes were noted by developers to sell better and for higher rates than the standard models.

See the tables in the appendix for more details.

4.5 CONCLUSIONS

Between 1990 and 2000, Pekin experienced minimal growth in its net occupied housing stock. However, during this period owner-occupied housing gained strength, increasing from 64% to 67% of total occupied housing.

Since 2000, the number of new housing building permits issued annually in Pekin has remained relatively consistent at an average of 71 residential units per year.

The development analysis for the Pekin market shows that the absorption rate for new, for-sale housing is relatively low, hovering near an average of 5 units/year for most developments. Even in light of this, however, new for-sale housing construction continues at a rate of about 40-70 units per year in the City. Additionally, the demand for duplex for-sale housing appears to be significantly higher on average than that for single-family homes as well as on the rise, as this type of lower-maintenance housing is increasing in popularity.

In general, rental developments in Pekin show high occupancy rates of 90% on average, yet new construction of this type of housing has been limited to one new development of 85 units in the last 25 years. The rental development that garners the highest rent for comparable number of bedrooms and square footage is this newest development built in 1997, and it offers 3 or 4 bedroom detached units with attached private garage and community playground. This development achieves rents between $0.66 to $0.69 on a per square foot basis.

In summary, the demand for new residential development in the City of Pekin is fairly conservative, ranging between 40 to 70 new owner-occupied units per year. Based on our analysis and conversations with the local development community, any residential development to occur within or in close proximity to the Study Area would be in the long-term. This is primarily due to the ample supply of land available for residential development on the east side of Pekin, which is more desirable as it is conveniently located near retail, restaurants and schools. In the same vein, the established urban living dynamics of the Peoria

riverfront are expected to attract all regional buyers desiring riverfront residential living until this market is saturated. Finally, as residential development along the Pekin riverfront will prove more costly than other sites due to environmental/flooding issues, higher demand at higher price points than observed in the current market are required to develop the Pekin riverfront residential market. Therefore, riverfront residential development in Pekin is not expected to occur until the following are achieved:

- Peoria's riverfront residential market becomes fully built out;
- The Pekin riverfront is developed as a destination with supporting mixed uses; and
- Higher demand at high price points is cultivated in Pekin to accommodate higher riverfront construction costs.

The market potential for hospitality uses within the Study Area was investigated.

5.1 METHODOLOGY

A trade area analysis for hospitality development in the Study Area was completed. This analysis included:

- A SWOT analysis for the Study Area's competitive position.
- Review of Claritas and Census demographic data for the primary and secondary market areas.
- A comparative report on select hotels in the Pekin/East Peoria market versus the Peoria market.
- Interviews with local developers, real estate professionals, city and government officials, representatives of the Peoria Convention and Visitor Bureau, and Pekin Chamber of Commerce personnel to identify hospitality potential in the immediate vicinity of the Study Area.

Findings from these tasks as they relate to the impact on potential developments along the Pekin Riverfront are noted below.

5.2 SITE ANALYSIS

The Study Area has been analyzed below according to its collective strengths, weaknesses, opportunities and threats as identified by local real estate development professionals and their buyers for hospitality development. The analysis is summarized below:

5.2.1 Strengths

- The natural beauty of Pekin's waterfront is of higher quality than that of the more urban Peoria section of the river.
- Expanding recreation opportunities within the City of Pekin with the recent development of Dragon's Dome, which could increase demand for lodging accommodations pulling from the region and nationwide.

5.2.2 Weaknesses

- Perceptions of the downtown as being hard to access. While access to downtown Peoria and the industrial complexes along Route 24 is relatively short, it is along local primary roads and not the interstate system like other communities.
- Pekin is competing against Peoria, which has a larger pool of hotels/motels to choose from. Peoria has a larger activity base in terms of business, tourists, and attractions to help sustain a healthy hospitality sector. There is a limited business and tourism market to support new hotel development in the City of Pekin.

5.2.3 Opportunities

- Significant portions of the Study Area are owned and controlled by the City, which will facilitate land assembly and development of the area.
- Proposed Route 336 will link the Peoria market to the west via Macomb, potentially increasing the attractiveness of the southern Peoria-Pekin communities.

5.2.4 Threats

- Development of hospitality facilities with integrated recreation amenities in Pekin and adjacent communities lessens the desire to build free standing hotel/motel properties in the community.

5.3 HOSPITALITY SUPPLY ANALYSIS

The Pekin area as a distinct market offers relatively few lodging accommodations for tourism/ visitors. URS conducted a survey of the five hotel developments within the primary market area, which includes the following:

- Holiday Inn Express Suites Pekin
- Comfort Inn Pekin
- Super 8 Motel Pekin
- Concord Inn & Suites
- Mineral Springs Motel

URS utilized Smith Travel Research (STR) to run a comparative report on select hotels in the Pekin/East Peoria market versus the Peoria market. The hotels included in the report were selected based on their user profile similarities. Included in the analysis were:

Pekin/East Peoria Market

- Hampton Inn Peoria East, East Peoria, IL
- Super 8 East Peoria, East Peoria, IL
- Holiday Inn Express Hotel East Peoria, East Peoria, IL
- Comfort Inn Pekin, Pekin, IL
- Holiday Inn Express Hotel & Suites Pekin, Pekin, IL
- Super 8 Pekin, Pekin, IL

Peoria Market

- Staybridge Suites Peoria Downtown, Peoria, IL

- Signature Inn Best Western Peoria, Peoria, IL
- Fairfield Inn Peoria, Peoria, IL
- Super 8 Peoria, Peoria, IL
- Comfort Suites Peoria, Peoria, IL
- Hotel Pere Marquette, Peoria, IL
- Holiday Inn Peoria City Centre, Peoria, IL
- Red Roof Inn Peoria, Peoria, IL
- Ramada Peoria, Peoria, IL
- Springhill Suites Peoria Westlake, Peoria, IL
- Residence Inn Peoria, Peoria, IL
- Sleep Inn Peoria, Peoria, IL
- Extended Stay America Peoria, Peoria, IL

From this comparative analysis, it was apparent that the two hotel markets, while drastically different in size, have seen similar rates of performance since 2000. See the table below and the appendix for more details.

Table 8
Comparative Hotel Trends – Annual Totals
1999-2004

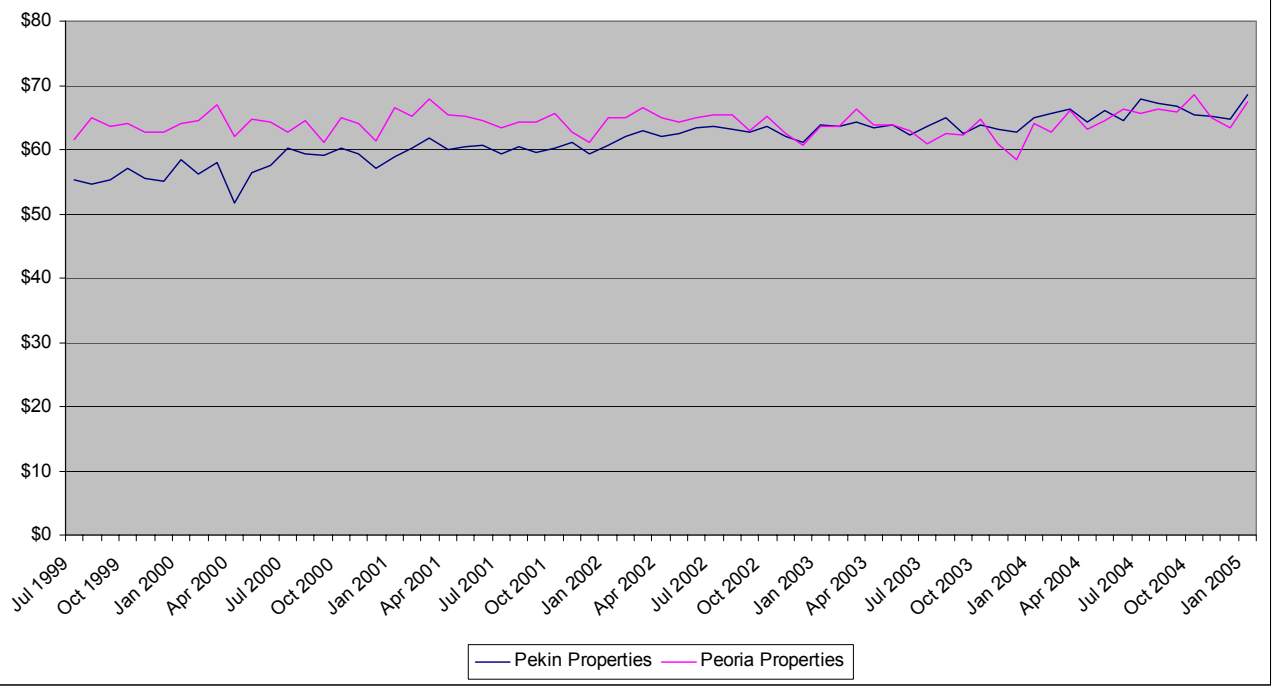
	Occupancy (%)		ADR ($)		Room Supply (# of rooms)	
Year	Pekin/East Peoria	Peoria	Pekin/East Peoria	Peoria	Pekin/East Peoria	Peoria
1999						
2000	59.5	58.7	$58	$64	454	1,657
2001	62.5	61.4	$60	$65	465	1,745
2002	63.2	59.3	$63	$65	465	1,840
2003	61.7	60.9	$64	$63	465	1,840
2004	65.2	63.1	$66	$65	465	1,838

In 2004, the Peoria market offered a total of almost four times as many rooms as the Pekin/East Peoria market. Given this stark contrast in the supply of rooms, however, occupancy levels for the two markets have remained very similar over the last five years. From 2000 to 2004, the Pekin/East Peoria market saw a total growth of 5% in occupancy level; the Peoria market saw a relatively similar growth of 4.4%. See the chart below and the appendix for more details.

Between 1999 and 2004, the Pekin/East Peoria hotel supply increased by 2.4%, or 11 rooms. In the period between 2000 and 2004, the Pekin/East Peoria hotel room market saw a total increase in the occupancy rate from 59.5% in 2000 to 65.2% in 2004.

In the period between 2000 and 2004, the Peoria market hotel room supply increased by a total of approximately 11%, accounting for a net increase of 181 rooms by 2004. Between 2001 and 2002, this market saw a negative change of –2.1% in hotel room occupancy levels, decreasing from 61.4% to 59.3%. However, occupancies rebounded between 2002 and 2004, where the overall occupancy rate increased to 63.1%.

Chart 4
Average Daily Rates, July 1999 – January 2005



Both markets have seen increases in their average daily rates per hotel room. In the Pekin/East Peoria market in 2000, the average daily rate per hotel room was approximately $57. Over the next five years, this rate rose each year to reach a total of $66 in 2004. The Peoria market saw a more minor net increase in the average daily rate per hotel room from 2000-2004, starting at a little less than $64 per room and ending at just over $65 per room per night. See the chart above and the appendix for more details.

5.4 CONCLUSIONS

The above research and analysis indicate that current market conditions could not successfully support additional lodging accommodations in either the Pekin or Peoria markets. As stated earlier, current occupancy levels in both markets are between 63% and 65%, which is lower than the 70%+ occupancy level that is typically desired by hotel operators, indicating a slight oversupply of rooms. These lower occupancy levels coupled with very conservative room rates of approximately $65 do not make ideal conditions for a new hotelier to enter the market. However, if market conditions were to change, such as with the development of a major entertainment/destination attraction, a new hotel development may be warranted. According to the professionals interviewed and knowledge of industry trends, any new hospitality capacity would be added to the market along the primary highway access points to the market or in association with large destinations, neither of which are currently present along the riverfront in Pekin.

The market potential for retail uses within the Study Area was investigated.

6.1 METHODOLOGY

A trade area analysis for retail development in the Study Area was completed. This analysis included:

- A SWOT analysis for the Study Area's competitive position, including access, parking and visibility issues for automobile and transit-oriented patrons.
- Review of Claritas and Census demographic data from the previously mentioned primary and macro market areas.
- Interviews with City staff, local developers and real estate brokers.
- Analysis of traffic counts, as detailed in traffic analysis section.
- Mapping of existing retailers by major store type generally within five miles of the Study Area.

Findings from these tasks as they relate to the impact on potential developments along the Pekin Riverfront are noted below.

6.2 SITE ANALYSIS

The Study Area has been analyzed below according to its collective strengths, weaknesses, opportunities and threats as identified by interviews and data analysis for retail development. The analysis is summarized below:

6.2.1 Strengths

- Located in close proximity to downtown
- Located in close proximity to major arterial roads with significant traffic volumes that could be attractive to retailers.

6.2.2 Weaknesses

- Limited downtown office worker population to support retail development. Majority of office development is government based operations which have limited operating hours.
- Minimal existing night time activity in downtown to support new retail/restaurant businesses.
- A concentration of new retail development is occurring on Pekin's east side away for the downtown and riverfront areas.
- Newer housing is being developed on greenfield sites in close proximity to the eastern retail corridor.

- Access and visibility issues within the Study Area, which are major site considerations for retailers.

6.2.3 Opportunities

- Significant portions of the Study Area are owned and controlled by the City, which will facilitate land assembly and development of the area.
- Infrastructure improvements to improve traffic flow and accessibility. Potential to convert one-way streets into 2-way streets to increase street level activity and slow traffic flow through critical points.
- The Proposed Route 336 will link the Greater Peoria market to communities to the west via Macomb, potentially increases the attractiveness of the southern Peoria-Pekin communities.
- Existing underutilized space in the downtown which can be renovated in a shorter time frame than new construction build-to-suites.
- The extension of Airport Road south to the Route 24/Route 9 intersection currently being studied could provide a faster and more convenient link for Pekin traffic to the Peoria Airport.

6.2.4 Threats

- Prime retailers are exploring the Prairie Crossing area in northwest Peoria for new developments inducing others to follow.
- Riverfront restaurants in Peoria, established next to a busier activity center in downtown Peoria than that of Pekin have struggled in recent years.

6.3 RETAIL SUPPLY ANALYSIS

To help identify underserved retail markets, we mapped the existing retailers by major store type generally within five miles of the Study Area. The following store types were mapped.

- Grocery
- Drug Stores
- Book Stores
- Casual Dining
- Discount Stores
- Office Supply
- Department/ Jr. Department/Specialty
- National Auto Suppliers

- National Video Rental Stores
- Electronics/ Furniture / Housewares
- Home/ Garden/ Crafts Supply
- Other Retail/ Fitness
- Restaurants

The retail coverage maps are provided in the appendix of this report and highlights of the maps are discussed below. The following summarizes the potential for new store location in the Study Area by category.

- **Grocers** – The downtown Pekin area is currently well served for grocers given the population base currently existing. Given the limited size of the Study Area, it is not anticipated that any new residential development within the riverfront area will impact grocery demand enough to warrant a new full service grocer to the area.
- **Appliance/Electronics/Furniture** – Electronics retailers such as Best Buy and Circuit City offer potential to locate in Pekin but such a development would not be appropriate in the Study Area. These retailers tend to co-locate in a power center environment, such as the one being created in the eastern sections of Route 9.
- **Book Stores** – Downtown Pekin is currently served by three local bookstores. This is contrary to the national trend of mega-bookstores forcing smaller, local bookstores out of the market. If this is to continue, Pekin needs to promote the local stores and not facilitate the ease of market entry to the larger national chains like Borders and Barnes and Noble.
- **Department/Jr. Department/Specialty Apparel** – According to local real estate professionals, the opening of Grand Prairie in northwest Peoria has met the demand for new department and specialty apparel stores. Junior department stores such as Kohls are currently exploring non mall retail space for new operations and are typically opening in power-center environments like the eastern edge of Route 9.
- **Discount Stores** – The existing Wal-Mart and K-Mart facilities in eastern Pekin are estimated to meet the current demand, potentially discouraging the third major national discount retailer, Target from entering the Pekin market.
- **Drug Stores** – The downtown area of Pekin is currently well served in a close proximity by both Walgreen's and CVS.
- **Home Improvement Stores** –These large big-box retailers are appropriate along major arterial roads requiring large development sites between 12 – 20 acres, such as those along Route 9 as is shown by the location of Menards.
- **Houseware/Linen/Children's Stores** – While downtown Pekin would offer the requisite spaces needed for many of the smaller, specialty operations in this category, they prefer in-line locations with anchored big-box users.

- **National Video Rental Stores** – The video rental market is underserved, with both Blockbuster and Hollywood Video not represented in the downtown.
- **Restaurants** – URS reviewed the potential for adding dining operations to the Study Area in two forms – casual dinging and formal dining. Casual dining operations such as Applebee's and Chili's are not interested in the downtown Pekin area at this time. The primary concern with the potential operators is the limited time of the day that the downtown is active with consumers. The ideal location in Pekin is along the eastern edge of town in the renovated shopping mall area. Formal dining operations face the same concern in the limited dinnertime activity within the Study Area and downtown in general.

6.4 CONCLUSIONS

Traditional national retailers that could anchor a development along the Riverfront in Pekin are faced with many challenges. First, as mentioned earlier in this report, the traffic along side the Study Area on Second Street is approximately 6,400 vehicles a day, all going in one direction. National anchor retailers typically expect traffic counts of 15,000 to 20,000 vehicles a day to pass their site. Secondly, the residential population is growing on the east side of Pekin, making the existing retail strip on the east side of Pekin more convenient and the riverfront more isolated.

In general, the Pekin market is becoming more attractive to commercial retail operators as a secondary market within the Greater Peoria market. The activity along the eastern edge of the City is encouraging, as the former mall is redeveloped into a power retail center. The City should continue to promote the retail development and redevelopment already occurring along the east side of Pekin. While many of the "category killer" retailers such as Kmart and Wal-Mart are already in place, inline retailers should be encouraged to develop the area further.

In the downtown, boutique retail operators should be encouraged to fill the first floor retail shops and office operations are recommended to be located on the second floor.

Restaurant operations, both casual and formal are not expected to bloom along the riverfront as stand alone operations. If a large, destination cultural/recreation use is developed along the riverfront, a dining operation could thrive with the addition of nighttime consumers generated by the destination cultural/recreation development.

In summary, the demand for new retail development in the City of Pekin is being met along the east side of the City. Based on our analysis and conversations with the local development community, any retail development to occur within or in close proximity to the Study Area would not be in the short-term and at

the detriment to that which is existing in downtown Pekin. This is primarily due to the ample supply of land and existing structures available for (re)development on the east side of Pekin. Secondarily, high-density retail development with large parking fields along the riverfront would prove to be more costly than other sites due to environmental/flooding issues that would need to be addressed. Thirdly, riverfront development in Pekin would likely not occur until Peoria's existing struggling riverfront retail market becomes saturated and can no longer accommodate demand.

The market potential for recreation and cultural uses within the Study Area was investigated.

7.1 METHODOLOGY

A trade area analysis for recreation and cultural development in the Study Area was completed. This analysis included:

- A SWOT analysis for the Study Area's competitive position.
- Review of Claritas and Census demographic data for the primary and secondary market areas.
- Review of existing and potential recreational/cultural developments in and around the Pekin market.
- Interviews with local developers, real estate brokers and public officials to identify new recreational and cultural attractions in the immediate area.

Findings from these tasks as they relate to the impact on potential developments along the Pekin Riverfront are noted below.

7.2 SITE ANALYSIS

The Study Area has been analyzed below according to its collective strengths, weaknesses, opportunities and threats as identified by interviews and data analysis. The analysis is summarized below:

7.2.1 Strengths

- Recognition of the importance of the riverfront by the City of Pekin
- Existing natural beauty
- Private investment in Pekin for recreation amenities – namely the Dragon's Dome

7.2.2 Weaknesses

- Pekin's riverfront and the primary roads affecting it are not linked to the interstate system and thus the surrounding communities in close proximity.
- Location down river from the dam. The upriver side of the dam has more boating facilities and is more conveniently located to the geographic center of the greater community. Traversing the dam can be a daunting task for pleasure boaters not looking for hassles.

7.2.3 Opportunities

- Significant portions of the Study Area are owned and controlled by the City, which will facilitate land assembly and development of the area.
- Proposed Route 336 will link the Peoria market to the west via Macomb, potentially increases the accessibility of the southern Peoria-Pekin communities.
- The Dragon's Dome is projected to attract individuals from a wide area of central Illinois to Pekin for recreational activities.
- Western side of the Illinois River is partially accessible and has large tracks of land available for development.
- With annexation, possibility for City to control and guide west bank development to complement east bank development.

7.2.4 Threats

- Pressure to develop the City controlled parcels for revenue-generating purposes.

7.3 CULTURAL AND RECREATION FACILITIES ANALYSIS

To evaluate potential for cultural and entertainment development in the Study Area, URS collected information on existing cultural and recreation facilities on the riverfront and in the surrounding area.

7.3.1 Cultural Amenities

Pekin currently offers no developed cultural assets in the Study Area, although the history of the riverfront, river, and region offer an untapped opportunity. Several developed cultural assets exist in the larger Pekin community.

Currently, a historic **riverboat** is docked at the riverfront, which had been unsuccessfully commissioned as a floating restaurant in Havana, Illinois. It has since been for-sale for close to a year, vacant and docked in Pekin. There are rumors that the owner has agreed to sell the boat to a buyer out of the region. Should this deal not be realized, a second party in the region, but not in Pekin, may make an offer on the boat.

Outside the immediate vicinity of the Study Area, additional cultural amenities in the Pekin area include the **Dirksen Congressional Center**. This facility was originally created in 1963 as an extension of the Pekin Public Library and now operates as a non-partisan, not-for-profit organization dedicated to promoting a better understanding of Congress and its leaders. Since its creation, the Center has earned worldwide recognition and served the regional community by hosting numerous special events and providing archival,

research, and educational program funding and opportunities. One such program is Congress in the Classroom®, a national, award-winning workshop for teachers held every summer on the campus of Bradley University. In September 2003, this amenity moved to a new, $1.6 million facility on the east side of Pekin at 2815 Broadway. The new site is situated on former farmland adjacent to the developing residential subdivision, Hickory Hills, approximately 3 miles from the Study Area.

The **Tazewell County Genealogical and Historical Society** is another cultural amenity located in the Pekin area. This society is a nonprofit, educational research institution providing educational materials and services for the purpose of increasing and enriching public knowledge of heritage. This organization organizes occasional events and is open to all ages of the public. This facility is well known throughout the State of Illinois. It recently added on to and improved its facility. It is located in the Ehrlicher Research Center at 719 N. Eleventh Street, approximately 2.5 miles from the Study Area.

Veteran's Memorial Fair, Tazewell County's annual fair, is currently held in Mineral Springs Park in Pekin.

A relatively new cultural amenity in Pekin is the **Tazewell County Museum and Education Center**, which opened its doors at 1408 Broadway in August 2004. This museum has been a goal of the Tazewell County Historic Places group since their founding in 1997. The museum is located near Mineral Springs Park, approximately two miles from the Study Area. The current site is a 1,200-square-foot storefront. The group is raising money and looking for a new site with at least 5,000 square feet. The center would consider relocating in the Study Area, if a building with appropriate amenities and at a feasible cost for its operations was available. The museum's collection includes: uniforms, medals and toilet paper from World War II; uniforms and personal items from Central Illinois Astronaut Scott Altman, who has ties to Lincoln and Pekin; a piano and organ from Hinner's music store in Pekin; mammoth teeth and bones found in Tazewell County; a World War I cavalry hat; and a model of St. Monica's Church in East Peoria. The museum also has books and papers from three Illinois Central College history faculty members and numerous railroad maps.

Chartered in 1981 under a different name, the **Artistic Community Theatre** group performs in the Pekin area with the mission to perform quality theatrical productions to the local community. This group has performed shows in Manito, Glasford, the Pekin Library, and the First Christian Church of Pekin. Originally, this group was based out of Bartonville, but in 1986 it moved its base to the City of Pekin and settled most recently as a $1/year tenant at Pekin Mall. Since the redevelopment of the Pekin Mall, however, this group

lost its home base and continues to look for a new one. In the past, this group partnered with the Pekin Parks District for a performance location; it currently uses a City building on the riverfront for storage.

There are plans to turn the old Pekin High School building and grounds into the **Gateway Center – West Campus**. This facility would function as one of the three anchors serving to revitalize the downtown area. Several alternatives for the development of this property have been proposed, including the development of: (1) a quality mixed-use project with adjacent park and open space elements, (2) a higher learning center for studies, training and continuing education on governmental studies and community service, and, (3) a non-denominational higher education facility. Conceptually, this development would create an anchor just east of downtown Pekin, with downtown Pekin serving as a connecting link to the Riverfront. See the section "Analysis of Other Studies" later in this report for more details on this plan.

7.3.2 Recreation and Fitness Amenities

The Pekin Riverfront area currently offers a relatively limited selection of developed recreation and fitness assets. The implementation of recently approved plans, however, promises to more fully develop these opportunities.

In 2001, the City invested in the redesign and renovation of the downtown riverfront **Downtown Pier**. The completion of this capital improvement has led to several new recreational opportunities for the public to interface with the river. One such opportunity included a highly successful "Pier Party" event, organized by the Pekin Main Street Organization. The pier also serves as a river observation and overlook point, as well as public fishing facility.

The Pekin riverfront offers two **public boat launch access points**—one on the west bank and one on the east bank. In the past, the east bank boat launch has been the more popular launch, due to better access and parking conditions. The city was recently awarded a state grant to fund paving and parking lot improvements for the west bank boat launch. These improvements are expected to increase the popularity of the west bank boat launch, and increase total boating and river activities in the area. Important to note is that the viability of both of these boat launches is determined primarily by the upstream lock operations, which can be unpredictable. Due to the grading and existing elevations, however, the viability of the west bank boat launch is less vulnerable to sporadic water level changes. Besides these access points, there are no supporting uses for boaters—such as docks, marinas, or boating destinations—between the up and downstream attractions of Peoria and Havana.

The **Pekin Boat Club** is a private boating club located along the east bank of the river within close proximity to the Study Area. This club offers members the opportunity to interface with the Illinois River via seasonal boat storage and a private boat launch. The club also provides a small marina suited to house approximately 10-12 boats. This marina has been relatively inoperable since 2003, as river sediments have gradually silted the marina and have not been dredged. To date, the club has not overtly expressed the intent of funding the dredging of the marina nor of entering into a public-private partnership to help address this issue.

The City is currently working on adding to the existing recreational space of Miller Park at the foot of Court Street by implementing the new **Pekin Riverfront Park** master plan. See the rendering of the "Pekin Riverfront Park Preliminary Master Plan" below.

This plan, expected to be complete in October of 2005, will create a contiguous public space of approximately seven acres in the Study Area as illustrated on the following map. Conceptualized components include an Event Meadow, a new gazebo, an expanded playground area, a walking trail extension and connection to the Pekin bike trail, 10-foot walkway Promenade, a Festival Plaza, a new Fishing Pier, and some amount of riparian and environmental restoration to the banks of the riverfront. As a whole, these new amenities are predicted to address the lack of development and attractions south of Peoria's lock and dam, drawing those from within and outside the region to experience the natural beauty of the area, as well as motivating future mixed-use economic development along the Illinois River.

Figure 6 – Pekin Riverfront Park Preliminary Master Plan

Importantly, to support these new improvements and future development to come, this project also provides for two new parking lots.

In particular, **Festival Plaza** will serve the Study Area by providing seating and pedestrian circulation. The Plaza and its pavilion will provide a public space with close proximity to the riverfront that is available for entertainment, special events, and family outing use by not-for-profits groups and the general public. The Plaza will also present an aesthetic entranceway to the Park both from Pekin's downtown area and the docking facilities.

Event Meadow will create an informal public space in the Study Area for large festivals, open interactive play, and family gatherings. It will provide two distinct overlooks to all directions of the Illinois River that will also serve as locations to accommodate small musical and drama performances. The Event Meadow will be encompassed by an 8-foot wide, one-quarter mile walking trail that connects to the Promenade, creating a further recreation amenity and connecting to the expanded bike/walking trail. This space may include a low capital-intensive performance area(s).

A **new playground** is planned for the area that will offer an updated interactive and educational playground experience. The new playground will provide a needed and missing amenity for nearby residents and visitors stopping to enjoy the total experience of the Park with small family members.

The new Pekin Riverfront Park calls for extensive **landscaping** to include a variety of shade trees, and plantings with color, fragrances, and seasonal interest. The use of flower, prairie grass, and riparian plantings that represent the native plant history of the Illinois River will be complemented with interpretive signage to develop an educational aspect to the park.

Mentioned above, the existing **Pekin Bike Trail** runs northwest from Allentown Road on the east side of Pekin to end at the riverfront, just north of the Study Area. Plans for the new Pekin Riverfront Park call for the extension of this trail end southwards through the Study Area. This portion of the trail in the Study Area will be designed as a 10-foot wide trail and will be located below the bluff. The extension will provide a paved pathway to the Fishing Pier, have interpretive signage to educate visitors regarding the site's history, plantings, and wildlife, and allow trail users to easily connect to the new park. An ADA route to the walking trail extension is planned. At this time, this trail extension will end at the new Fishing Pier.

In addition to this bike trail extension, a separate, 10-foot wide walkway **Promenade** is planned in the Study Area as part of the Riverfront Park Master Plan. This walkway will rest along the top edge of the bluff, overlooking the Illinois River and running parallel to the bike trail extension below. The Promenade will offer views to the water, a variety of relaxing views and resting points in the sun and shade, and fitness opportunities as development continues along the riverfront to the south in the future.

Dragon's Dome serves as Pekin's first major indoor/outdoor active recreation complex. Completed in early 2005, this private venue is expected to host numerous sporting events such as American Softball Association tournaments and other regional tournaments, as well as offer competition with Peoria's active recreation venues. The complex offers a full-sized indoor soccer field, numerous multi-use outdoor fields, indoor banquet areas for large groups, and concession sales.

Park facilities in the City of Pekin are acclaimed throughout the region. The **Pekin Park District** system includes 13 parks that encompass over 2,500 acres. The majority of this acreage is nested in four large satellite parks which have been intentionally left in their natural state. The remaining nine parks operate as neighborhood parks and special facilities within the City of Pekin. One park in particular, **Mineral Springs Park**, features numerous recreation attractions, including:

- Over 200 acres of playgrounds
- Five outdoor tennis courts
- Six baseball and softball diamonds
- Basketball courts
- Picnic areas with grills and two covered picnic shelters
- Concession stands
- Batting cages
- DragonLand Water Park
- Putt the Magic Dragon Miniature Golf
- Memorial Arena (ice rink and recreation center)
- Parkside Athletics
- Pavilion
- Miller Senior Citizens Center
- Bocce ball courts
- Wheelchair swing

- Lagoon for paddle boat riding and fishing

This park is immediately adjacent to the Pekin Community High School grounds and is the closest park to the Study Area, approximately 1.5 miles southeast.

The land immediately west of the Study Area, on the **west banks** of the Illinois River, has been under discussion for development for several years. Ideas for development have included a regional water park complex, an Illinois River natural heritage park, racetrack facilities (both horse and buggy racing), and an industrial complex.

A **water park** study was performed in 2001 for the area and the results imply that a market for this type of development exists in the area. The concept of developing an Illinois River **natural heritage park** is currently being assessed. This idea stems from building national and regional interest in rural communities' unique resources of preserved natural amenities and open space, shown through initiatives such as the "From Great Lakes to Great Rivers" program. In order to better facilitate future development, the City of Pekin is presently pursing the annexation of approximately 300 acres of this land and the creation a TIF district on this land.

7.4 EDUCATIONAL AMENITIES

Located within several blocks of the Study Area is the **Pekin Public Library** at 301 S. Fourth Street. This library offers the standard research and reference materials and instruction, as well as programs for kids, teenagers, and adults. Some programs hosted by the library include reading challenges, book clubs, theatrical performances, and community fundraising events. As the momentum of the recent effort to revitalize downtown has been building, the library has taken an increasingly active role in supporting this cause. It has been identified as the third anchor development, in addition to the riverfront and the West Campus development that will play an instrumental role in the renaissance of downtown Pekin. The library has undertaken numerous capital improvement projects to its building, including the construction of a **Visitor's Bureau** and a **coffee shop**.

Currently, **Illinois Central College** offers undergraduate for-credit classes at the Pekin High School.

Bradley University is a fully-accredited, independent, privately endowed, coeducational institution located in Peoria, Illinois. Originally founded in 1897 as Bradley Polytechnic Institute, this institution became a four-

year college in 1920, and a university offering graduate programs in 1946. It is considered a comprehensive university, offering more than 5,000 undergraduate students with 100 undergraduate programs among five colleges, and over 1,000 graduate students with 14 graduate degrees in 31 academic areas. The five colleges Bradley offers its undergraduate students are: Foster College of Business Administration; Slane College of Communications and Fine Arts; Education and Health Sciences; Engineering and Technology; and Liberal Arts and Sciences. The graduate programs Bradley offers include an AACSB-accredited MBA program, an Executive MBA, and doctorate in physical therapy.

Other education facilities in the region include Eureka College, Illinois Central College, Illinois State University, Illinois Wesleyan University, University of Illinois College of Medicine, and Mid-State College.

7.5 LOCAL EVENT PROGRAMMING

The City of Pekin, in conjunction with The Pekin Main Street Organization, boasts a calendar of numerous events, including:

- Music on the Courthouse Lawn
- Pier Parties
- Farmers Market
- Sidewalk Sale
- Christmas in July
- Street Dance/Car Show
- Friday Night Family Fest
- Halloween Parade
- Winter Wonderland Parade
- Winter Wonderland Festival
- Eagle Census Festival
- Derby Days
- Fourth of July Celebration
- Marigold Festival (noted below as a regional festival)

Time of Year

These events appear to be approximately evenly balanced between the winter and the summer seasons.

Attendance

Based on numbers gathered from the Chamber of Commerce and the Pekin Visitor's Center, these events achieve an average attendance between 500 and 1000 people. The Friday Night Family Fest, scheduled on the same weekend in September as the regional Marigold Festival which draws 20,000 people, sees the highest attendance rate of near 7,000 people.

Retail Opportunities

About half of the events scheduled in 2005 included some type of retail booth sales. Typically, these vendors are required to pay a booth/vendor fee, ranging from $5 to $250 depending on the event, the event duration, and the saleable products.

Event Fees

All outdoors events are required to apply for a special event permit from the City of Pekin for a fee of $25. Additionally, Pier Parties along the riverfront, if serving alcohol, are required to pay the City $50/hour if the organizing group is a non-profit, or $100/hour is the organizing group is a for-profit.

In 2005, all special events were free of charge to the public with the exception of the Pier Parties which occasionally required a small admission fee of $2/person.

7.6 REGIONAL FESTIVALS

Festivals throughout the area that have a regional draw include:

- Marigold Festival, Pekin
- Veteran's Memorial Fair, Pekin
- Festival of Lights, East Peoria
- Morton Pumpkin Festival, Morton
- Heart of Illinois Fair, Peoria
- Steamboat Days, Peoria
- Fourth of July Skyconcert, Peoria
- Nation's oldest Santa Claus parade

7.7 PEORIA AMENITIES

Attractions in Peoria that may offer opportunities for complementary development in the Pekin area include:

- Peoria Symphony Orchestra
- Prairie Wind Ensemble
- Peoria Area Civic Chorale
- Opera Illinois
- Broadway Theater League
- Centre Barn II Dinner Theatre
- Apollo Fine Arts & Entertainment
- Peoria Civic Center
- African American Museum Hall of Fame
- Dickson Mounds State Museum
- Technology Center
- Lakeview Museum of the Arts
- Wheels O' Time Museum
- River Works Museum
- The Peoria Riverfront with restaurants and shops

7.8 CONCLUSIONS

The surrounding community interests and demographics, location, and natural amenities of the Study Area and adjacent areas suggest that recreation and cultural developments would be well suited for the Study Area.

The recently completed Dragon's Dome, the ongoing construction of the Riverfront Park, the continuing interest in building more recreation facilities such as a waterpark, and the recent launching and expansion of several locally-oriented museums are strong market indicators that the demand for recreational and cultural use and development in the City of Pekin is growing.

The location and natural amenities of the Study Area support recreation and cultural uses. The riverfront has historic and cultural significance in itself, offering the opportunity to develop cultural and educational amenities complementary of the area's unique history. In addition, the preserved natural beauty of the Study Area and adjacent areas offers potential to be enhanced, complemented and appreciated by new recreation amenities.

Additionally, enhancing the riverfront with this type of use could serve to increase daytime and nighttime traffic in the long term. This traffic could include consumers that support other tax-generating uses such as retail, as well as encourage the development of additional amenities and incentives for higher density residential development.

In order to better understand the feasibility of development uses for the riverfront, several development scenarios were crafted and a financial analysis was performed on each. For each scenario, this analysis included an assessment of:

- Development costs
- Absorption rates
- Product pricing
- Cash flow

Estimates were developed primarily from the data gathered in the market analysis and research task and compared to industry benchmarks.

8.1 PRELIMINARY DEVELOPMENT CONCEPTS

The results of the market analysis identified limited demand for a new node of residential, retail or hospitality development along the Pekin riverfront in the short term of less than five years. Conversely, the Illinois River and its natural beauty were repeatedly recognized as a tremendous asset to the City of Pekin that could be mobilized as an economic driver and would play an important role in the continued redevelopment of both Pekin as a whole and its downtown.

Accounting for these conditions, the following development scenarios for the Study Area were developed for further study:

- **Concept 1**: 100% Public Passive Recreation Space
- **Concept 2**: 75% Public Passive Recreation Space / 25% Public Expanded Event Space
- **Concept 3**: 75% Private RV Campground / 25% Other Public Space
- **Concept 4**: 100% Private RV Campground

These concepts were chosen as they (1) offer immediate and realistic opportunities to enhance the riverfront, (2) promise a current riverfront use but also the flexibility to modify the use should market conditions change, and, (2) require minimal use-specific capital investment.

8.2 DEVELOPMENT COSTS

URS estimated hard and soft construction costs for the proposed uses, based on preliminary estimates compared to/and industry benchmarks. The following table summarizes the estimated development costs associated with each of the four development concepts.

Table 9
Estimated Development Costs
Pekin Riverfront, Pekin, IL

Development Concept	Cost*
Concept 1: 100% Public Passive Recreation Space	$564,000
Concept 2: 75% Public Passive Recreation Space / 25% Public Expanded Event Space	$1,021,000
Concept 3: 75% Private RV Campground / 25% Other Public Space**	$3,114,000
Concept 4: 100% Private RV Campground	$3,381,000

Source: URS Corporation
**Rounded to the nearest thousand.*
***Public expanded event space, public passive recreation space or a combination thereof.*

See the development costs tables in Appendix E for more details.

8.3 OCCUPANCY RATES

URS estimated use rates for the uses of an RV park and expanded event space. These rates were estimated based on market data gathered to date and industry standards.

RV Park Use

Based on interviews with national and local RV Park owners/operators and benchmark research, the occupancy of the RV park was estimated to follow a bell curve, showing the highest occupancy rate of 50% to 75% of nights during the summer months of June, July and August. The months of May and September were estimated to produce lower occupancy rates of 40% to 60% of nights booked. Finally, April and October represent the lowest occupancy rate of 25% to 40% of nights. It was assumed that the RV park would be closed the remaining five months of the year, between November and March.

Event Space Use

Potential use of expanded event space was estimated to correlate with the use of comparable event space elsewhere in Pekin and the immediate region. See Appendix E. Based on numbers gathered from the

Chamber of Commerce and the Pekin Visitor's Center, additional event space along the river is anticipated to draw the relocation or expansion of several existing Pekin annual events, as well as the creation of possibly two new annual events within the first five years. Given the nature of the riverfront, these events are anticipated to occur between the months of May and September and often include some type of informal retail opportunities for local vendors. Based on event data collected, these events are expected to attract an average of 500-1,500 people, and lasting an average duration of seven hours.

8.4 PRODUCT PRICING

URS estimated achievable rental rates for the recommended uses of an RV park and expanded event space.

RV Park Rates

Based on a preliminary review of national and regional rental rates for RV park usage, URS estimates that the base rate for a single RV "space" would range from $20 to $35 per night, depending on level of amenities and ability to get the asking price from new consumers.

Event Space Rates

Rates for the expanded event space were estimated to correlate with those rates of comparable event space elsewhere in Pekin and the immediate region. Currently, all outdoor special events are subject to a $25 special event permit fee imposed by the City of Pekin; this fee is expected to continue to apply to any special events planned on the riverfront. Additionally, URS estimates that special events held in the space along the riverfront will be responsible for a rental fee to the City, ranging between $50-200/hour, depending on the nature of the event. An admission fee to be charged by the event host for these events is not recommended at this time, as such might detract visitors, although depending on the nature of the event, a small fee of $1-3 may be feasible.

8.5 CASH FLOW

Based on the review of usage, fee and revenue rates for national and regional RV parks and comparable event space elsewhere in Pekin and the immediate region, URS estimated the economic impact of these uses in the Study Area on the local economy.

RV Park Cash Flow

The economic impact of rental revenue on the RV park and the additional disposable income and spending by RVers in the local community was calculated. As shown below, URS performed a cash flow analysis for two development models: a base scenario and an opportunity scenario. The base model assumes that the lowest estimates for occupancy and rental rates are achieved, while the opportunity model assumes the highest.

Table 10
Cash Flow* Model for RV Campground,
Pekin Riverfront, Pekin, IL

	Base Scenario	Opportunity Scenario
RV Park Development		
Estimated Number of RV Sites	32	42
Estimated Occupancy		
April	25%	40%
May	40%	60%
June	50%	75%
July	50%	75%
August	50%	75%
September	40%	60%
October	25%	40%
Average:	40%	61%
Estimated Rental Rates	$20	$35
Estimated Annual Gross Rental Income	$55,000	$191,000
Supported Retail in Local Community		
Average Spending per night per RV site rented	$91	$110
Annual Spending	$250,000	$600,000
Sq. ft. of retail supported (Estimate - $300 retail sales per sq ft)	831 sq. ft.	2,002 sq. ft.
Annual Sales Tax Collection		
1% City collection of Sales Tax	$2,500	$6,000
Total Estimated Annual Revenue for City	$57,000	$197,000

Source: URS Corporation.
**Costs rounded to the nearest thousand.*

Event Space Cash Flow

The economic impact of event space revenue on City and local stores revenue was calculated. As shown below, URS performed a cash flow analysis for two development models: a base scenario and an opportunity scenario. The base model assumes that the lowest estimates for event space use, rental rates, and admission fees are achieved, while the opportunity model assumes the highest. The retail and vendor sales estimated to be supported at special events along the riverfront are based on the retail revenue data available for past current special events in Pekin.

Table 11
Cash Flow* Model for Expanded Event Space,
Pekin Riverfront, Pekin, IL

	Base Scenario	Opportunity Scenario
Event Space Development		
Estimated Number of Events (per year)	4	8
Event Space Usage		
Estimated Attendance (per event)	500	1,500
Estimated Event Duration (hours)	7	21
Rental Rates		
Estimated Event Space Rental Rates (per hour)	$50	$200
Estimated Event Space Rental Revenue (per event)	$350	$4,200
Estimated Annual Gross Rental Income	$1,400	$33,600
Admission Fees		
Admission Fee	$1	$3
Estimated Annual Gross Admission Fee Revenue	$500	$4,500
Supported Retail (at Events)		
Average Gross Sales per Event	$250	$1,500
Annual Gross Sales	$800	$12,000
Permit Fee Collection (for Special Events)		
$25/event	$25	$25
Estimated Annual Gross Event Permit Fee Revenue	$100	$200
Gross Revenue for Event Host (Admission Fee Revenue only)	$500	$4,500
Gross Revenue for Event Retailers (Supported Retail Revenue only)	$800	$12,000
Gross Revenue for City (Rental and Permit Fee Revenue)	$1,500	$33,800

Source: URS Corporation.
**Costs rounded to the nearest thousand.*

8.6 PUBLIC REVENUE GENERATION

URS looked at the public revenue generating potential of each of the four development concepts. The following table summarizes this analysis.

Table 12
Development Concept Revenue Generation Potential
Pekin Riverfront, Pekin, IL

Development Concept	Public Revenue*
Concept 1: 100% Public Passive Recreation Space	$2,000
Concept 2: 75% Public Passive Recreation Space / 25% Public Expanded Event Space	$34,000
Concept 3: 75% Private RV Campground / 25% Other Public Space**	$59,000
Concept 4: 100% Private RV Campground	$197,000

Source: URS Corporation
**Rounded to the nearest thousand.*
***Public expanded event space, public passive recreation space or a combination thereof.*

In this comparison, Concept 1 is presumed to offer a minimal amount of public event space; thus the base scenario estimated in the cash flow analysis for expanded event space revenue is assumed. Under Concept 2, the event space is presumed to be larger and of higher quality; the cash flow opportunity scenario for expanded event space revenue, therefore, is presumed. Concept 3 is assumed to merge the base cash flow scenario for the RV park with the base cash flow scenario for event space. Finally, Concept 4 reflects the estimated revenues to be earned under the cash flow opportunity scenario for the RV park.

8.7 CONCLUSION

In looking at the development costs, use rates, product pricing, and cash flow associated with each development concept studied, URS analyzed the gap between the estimated fiscal costs and benefits of each concept. See the table below.

The gap between development costs and potential revenue was greatest in Concepts 3 and 4, both of which called for the development of an RV campground. These concepts were both estimated to be far more costly than the other concepts studied—estimated to cost over $3 million each. These development options, however, also showed the greatest level of increase in cash flow in the local economy, introducing over $600,000 additional annual spending in the local economy in the best-case scenario.

Concepts 1 and 2 had much lower associated fiscal costs and benefits. Concept 1 offered the lowest development costs at $564,000; this concept, however, also showed marginal public revenue generation of $2,000. Concept 2 was shown to have the second lowest development costs at just over $1 million, and offered a respectable level of revenue to the City of almost $34,000 and near $600,000 in cash flow to the local economy.

Table 13
Estimated Development Costs and Revenues Gap,
Pekin Riverfront, Pekin, IL

Development Concept	Cost*	City Revenue*
Concept 1: 100% Public Passive Recreation Space	$564,000	$2,000
Concept 2: 75% Public Passive Recreation Space / 25% Public Expanded Event Space	$1,021,000	$34,000
Concept 3: 75% Private RV Campground / 25% Other Public Space**	$3,114,000	$59,000
Concept 4: 100% Private RV Campground	$3,381,000	$197,000

Source: URS Corporation
**Rounded to the nearest thousand.*
***Public expanded event space, public passive recreation space or a combination thereof.*

An analysis of the current issues, socio-economic data, and regional market trends in and around Pekin, and the financial analysis of the preliminary development concepts, identified that there is limited demand for a new node of residential, commercial, or hospitality development along the Pekin riverfront in the short term of less than five years. The market data collected shows that residential development in and adjacent to the Study Area would not be cost-effective nor attractive to the existing market at this time. Additionally, the market data collected shows that a new hub of retail development in the Study Area would not be supported at this time. The hospitality market in Pekin offers potential to support the development of an RV campground; Study Area site restrictions, however, presented costs and physical constraints that eliminated the feasibility of this option.

In terms of the recreation/cultural market, the Illinois River and its natural beauty are recognized as a tremendous asset to the City of Pekin. Contrasted to the urban river view of Peoria and East Peoria, the Pekin river view is a serene and quite one and the natural backdrop of the western shore of Pekin suits passive recreational activity well. Additionally, the east side of the river is quickly becoming dominated by open public space with the addition of the new Riverfront Park and plans for the fishing pier. Finally, the increasing market for recreational and leisure activities in the Pekin area is noted as a demand that can be harnessed as an economic driver for the Study Area.

Considering these findings, it is recommended that the City of Pekin focus on developing the Study Area primarily to support passive recreational use, in either a public, or combination of public and private, use capacity. Expanded event space is also recommended as a secondary use for a portion of the Study Area. In addition to these uses, there also appears to be limited potential for the development of cultural use of existing buildings in the Study Area as well as.

This recommended development offers (1) the City the opportunity to capitalize on the uniqueness of singular ownership of a large portion of the Pekin Riverfront, (2) immediate and realistic opportunities to enhance the riverfront, (3) the flexibility to modify the use should market conditions change, and, (4) to require minimal use-specific capital investment.

This recommendation is described in more detail below.

DEVELOPMENT RECOMMENDATION: 75% Public Passive Recreation Space / 25% Expanded Event Space (Concept 2)

The majority of the Study Area (roughly 75%) should be developed and maintained as public passive recreational space. The remaining area (approximately 25%) should be developed as public space with a more active recreational use, such as event space.

Under this scenario, the riverfront space would be developed over time as a contiguous public, passive, recreational space and would be amenitized in phases as the area and market evolved with new development demands. Importantly, this type of amenity development will be very adaptable and non-capital intensive specific to a particular use, so as to allow for the greatest flexibility of future development options, if market conditions were to change.

Under this arrangement, the City would continue to control a majority of the Study Area land, and would continue to pursue control over as much of the Study Area as possible. Additionally, this investment in event space could offer some financial returns to the City, increase dollars spent in the local area, and potentially attract more and different visitors to the Riverfront than would be coming to use just passive recreational space.

75% Public Passive Recreation Space

Recommended amenities to develop in the Study Area include the following:

Streetscaping and Signage. Investing in streetscaping and consistent signage for the area is also recommended as a low-capital means by which to distinguish the area and create a destination. These improvements will serve to brand the riverfront as a unique space and experience, increase ease of way finding to, from and throughout the area, and help emphasize the area as a desirable destination.

Programming. Further recommendations include programming of the new Riverfront Park. The programming of this park will play a critical role in helping to draw visitors and residents on a regular basis to the area, and transforming the riverfront into a destination. We recommend that the programming potential of the park be fully developed in terms of number of concerts, performances, festivals, etc.

Boating. Presently there is minimal motorboat activity on the water, which can be attributed to Pekin's location in relation to the lock and the lack of a local sizable marina. This minimal motorboat activity, however, makes the river attractive for non-motorized boats, such as canoes, kayaks, and crew boats. The Study Area should be marketed as a great place from which to launch these types of activities and developed in a manner that supports this water use. Also, implementation of the **Pekin Pier & Boat Launch** project proposed in the Reinvestment Plan is recommended to facilitate greater recreational activity on the river and bolster the transformation of the riverfront into a destination.

Trail Extension. To further add to the passive recreation nature of the riverfront, URS recommends enhancing the proposed trail and blufftop promenade and developing an area of the riverfront as a major trailhead. We envision this trail enhancement as a looping trail throughout the riverfront area that connects with the existing Pekin Trail and new recreational development on the riverfront, as well as allows for connections into a future regional greenway system. This trail development and connections will serve to add function and activity to the area, and draw additional visitors to the area from adjacent areas with new development, leveraging activities proposed for these projects to promote riverfront revitalization.

25% Expanded Event Space

The expanded event space is envisioned to be utilized for a variety of special events. The amenities required for this type of development would be relatively more capital-intensive than that required for the passive recreational space. For example, the development of event space may require utilities, several buildings or pavilions, other infrastructure additions and/or modifications, natural and manicured landscaping, and other efforts. The costs of these amenities will most likely be paid by a public entity.

This space could include:

- more "plaza" type space that would generally be larger paved areas for congregating, primary activities during and event, or for erecting significant event tents,
- sufficient sidewalk space to allow booths to set up along the edges allowing event goers use of the walk through the center of the booth area is paved,

- pavilions and kiosks to focus and inform event goers on activities,
- signage to identify the space for event focus,
- sufficient numbers of benches and trash receptacles that allow for increased intensity of use in a confined area, and,
- at least one example of public art that also draws events and focuses activities.

This development recommendation has the most advantages of all development options studied. One strength of this recommendation is that the recommended use would, in absolute terms, require relatively low levels of capital investment and be flexible to allow for different development options in future changing market conditions. Additionally, this concept offers: (1) the potential for the City to realize a small source of revenue from the event space development, (2) the City the ability to remain maximum control over the riverfront area, and, (3) the potential for the use of the event space to catalyze the transformation of the area into a destination by drawing more traffic and visitors to the area.

Important to note is that the event space land use component of this concept will offer slightly more resistance and require slightly more investment to alter should market conditions change in the future and warrant a use conversion. This increased level of effort will be directly dependent on the amount of capital investment and use to-date of the event space.

Reinvestment Plan Recommendations

In crafting this development recommendation, the proposed riverfront initiatives described in the Reinvestment Plan were carefully reviewed in the context of the current market conditions. This review led to the conclusion that most of the major capital improvement initiatives proposed for the riverfront area as described in the Reinvestment Plan are not viable options under current market conditions. While a change in economic conditions in time may provide market support for these development initiatives, current conditions suggest that these uses are not supported at present in the Study Area.

In terms of those projects described in the Reinvestment Plan that would complement our development recommendation, continued development of the new **Riverfront Park and Blufftop Promenade** is recommended. Additionally, implementation of the proposed development initiatives of the **Pekin Lake, Boat Club & Pier Entrance** and **Pekin Pier & Boat Launch** could be pursued as complementary site developments. Importantly, if these developments are implemented, they should connect with the existing

Pekin Trail and with new development on the riverfront, as well as allow for connections into a future regional greenway system. This type of flexibility will help ensure that activities proposed for these projects are created to leverage and not conflict with riverfront, trail and greenway development.

As noted above, additional major capital improvement initiatives described in the Reinvestment Plan are not recommended at this time. See the end of the following section for a table summarizing the prioritization of Reinvestment Plan initiatives.

In addition to the Study Area recommendation, URS developed the following strategic development recommendations for the Study Area and areas immediately adjacent to Study Area to be phased in as market conditions permit, as well as on a city-wide basis. In developing these strategic development recommendations, the proposed riverfront initiatives described in the Reinvestment Plan were carefully reviewed in terms of potential under current and changing market conditions, and those that complement the recommended development concept presented in the previous section are recommended below.

See the table at the end of this section for a prioritization of all development options considered.

10.1 DEVELOPMENT GOALS

In the process of developing specific recommendations, URS developed the following three general goals to guide redevelopment of the Study Area:

1. Create a public destination at the riverfront by expanding recreational and cultural uses.
2. Improve connections to the riverfront.
3. Complement and reinforce existing and planned developments throughout the riverfront and City as a whole.

These goals are complementary to those stated in the Reinvestment Plan for redevelopment of the riverfront area, and are intended to guide other development initiatives undertaken throughout the City to synergistically complement the site-specific recommendations for the riverfront.

10.2 AREA RECOMMENDATIONS

10.2.1 Improve Connections to the Riverfront – Short-Term

As revitalization of the riverfront and downtown areas progresses, the connection between these two nodes of development will be key to enhancing the riverfront revitalization process and sustaining the riverfront area as a destination. Currently, the downtown and riverfront area are two distinct areas. Walking connections between the riverfront and downtown areas should be maximized and traffic calmed to encourage pedestrian activity between the two areas. Additionally, to help unify and strengthen these areas, it is recommended that connections be improved through the use of way-finding and signage methods and traffic calming devices.

10.2.2 Residential Development – Long-Term

Due to the beauty, convenience, accessibility, and leisure potential of the nearby locational assets of the downtown and riverfront areas, many people may find locations adjacent to the Study Area as highly desirable places to reside once the area is improved and amenitized. If planned in a complementary manner, future development in these adjacent areas will capitalize on these prime locational assets and add to the revitalization efforts of the riverfront.

Given current market conditions, development of this type of urban waterfront living is not recommended as a viable use within the next five years. This market is starting to burgeon on the Peoria riverfront, which, unlike the existing Pekin riverfront area and surrounding community, offers a higher level of urban and developed riverfront amenities. Traditionally, the Pekin market demand for residential units has lagged behind Peoria by a ratio of approximately four to one, and to-date, buyers who otherwise may be interested in urban waterfront living have not yet demanded such a product in the Pekin market. Within the coming years, however, and the development of the Pekin riverfront and adjacent areas with recreational and complementary uses, the market conditions may change to show increasing demand for riverfront residential living accommodations on the Pekin waterfront.

Should market conditions change in this way, townhome, duplex and condominium developments are the recommended riverfront-adjacent living accommodations. This type of product maximizes the number of residents in the area who could conveniently take advantage of the site's central location. Additionally, denser housing types will help build the immediate population density necessary to create an active and energized downtown, including an increasing demand for additional stores, restaurants, and services. Recognizing that the Peoria-Pekin residential market has traditionally been a single-family, detached-home market, however, single-family homes are also recommended as part of the product mix for future development within and adjacent to the Study Area.

10.2.3 Retail Development – Long-Term

Retail activity in the riverfront area is essentially non-existent. In Pekin's Downtown, retail activity is struggling due to a lack of business concentration and inconsistent pedestrian and vehicular traffic throughout the day and evening hours.

Retail development as a future mixed use in the Study Area is recommended. Currently, existing businesses and nearby residential neighborhoods do not push or pull a sufficient number of people with enough disposable income through either the riverfront or the Downtown areas. Pekin, therefore, needs to focus on securing additional traffic in the form of residents, visitors and employment in the riverfront area to attract retailers. If the area is effectively connected to other areas with sufficient services and draws enough pedestrian and vehicular traffic, new retail activity will follow residential, visitation, and employment development. This will likely be a long-term process.

The future retail activity that is recommended within and adjacent to the Study Area under changing market conditions should have a different focus from the strip malls, big-box and power-centers that are present and growing in eastern Pekin. Instead, neighborhood and convenience retail to service local residents and business workers is recommended, such as: dry cleaners, restaurants and coffee shops, small grocery/convenience stores, drug stores, and video/DVD rental stores. Also, as residential and income growth occurs, boutique stores should continue to be encouraged in the downtown and riverfront areas.

With respect to restaurant development in the riverfront, URS recommends that under changing market conditions, a mix of fine and primarily casual dining establishments be encouraged to locate along the north or south perimeters, along 2nd or 3rd Street, or immediate to the area proposed for the River Center. If a restaurant with a river view is desired, it should occur at the top of the riverbank and adjacent to the open space area.

Under changing market conditions, URS recommends that the floating restaurant concept presented in the Reinvestment Plan be carefully reevaluated. This facility, proposed to be built on the existing concrete and steel piling extending into the river, will require considerable funds and expense to construct. Additionally, should any component of this facility be feasibly constructed at or below the 100-year flood elevation, extensive study, design and permitting will be required. URS recommends that these additional concerns be carefully considered before pursuing this project.

At this time, the **Court Street Landing** retail and restaurant development project described in the Reinvestment Plan is not recommended. This is a major private capital improvement project that would require a serious commitment by a private developer(s). At this time, the adjacent areas and walkability

access of downtown and the riverfront areas do not support the development of this type of retail amenity in the Study Area. Under different market conditions, however, this type of mixed-use retail facility is recommended to further increase visitation and activity on the riverfront. Specific recommendations to strengthen the viability of this project include making considerations for streetscaping and connectivity to the recommended trail system development.

At present, the **Retail/Office Project** described in the Reinvestment Plan is not recommended. URS recommends that this use be evaluated further under new market conditions and once the riverfront is transforming into a destination. Also, this type of improvement should be carefully developed so as to not detract from, but rather complement and enhance, the adjacent development ongoing in the Downtown.

10.2.4 Hospitality Development – Long-Term

The market analysis suggests that current market and physical site conditions do not support the development of traditional hospitality amenities, such as hotels and motels, in the Study Area. Such a use, however, may prove viable in the future if market conditions change. For instance, if Pekin were to secure a large destination waterpark development, additional lodging accommodations will most likely be warranted in close proximity to the waterpark. Given the Study Area's limited size, though, a development of such a large scale would be better suited for the west side of the river as discussed in Appendix H of this report.

10.2.5 Cultural Development – Long-term

Current activity in the market suggests support for the development of a museum-type amenity in the Study Area. This type of development should be minimally capital-intensive, and preferably consist of the relocation or satellite expansion of an existing cultural amenity in Pekin. Examples of existing cultural amenities in Pekin that may bet targeted for relocation or satellite expansion to existing buildings in the Study Area include the Tazewell County Museum and Education Center, the Dirksen Congressional Center, the Pekin Public Library, and the Pekin Artistic Community Theatre.

Under current market conditions, the **River Center and Marina** project described in the Reinvestment Plan is not recommended. This is a major capital improvement project for the development of public meeting space with cultural, commercial, and recreational aspects. This type of development would require a

serious commitment by the City and/or private developer(s). At this time, the market does not support the development of this type of capital-intensive cultural amenity in the Study Area.

At present, the **Riverfront Amphitheater** project described in the Reinvestment Plan is not recommended. Market support for this type of capital-intensive amenity is not clear, although this use clearly complements the passive recreational use that is recommended for the Study Area. Additionally, the T&P Railroad usage in the Study Area seems to compromise the viability of this type and location of development. URS recommends that the feasibility of this project be reassessed only as economic conditions change, and with respect to the success and level of use of the Event Meadow and any other potential performance space offered in the riverfront area.

10.2.6 Property Acquisition and Existing Development

URS recommends that the City continue to acquire property in the riverfront. This effort will ensure maximum flexibility for future development options, as well as ensure that the majority of the riverfront area is developed in a complementary, cohesive manner. In the course of property acquisition, however, the City should make careful considerations not to force the closing or relocation of viable businesses on the riverfront. When possible, these operations should be retained and integrated into the redevelopment efforts of the area.

10.3 CITY-WIDE RECOMMENDATIONS

URS recognizes that redevelopment and revitalization of the riverfront is a dynamic process that is intricately tied to changes and developments in parts of the City outside the Study Area. As such, URS has developed the following development recommendations for areas outside the Study Area. These recommended development initiatives are intended to synergistically complement the site-specific recommendations for the riverfront.

In developing these city-wide development recommendations, the proposed riverfront initiatives described in the Reinvestment Plan were carefully reviewed in terms of potential under current and changing market conditions. Uses recommended by the Reinvestment Plan that complement the following city-wide development recommendations are described below.

10.3.1 Focus on Connectivity and Navigability of Districts

As stated before with regards to development of the Study Area, making intuitive connections, addressing traffic and roadway issues, and creating walkable development districts will be critical to successfully implementing the recommended riverfront-oriented portions of the Reinvestment Plan. In this same vein, providing effective connections between the riverfront and other development areas proposed in the Reinvestment Plan are also recommended. In particular, URS recommends that as areas of the City begin to be redeveloped, they should be linked by a master-planned streetscape, façade, and parking initiative. This master planning effort will serve to both physically and psychologically connect the areas, easing navigability of the newly revitalized City and giving a cohesive sense of image and experience to the redevelopment effort.

In addition to this streetscaping effort, URS recommends that the City examine vehicular traffic throughout the downtown and proposed redevelopment areas and address the occasions when traffic discourages desirable, walkable districts. Walkable districts are the atmospheres most conducive to attracting new businesses and visitors, and sustaining redevelopment efforts.

Since the **Court Street Improvement Area** directly connects with the riverfront area as well as other adjacent sections of the City, effectively addressing streetscaping and connectivity issues of the Court Street Improvement Area is critical to riverfront reinvestment success. URS recommends that the City focuses the redevelopment of this area on efforts that increase connectivity and complementary uses that are not competitive to those on the riverfront.

A similar approach applies to the development of the **Downtown Gateway Area** and **Civic Center**, as well. The Reinvestment Plan lists numerous projects for revitalization of these areas. Key to successfully implementing these projects is focusing on creating walkable districts and sustaining appropriate access to development destinations. Plans for improving parking conditions and realigning streets in a manner that does not detract from the walkability of the area are recommended. Efforts that will create more consistent traffic over day and evening hours are recommended. Additionally, appropriate and effective connections between these developments and the riverfront, including the **West Campus Redevelopment Project** at the old high school, are recommended to draw additional visitors and residents to support and enhance riverfront development efforts.

10.3.2 West River Bank Development – Long-Term

Annexation of the floodplain area immediately west of the Study Area is being considered and is recommended. Originally, 700-600 acres were evaluated to be annexed. Since this time, the acreage to be annexed has been condensed to about 280 acres (excluding right-of-way), and a tax increment financing redevelopment plan (TIF) has been developed for the area.

With the annexation of this land, the City will have the opportunity to control how the west bank is developed, thus influencing any major development that will affect riverfront development from an economic, logistical and aesthetic perspective. Additionally, with the implementation of a TIF district that is contiguous with the existing Downtown TIF, funding for infrastructure development and anti-flooding mechanisms will be developed and will no longer serve as a deterrent to development on the west bank.

This annexation is viewed as a positive move in the process of redeveloping the riverfront area. Annexation will not only encourage development on the west bank, but will also give the City control over the type of development that takes place on the west bank and thus the view from the riverfront area. The preservation of this view as an aesthetically pleasing and natural amenity is central to the basis of the two concepts recommended in this study. Additionally, annexation will provide the City with the control to ensure that future development on the west bank is complementary to and further enhances riverfront development efforts on the east bank.

The findings from the analysis of current issues, socio-economic data, and regional market trends, and the results of the financial analysis enabled the URS Team to prioritize those development options considered. See the table below for a prioritization of these options. Those development options that are recommended for implementation under existing market conditions and in conjunction with each other are marked as "Pursue Now". Those development options labeled as "Hold" were identified as infeasible under current market conditions and/or require further feasibility analysis; as market conditions change, revisiting these options is recommended.

Table 14 Prioritization of Development Recommendations Pekin Riverfront, Pekin, IL			
Initiative	**URS Recommendation**		
	Pursue Now	**Abandon**	**Hold**
Riverfront Area Recommendations – Uses & Improvements			
Uses			
Recreational Development - Public	X		
Recreational Development - Private			X
Residential Development			X
Retail Development			X
Hospitality Development			X
Cultural Development	X		X
Improvements			
Streetscaping & Signage	X		
Programming	X		
Boating	X		
Trail Extension	X		
Improve Connections to the Riverfront	X		
Reinvestment Plan Recommendations			
Pekin Lake, Boat Club & Pier Entrance	X		
Pekin Pier & Boat Launch	X		
Court Street Landing			X
Riverfront Park & Blufftop Promenade (“Boardwalk”)	X		
River Center & Marina			X
Riverfront Amphitheater Project			X
Retail/Office Project			X
City-Wide Recommendations			
Focus on Connectivity and Navigability of Districts	X		
West River Bank Development	X		

Appendix Contents

Table A.1 Population

Table A.2 Average Annual Household Growth by Household Size

Table A.3 Population by Race

Table A.4 Population by Hispanic Origin

Table A.5 Average Annual Population Growth Rates by Age Group

Table A.6 Educational Attainment

Table A.7 Median Household Income

Table A.8 Employment Figures by Industry

Table A.9 Labor Force Statistics

Table A.10 Employment Numbers by Occupation

Table A.11 Major Employers

Table A.1
Population,
City of Pekin vs. Neighboring Cities, Counties, MSA, and State of Illinois,
1990 - 2000, 2004 Estimate, and 2009 Projection

	1990	2000	2004*	Average Annual % Change 1990 - 2000
City of Pekin	32,254	33,840	33,435	0.48%
City of East Peoria	21,378	22,887	22,213	0.68%
City of Peoria	113,504	112,892	112,439	-0.05%
City of Morton	13,799	15,044	15,337	0.87%
City of Washington	10,099	10,891	11,021	0.76%
City of Creve Coeur	5,938	5,458	5,239	-0.84%
City of Bartonville	5,643	6,157	6,147	0.88%
Tazewell County	123,692	128,485	127,746	0.38%
Peoria County	182,827	183,433	181,910	0.03%
Woodford County	32,653	35,469	36,549	0.83%
Peoria MSA	339,172	347,387	346,205	0.24%
State of Illinois	11,430,602	12,419,293	12,704,832	0.83%

Note: * Estimate

Source: US Census Bureau, Claritas, and URS Corporation

Table A.2
Average Annual Household Growth by Household Size,
City of Pekin vs. Neighboring Cities, Counties, MSA, and State of Illinois,
1990 - 2000

	1990		2000		Average Annual	
	Number	% of Population	Number	% of Population	Growth	Percentage Change
City of Pekin						
Total	13,145	100.00%	13,337	100.00%	21	0.15%
1 Person	3,695	28.11%	3,914	29.35%	24	0.58%
2 Person	4,325	32.90%	4,545	34.08%	24	0.50%
3+ Persons	5,125	38.99%	4,878	36.57%	(27)	-0.49%
City of East Peoria						
Total	8,632	100.00%	9,526	100.00%	99	0.99%
1 Person	2,257	26.15%	2,700	28.34%	49	1.81%
2 Person	2,942	34.08%	3,539	37.15%	66	1.86%
3+ Persons	3,433	39.77%	3,287	34.51%	(16)	-0.43%
City of Peoria						
Total	44,883	100.00%	45,132	100.00%	28	0.06%
1 Person	14,142	31.51%	14,902	33.02%	84	0.52%
2 Person	14,258	31.77%	14,299	31.68%	5	0.03%
3+ Persons	16,483	36.72%	15,931	35.30%	(61)	-0.34%
City of Morton						
Total	5,262	100.00%	5,983	100.00%	80	1.29%
1 Person	1,253	23.81%	1,629	27.23%	42	2.66%
2 Person	1,861	35.37%	2,187	36.55%	36	1.63%
3+ Persons	2,148	40.82%	2,167	36.22%	2	0.09%
City of Washington						
Total	3,784	100.00%	4,206	100.00%	47	1.06%
1 Person	786	20.77%	907	21.56%	13	1.44%
2 Person	1,259	33.27%	1,499	35.64%	27	1.76%
3+ Persons	1,739	45.96%	1,800	42.80%	7	0.35%
City of Creve Coeur						
Total	2,336	100.00%	2,213	100.00%	(14)	-0.54%
1 Person	553	23.67%	597	26.98%	5	0.77%
2 Person	811	34.72%	781	35.29%	(3)	-0.38%
3+ Persons	972	41.61%	835	37.73%	(15)	-1.51%
City of Bartonville						
Total	2,234	100.00%	2,576	100.00%	38	1.43%
1 Person	472	21.13%	693	26.90%	25	3.92%
2 Person	758	33.93%	928	36.02%	19	2.04%
3+ Persons	1,004	44.94%	955	37.07%	(5)	-0.50%
Tazewell County						
Total	47,234	100.00%	50,327	100.00%	344	0.64%
1 Person	10,774	22.81%	12,462	24.76%	188	1.47%
2 Person	15,877	33.61%	18,251	36.26%	264	1.40%
3+ Persons	20,583	43.58%	19,614	38.97%	(108)	-0.48%
Peoria County						
Total	70,826	100.00%	72,733	100.00%	212	0.27%
1 Person	19,775	27.92%	21,566	29.65%	199	0.87%
2 Person	23,085	32.59%	24,402	33.55%	146	0.56%
3+ Persons	27,966	39.49%	26,765	36.80%	(133)	-0.44%
Woodford County						
Total	11,451	100.00%	12,797	100.00%	150	1.12%
1 Person	2,216	19.35%	2,631	20.56%	46	1.73%
2 Person	3,749	32.74%	4,627	36.16%	98	2.13%
3+ Persons	5,486	47.91%	5,539	43.28%	6	0.10%
Peoria MSA						
Total	129,511	100.00%	135,857	100.00%	705	1.75%
1 Person	32,765	25.30%	36,659	26.98%	433	1.13%
2 Person	42,711	32.98%	47,280	34.80%	508	1.02%
3+ Persons	54,035	41.72%	51,918	38.22%	(235)	-0.40%
State of Illinois						
Total	4,197,720	100.00%	4,591,779	100.00%	43,784	2.94%
1 Person	1,071,131	25.52%	1,229,781	26.78%	17,628	1.39%
2 Person	1,273,998	30.35%	1,412,476	30.76%	15,386	1.04%
3+ Persons	1,852,591	44.13%	1,949,522	42.46%	10,770	0.51%

Source: US Census Bureau, Claritas and URS Corporation.

Table A.3
Population by Race,
City of Pekin vs. Neighboring Cities, Counties, MSA, and State of Illinois,
1990 - 2000

	1990		2000		Average Annual	
	Number	% of Population	Number	% of Population	Growth	Percentage Change
City of Pekin						
Black	55	0.17%	945	2.79%	99	32.89%
White	31,992	99.19%	32,327	95.53%	37	0.10%
Other	207	0.64%	568	1.68%	40	10.62%
City of East Peoria						
Black	32	0.02%	93	0.05%	7	11.26%
White	21,156	11.57%	22,286	12.15%	126	0.52%
Other	190	0.10%	508	0.28%	35	10.33%
City of Peoria						
Black	23,848	73.03%	27,601	77.82%	417	1.47%
White	86,863	266.02%	78,111	220.22%	(972)	-1.06%
Other	2,793	8.55%	7,180	20.24%	487	9.90%
City of Morton						
Black	26	0.01%	15	0.00%	(1)	-5.35%
White	13,671	4.03%	14,801	4.26%	126	0.80%
Other	102	0.03%	228	0.07%	14	8.38%
City of Washington						
Black	18	0.01%	0	0.00%	(2)	-100.00%
White	10,018	5.48%	10,737	5.85%	80	0.70%
Other	63	0.03%	154	0.08%	10	9.35%
City of Creve Coeur						
Black	0	0.00%	0	0.00%	0	0.00%
White	5,865	17.96%	5,306	14.96%	(62)	-1.00%
Other	73	0.22%	152	0.43%	9	7.61%
City of Bartonville						
Black	126	0.04%	29	0.01%	(11)	-13.66%
White	5,517	1.63%	6,040	1.74%	58	0.91%
Other	0	0.00%	88	0.03%	10	n/a
Tazewell County						
Black	187	0.00%	1,187	0.01%	111	20.30%
White	122,673	1.07%	125,130	1.01%	273	0.20%
Other	832	0.01%	2,168	0.02%	148	10.05%
Peoria County						
Black	25,018	13.68%	29,097	15.86%	453	1.52%
White	154,342	84.42%	145,588	79.37%	(973)	-0.58%
Other	3,467	1.90%	8,748	4.77%	587	9.70%
Woodford County						
Black	47	0.14%	127	0.36%	9	10.45%
White	32,425	99.30%	34,867	98.30%	271	0.73%
Other	181	0.55%	475	1.34%	33	10.13%
Peoria MSA						
Black	25,252	7.45%	30,411	8.75%	573	1.88%
White	309,440	91.23%	305,585	87.97%	(428)	-0.13%
Other	4,480	1.32%	11,391	3.28%	768	9.78%
State of Illinois						
Black	1,690,855	14.79%	1,864,619	15.01%	19,307	0.98%
White	8,957,923	78.37%	9,123,564	73.46%	18,405	0.18%
Other	781,824	6.84%	1,431,110	11.52%	72,143	6.23%

Table A.4
Population by Hispanic Origin,
City of Pekin vs. Neighboring Cities, Counties, MSA, and State of Illinois,
1990 - 2000

	1990		2000		Average Annual	
	Number*	% of Population	Number	% of Population	Growth	Percentage Change
City of Pekin						
Hispanic	114	0.35%	457	1.35%	38	14.90%
Non-Hispanic	32,140	99.65%	33,383	98.65%	138	0.38%
City of East Peoria						
Hispanic	296	0.16%	200	0.11%	(11)	-3.84%
Non-Hispanic	21,082	11.53%	22,687	12.37%	178	0.74%
City of Peoria						
Hispanic	1815	5.56%	2,792	7.87%	109	4.40%
Non-Hispanic	111,689	342.05%	110,100	310.41%	(177)	-0.14%
City of Morton						
Hispanic	88	0.03%	155	0.04%	7	5.82%
Non-Hispanic	13,711	4.04%	14,889	4.29%	131	0.83%
City of Washington						
Hispanic	28	0.02%	45	0.02%	2	4.86%
Non-Hispanic	10,071	5.51%	10,846	5.91%	86	0.74%
City of Creve Coeur						
Hispanic	54	0.17%	105	0.30%	6	6.88%
Non-Hispanic	5,884	18.02%	5,353	15.09%	(59)	-0.94%
City of Bartonville						
Hispanic	41	0.01%	57	0.02%	2	3.35%
Non-Hispanic	5,602	1.65%	6,100	1.76%	55	0.86%
Tazewell County						
Hispanic	802	0.01%	1,225	0.01%	47	4.33%
Non-Hispanic	122,890	1.08%	127,260	1.02%	486	0.35%
Peoria County						
Hispanic	2,508	1.37%	3,801	2.07%	144	4.25%
Non-Hispanic	180,319	98.63%	179,632	97.93%	(76)	-0.04%
Woodford County						
Hispanic	184	0.56%	319	0.90%	15	5.66%
Non-Hispanic	32,469	99.44%	35,150	99.10%	298	0.80%
Peoria MSA						
Hispanic	3,494	1.03%	5,345	1.54%	206	4.34%
Non-Hispanic	335,678	98.97%	342,042	98.46%	707	0.19%
State of Illinois						
Hispanic	878,682	7.69%	1,529,141	12.31%	72,273	5.70%
Non-Hispanic	10,551,920	92.31%	10,890,152	87.69%	37,581	0.32%

Source: US Census Bureau and URS Corporation.

Table A.5
Average Annual Population Growth Rates by Age Group,
City of Pekin vs. Neighboring Cities, Counties, MSA, and State of Illinois,
1990 - 2000

	1990		2000		Average Annual	
	Number	% of Population	Number	% of Population	Growth	Percentage Change
City of Pekin						
0-4 years	2,280	7.07%	2,226	6.58%	(6)	-0.24%
5-17	6,061	18.79%	5,659	16.72%	(45)	-0.68%
18-24	2,931	9.09%	3,121	9.22%	21	0.63%
25-44	9,366	29.04%	10,275	30.36%	101	0.93%
45-64	6,600	20.46%	7,277	21.50%	75	0.98%
65+	5,016	15.55%	5,282	15.61%	30	0.52%
City of East Peoria						
0-4 years	1,461	6.83%	1,350	5.90%	(12)	-0.79%
5-17	3,866	18.08%	3,796	16.59%	(8)	-0.18%
18-24	1,684	7.88%	1,848	8.07%	18	0.93%
25-44	6,507	30.44%	6,401	27.97%	(12)	-0.16%
45-64	4,513	21.11%	5,439	23.76%	103	1.88%
65+	3,347	15.66%	4,053	17.71%	78	1.93%
City of Peoria						
0-4 years	8,423	7.42%	8,334	7.38%	(10)	-0.11%
5-17	20,963	18.47%	20,699	18.34%	(29)	-0.13%
18-24	13,714	12.08%	13,571	12.02%	(16)	-0.10%
25-44	33,488	29.50%	31,196	27.63%	(255)	-0.71%
45-64	20,591	18.14%	23,180	20.53%	288	1.19%
65+	16,325	14.38%	15,912	14.09%	(46)	-0.26%
City of Morton						
0-4 years	848	6.15%	892	5.93%	5	0.51%
5-17	2,587	18.75%	2,634	17.51%	5	0.18%
18-24	1,075	7.79%	1,165	7.74%	10	0.81%
25-44	4,111	29.79%	3,759	24.99%	(39)	-0.89%
45-64	3,118	22.60%	3,744	24.89%	70	1.85%
65+	2,060	14.93%	2,850	18.94%	88	3.30%
City of Washington						
0-4 years	710	7.03%	787	7.23%	9	1.03%
5-17	1,964	19.45%	2,070	19.01%	12	0.53%
18-24	928	9.19%	835	7.67%	(10)	-1.05%
25-44	3,343	33.10%	3,241	29.76%	(11)	-0.31%
45-64	1,970	19.51%	2,606	23.93%	71	2.84%
65+	1,184	11.72%	1,352	12.41%	19	1.34%
City of Creve Coeur						
0-4 years	437	7.36%	405	7.42%	(4)	-0.76%
5-17	1,107	18.64%	944	17.30%	(18)	-1.58%
18-24	626	10.54%	511	9.36%	(13)	-2.01%
25-44	1,876	31.59%	1,633	29.92%	(27)	-1.38%
45-64	1,203	20.26%	1,240	22.72%	4	0.30%
65+	689	11.60%	725	13.28%	4	0.51%

(continued)

	1990		2000		Average Annual	
	Number	% of Population	Number	% of Population	Growth	Percentage Change
City of Bartonville						
0-4 years	305	5.40%	354	5.75%	5	1.50%
5-17	1,077	19.09%	1,036	16.83%	(5)	-0.39%
18-24	522	9.25%	435	7.07%	(10)	-1.81%
25-44	1,693	30.00%	1,734	28.16%	5	0.24%
45-64	1,279	22.67%	1,538	24.98%	29	1.86%
65+	767	13.59%	1,060	17.22%	33	3.29%
Tazewell County						
0-4 years	8,416	6.80%	8,055	6.27%	(40)	-0.44%
5-17	24,398	19.72%	23,198	18.06%	(133)	-0.50%
18-24	10,568	8.54%	10,566	8.22%	(0)	0.00%
25-44	37,778	30.54%	36,710	28.57%	(119)	-0.29%
45-64	26,161	21.15%	30,773	23.95%	512	1.64%
65+	16,371	13.24%	19,183	14.93%	312	1.60%
Peoria County						
0-4 years	12,761	6.98%	12,507	6.82%	(28)	-0.20%
5-17	34,663	18.96%	33,537	18.28%	(125)	-0.33%
18-24	19,440	10.63%	18,891	10.30%	(61)	-0.29%
25-44	54,810	29.98%	51,143	27.88%	(407)	-0.69%
45-64	35,231	19.27%	41,444	22.59%	690	1.64%
65+	25,922	14.18%	25,911	14.13%	(1)	0.00%
Woodford County						
0-4 years	2,358	7.22%	2,314	6.52%	(5)	-0.19%
5-17	7,073	21.66%	7,168	20.21%	11	0.13%
18-24	2,753	8.43%	3,042	8.58%	32	1.00%
25-44	9,750	29.86%	9,347	26.35%	(45)	-0.42%
45-64	6,128	18.77%	8,329	23.48%	245	3.12%
65+	4,591	14.06%	5,269	14.86%	75	1.39%
Peoria MSA						
0-4 years	23,535	6.94%	22,876	6.59%	(73)	-0.28%
5-17	66,134	19.50%	63,903	18.40%	(248)	-0.34%
18-24	32,761	9.66%	32,499	9.36%	(29)	-0.08%
25-44	102,338	30.17%	97,200	27.98%	(571)	-0.51%
45-64	67,520	19.91%	80,546	23.19%	1,447	1.78%
65+	46,884	13.82%	50,363	14.50%	387	0.72%
State of Illinois						
0-4 years	844,764	7.39%	871,788	7.02%	3,003	0.32%
5-17	2,103,057	18.40%	2,367,441	19.06%	29,376	1.19%
18-24	1,188,851	10.40%	1,206,393	9.71%	1,949	0.15%
25-44	3,705,821	32.42%	3,815,155	30.72%	12,148	0.29%
45-64	2,153,729	18.84%	2,659,587	21.41%	56,206	2.13%
65+	1,434,380	12.55%	1,498,929	12.07%	7,172	0.44%

Source: US Census Bureau and URS Corporation

Table A.6
Educational Attainment,
City of Pekin vs. Neighboring Cities, Counties, MSA, and State of Illinois,
1990 - 2000

	City of Pekin		City of East Peoria		City of Peoria		City of Morton		City of Washington		City of Creve Coeur	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Less than 9th Grade	10.4%	5.2%	9.8%	6.7%	8.7%	6.2%	6.9%	4.1%	5.4%	2.3%	10.2%	6.6%
9th to 12th Grade	13.9%	13.2%	15.7%	11.4%	13.4%	11.0%	5.2%	6.0%	7.0%	6.1%	18.3%	13.6%
High School Graduate	38.1%	38.1%	36.5%	34.1%	27.8%	25.7%	31.2%	23.4%	32.9%	26.0%	46.1%	42.1%
Some College / Associate	27.1%	30.1%	27.2%	32.9%	26.5%	29.1%	30.6%	32.2%	35.4%	35.0%	21.1%	32.5%
Bachelor Degree	7.6%	8.4%	7.4%	11.1%	15.2%	17.6%	18.9%	23.8%	13.6%	21.2%	4.1%	3.6%
Graduate or Professional Degree	2.9%	5.1%	3.4%	3.8%	8.4%	10.4%	7.2%	10.5%	5.7%	9.4%	0.3%	1.6%

Table A.6 *(continued)*

	City of Bartonville		Tazewell County		Peoria County		Woodford County		Peoria MSA		State of Illinois	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Less than 9th Grade	9.4%	5.5%	8.8%	4.7%	9.0%	5.6%	9.4%	4.8%	9.0%	5.2%	10.3%	7.5%
9th to 12th Grade	13.7%	13.4%	12.6%	10.3%	13.0%	10.6%	10.6%	7.4%	12.6%	10.2%	13.5%	11.1%
High School Graduate	39.0%	39.0%	37.0%	34.4%	31.4%	29.5%	38.5%	35.3%	34.1%	31.9%	30.0%	27.7%
Some College / Associate	30.0%	32.1%	28.1%	32.5%	27.1%	31.0%	26.2%	31.4%	27.4%	31.6%	25.2%	27.6%
Bachelor Degree	6.1%	7.8%	9.6%	12.5%	12.9%	15.2%	10.4%	15.2%	11.4%	14.2%	13.6%	16.5%
Graduate or Professional Degree	1.8%	2.3%	3.9%	5.6%	6.6%	8.1%	5.0%	5.9%	5.4%	6.9%	7.5%	9.5%

Source: US Census Bureau and URS Corporation

Table A.7
Median Household Income,
City of Pekin vs. Neighboring Cities, Counties, MSA, and State of Illinois,
1990 - 2000 and 2004 Projection

	1990	2000	2004 Projection	Average Annual Percentage Change 1990 - 2000	Average Annual Percentage Change 2000 - 2004
City of Pekin	$25,198	$37,972	$40,401	4.19%	2.09%
City of East Peoria	$28,384	$41,538	$44,408	3.88%	2.25%
City of Peoria	$26,074	$36,397	$38,837	3.39%	2.19%
City of Morton	$39,788	$53,869	$58,571	3.08%	2.83%
City of Washington	$34,417	$52,210	$57,913	4.26%	3.52%
City of Creve Coeur	$25,058	$36,138	$36,151	3.73%	0.01%
City of Bartonville	$28,073	$40,766	$44,441	3.80%	2.92%
Tazewell County	$30,933	$45,250	$48,576	3.88%	2.39%
Peoria County	$28,193	$39,378	$43,633	3.40%	3.48%
Woodford County	$34,375	$51,394	$57,960	4.10%	4.09%
Peoria MSA	$29,837	$42,986	$46,867	3.72%	2.92%
State of Illinois	$32,252	$46,590	$51,444	3.75%	3.36%

Source: US Census Bureau, Claritas and URS Corporation.

Median Household Income,
5, 10, 15, and 30-Minute Drive Rings,
City of Pekin, Illinois,
2004 Projection

Ring	2004 Projection
5 minute drive	$38,183
10 minute drive	$41,537
15 minute drive	$41,345
30 minute drive	$43,821

Source: Claritas and URS Corporation.

Table A.8
Employment Figures by Industry,
Peoria, Tazewell and Woodford Counties, and State of IL,
2001-2004

Industry / Area	2001			2002			2003			2004		
	Number	Percent of County	Location Quotient[1]	Number	Percent of County	Location Quotient[1]	Number	Percent of County	Location Quotient[1]	Number	Percent of County	Location Quotient[1]
Employed civilian population 16 years and over												
Peoria County, Illinois	102,764	100.00%	1.00	98,848	100.00%	1.00	96,279	100.00%	1.00	98,411	100.00%	1.00
Tazewell County, Illinois	54,722	100.00%	1.00	54,400	100.00%	1.00	53,958	100.00%	1.00	56,597	100.00%	1.00
Woodford County, Illinois	10,455	100.00%	1.00	10,447	100.00%	1.00	12,032	100.00%	1.00	12,110	100.00%	1.00
Illinois -- Statewide	5,886,248	100.00%	1.00	5,771,132	100.00%	1.00	5,698,184	100.00%	1.00	5,747,687	100.00%	1.00
Agriculture, forestry, fishing and hunting												
Peoria County, Illinois	411	0.40%	1.45	393	0.40%	1.46	327	0.34%	1.23		0.00%	0.00
Tazewell County, Illinois	118	0.22%	0.78	117	0.22%	0.79	120	0.22%	0.80		0.00%	0.00
Woodford County, Illinois		0.00%	0.00		0.00%	0.00		0.00%	0.00		0.00%	0.00
Illinois -- Statewide	16,233	0.28%	1.00	15,734	0.27%	1.00	15,791	0.28%	1.00	18,725	0.33%	1.00
Mining												
Peoria County, Illinois	19	0.02%	0.11	16	0.02%	0.10	16	0.02%	0.10		0.00%	0.00
Tazewell County, Illinois	28	0.05%	0.30	29	0.05%	0.32	29	0.05%	0.33		0.00%	0.00
Woodford County, Illinois		0.00%	0.00		0.00%	0.00		0.00%	0.00		0.00%	0.00
Illinois -- Statewide	9,978	0.17%	1.00	9,655	0.17%	1.00	9,276	0.16%	1.00	9,484	0.17%	1.00
Utilities												
Peoria County, Illinois	87	0.08%	0.17		0.00%	0.00	686	0.71%	1.44		0.00%	0.00
Tazewell County, Illinois	265	0.48%	0.97	285	0.52%	1.07	270	0.50%	1.01		0.00%	0.00
Woodford County, Illinois	0	0.00%	0.00	0	0.00%	0.00		0.00%	0.00		0.00%	0.00
Illinois -- Statewide	29,530	282.45%	1.00	28,233	0.49%	1.00	28,275	0.50%	1.00	23,976	197.99%	1.00
Construction												
Peoria County, Illinois	4,415	4.30%	0.91	4,340	4.39%	0.92	4,122	4.28%	0.89		0.00%	0.00
Tazewell County, Illinois	3,320	6.07%	1.28	3,196	5.88%	1.23	3,314	6.14%	1.28		0.00%	0.00
Woodford County, Illinois	587	5.61%	1.19	644	6.16%	1.29	655	5.44%	1.13		0.00%	0.00
Illinois -- Statewide	278,151	4.73%	1.00	276,145	4.78%	1.00	274,421	4.82%	1.00	283,519	4.93%	1.00
Manufacturing												
Peoria County, Illinois	12,603	12.26%	0.88	11,388	11.52%	0.88	10,357	10.76%	0.85		0.00%	0.00
Tazewell County, Illinois	15,223	27.82%	2.00	14,007	25.75%	1.96	12,705	23.55%	1.87		0.00%	0.00
Woodford County, Illinois	2,761	26.41%	1.90	2,515	24.07%	1.83	2,420	20.11%	1.59		0.00%	0.00
Illinois -- Statewide	819,078	13.92%	1.00	758,354	13.14%	1.00	718,923	12.62%	1.00	703,250	12.24%	1.00
Wholesale trade												
Peoria County, Illinois	3,708	3.61%	0.68	3,470	3.51%	0.67	3,650	3.79%	0.72		0.00%	0.00
Tazewell County, Illinois	2,603	4.76%	0.89	2,604	4.79%	0.91	2,449	4.54%	0.86		0.00%	0.00
Woodford County, Illinois	517	4.95%	0.93	471	4.51%	0.86	411	3.42%	0.65		0.00%	0.00
Illinois -- Statewide	314,191	5.34%	1.00	302,745	5.25%	1.00	300,607	5.28%	1.00	300,513	5.23%	1.00
Retail trade												
Peoria County, Illinois	10,893	10.60%	0.97	10,059	10.18%	0.93	10,275	10.67%	0.97		0.00%	0.00
Tazewell County, Illinois	6,403	11.70%	1.07	6,201	11.40%	1.04	5,979	11.08%	1.01		0.00%	0.00
Woodford County, Illinois	1,140	10.90%	0.99	1,141	10.92%	1.00	1,241	10.31%	0.94		0.00%	0.00
Illinois -- Statewide	645,474	10.97%	1.00	633,112	10.97%	1.00	627,495	11.01%	1.00	622,558	10.83%	1.00
Transportation and warehousing												
Peoria County, Illinois	1,354	1.32%	0.27	1,285	1.30%	0.27	2,836	2.95%	0.62		0.00%	0.00
Tazewell County, Illinois	3,676	6.72%	1.39	4,134	7.60%	1.60	4,017	7.44%	1.58		0.00%	0.00
Woodford County, Illinois	329	3.15%	0.65	319	3.05%	0.64	370	3.08%	0.65		0.00%	0.00
Illinois -- Statewide	284,724	4.84%	1.00	273,296	4.74%	1.00	268,726	4.72%	1.00	272,094	4.73%	1.00

Industry / Area	2001 Number	2001 Percent of County	2001 Location Quotient[1]	2002 Number	2002 Percent of County	2002 Location Quotient[1]	2003 Number	2003 Percent of County	2003 Location Quotient[1]	2004 Number	2004 Percent of County	2004 Location Quotient[1]
Information												
Peoria County, Illinois	2,579	2.51%	0.91	2,372	2.40%	0.90	2,368	2.46%	0.97		0.00%	0.00
Tazewell County, Illinois	747	1.37%	0.49	824	1.51%	0.57	780	1.45%	0.57		0.00%	0.00
Woodford County, Illinois	117	1.12%	0.41	125	1.20%	0.45	123	1.02%	0.40		0.00%	0.00
Illinois -- Statewide	162,478	2.76%	1.00	154,453	2.68%	1.00	144,194	2.53%	1.00	129,031	2.24%	1.00
Finance and insurance												
Peoria County, Illinois	4,184	4.07%	0.76	3,679	3.72%	0.69	3,860	4.01%	0.73		0.00%	0.00
Tazewell County, Illinois	1,803	3.29%	0.62	1,738	3.19%	0.59	1,748	3.24%	0.59		0.00%	0.00
Woodford County, Illinois	223	2.13%	0.40	235	2.25%	0.42	241	2.00%	0.36		0.00%	0.00
Illinois -- Statewide	313,563	5.33%	1.00	311,628	5.40%	1.00	313,241	5.50%	1.00	310,945	5.41%	1.00
Real estate and rental and leasing												
Peoria County, Illinois	1,363	1.33%	0.91	1,478	1.50%	1.02	1,550	1.61%	1.09		0.00%	0.00
Tazewell County, Illinois	697	1.27%	0.87	802	1.47%	1.00	749	1.39%	0.94		0.00%	0.00
Woodford County, Illinois	29	0.28%	0.19	22	0.21%	0.14	23	0.19%	0.13		0.00%	0.00
Illinois -- Statewide	86,005	1.46%	1.00	84,855	1.47%	1.00	84,173	1.48%	1.00	83,726	1.46%	1.00
Professional and technical services												
Peoria County, Illinois	7,103	6.91%	1.12	6,788	6.87%	1.15	6,680	6.94%	1.19		0.00%	0.00
Tazewell County, Illinois	963	1.76%	0.28	1,003	1.84%	0.31	1,023	1.90%	0.32		0.00%	0.00
Woodford County, Illinois		0.00%	0.00	130	1.24%	0.21	142	1.18%	0.20		0.00%	0.00
Illinois -- Statewide	364,782	6.20%	1.00	345,837	5.99%	1.00	333,134	5.85%	1.00	332,651	5.79%	1.00
Management of companies and enterprises												
Peoria County, Illinois	251	0.24%	0.20	746	0.75%	0.58	693	0.72%	0.54		0.00%	0.00
Tazewell County, Illinois	35	0.06%	0.05	32	0.06%	0.04		0.00%	0.00		0.00%	0.00
Woodford County, Illinois		0.00%	0.00		0.00%	0.00		0.00%	0.00		0.00%	0.00
Illinois -- Statewide	73,374	1.25%	1.00	75,722	1.31%	1.00	75,597	1.33%	1.00	84,936	1.48%	1.00
Administrative and waste services												
Peoria County, Illinois	7,317	7.12%	1.12	6,532	6.61%	1.05	5,935	6.16%	0.97		0.00%	0.00
Tazewell County, Illinois	987	1.80%	0.28	988	1.82%	0.29		0.00%	0.00		0.00%	0.00
Woodford County, Illinois	246	2.35%	0.37	278	2.66%	0.42	254	2.11%	0.33		0.00%	0.00
Illinois -- Statewide	374,188	6.36%	1.00	361,766	6.27%	1.00	360,577	6.33%	1.00	400,491	6.97%	1.00
Educational services												
Peoria County, Illinois	1,902	1.85%	0.23	1,956	1.98%	0.24	2,018	2.10%	0.25		0.00%	0.00
Tazewell County, Illinois	4,308	7.87%	0.99	4,346	7.99%	0.96	4,420	8.19%	0.96		0.00%	0.00
Woodford County, Illinois	1,381	13.21%	1.67	1,379	13.20%	1.59	1,342	11.15%	1.31		0.00%	0.00
Illinois -- Statewide	466,547	7.93%	1.00	478,325	8.29%	1.00	483,721	8.49%	1.00	481,971	8.39%	1.00
Health care and social assistance												
Peoria County, Illinois	19,192	18.68%	1.76	19,645	19.87%	1.80	19,665	20.43%	1.82		0.00%	0.00
Tazewell County, Illinois	4,222	7.72%	0.73	4,191	7.70%	0.70	4,491	8.32%	0.74		0.00%	0.00
Woodford County, Illinois	1,138	10.88%	1.02	1,169	11.19%	1.02	2,895	24.06%	2.15		0.00%	0.00
Illinois -- Statewide	625,803	10.63%	1.00	635,736	11.02%	1.00	638,557	11.21%	1.00	647,511	11.27%	1.00
Arts, entertainment, and recreation												
Peoria County, Illinois	1,918	1.87%	1.38	1,956	1.98%	1.41	1,892	1.97%	1.36		0.00%	0.00
Tazewell County, Illinois	1,632	2.98%	2.20	1,721	3.16%	2.25	1,782	3.30%	2.29		0.00%	0.00
Woodford County, Illinois	106	1.01%	0.75	115	1.10%	0.78	111	0.92%	0.64		0.00%	0.00
Illinois -- Statewide	79,841	1.36%	1.00	81,275	1.41%	1.00	82,049	1.44%	1.00	87,488	1.52%	1.00

Industry / Area	2001 Number	2001 Percent of County	2001 Location Quotient[1]	2002 Number	2002 Percent of County	2002 Location Quotient[1]	2003 Number	2003 Percent of County	2003 Location Quotient[1]	2004 Number	2004 Percent of County	2004 Location Quotient[1]
Accommodation and food services												
Peoria County, Illinois	9,139	8.89%	1.27	8,526	8.63%	1.21	7,717	8.02%	1.10		0.00%	0.00
Tazewell County, Illinois	4,238	7.74%	15.44	4,697	8.63%	17.65	5,191	9.62%	19.39		0.00%	0.00
Woodford County, Illinois	798	7.63%	1.09	891	8.53%	1.20	802	6.67%	0.91		0.00%	0.00
Illinois -- Statewide	412,140	7.00%	1.00	411,178	7.12%	1.00	416,609	7.31%	1.00	435,185	7.57%	1.00
Other services, except public administration												
Peoria County, Illinois	3,530	3.44%	1.01	3,449	3.49%	1.01	3,357	3.49%	1.00		0.00%	0.00
Tazewell County, Illinois	1,717	3.14%	0.92	1,728	3.18%	0.92	1,520	2.82%	0.81		0.00%	0.00
Woodford County, Illinois	254	2.43%	0.72	260	2.49%	0.72	233	1.94%	0.55		0.00%	0.00
Illinois -- Statewide	199,945	3.40%	1.00	200,140	3.47%	1.00	199,036	3.49%	1.00	195,569	3.40%	1.00
Public administration												
Peoria County, Illinois	3,525	3.43%	0.69	3,588	3.63%	0.71	3,362	3.49%	0.69		0.00%	0.00
Tazewell County, Illinois	1,719	3.14%	0.63	1,737	3.19%	0.63	1,776	3.29%	0.65		0.00%	0.00
Woodford County, Illinois	369	3.53%	0.71	372	3.56%	0.70	373	3.10%	0.62		0.00%	0.00
Illinois -- Statewide	291,920	4.96%	1.00	293,168	5.08%	1.00	286,440	5.03%	1.00	275,386	4.79%	1.00
Unclassified												
Peoria County, Illinois	1	0.00%	0.01	5	0.01%	0.05	11	0.01%	0.09		0.00%	0.00
Tazewell County, Illinois		0.00%	0.00		0.00%	0.00	3	0.01%	0.04		0.00%	0.00
Woodford County, Illinois		0.00%	0.00		0.00%	0.00		0.00%	0.00		0.00%	0.00
Illinois -- Statewide	5,860	0.10%	1.00	6,449	0.11%	1.00	7,538	0.13%	1.00	9,536	0.17%	1.00
Grand Total	**12,068,187**			**11,828,750**			**11,684,212**			**11,623,350**		

Source: US Bureau of Labor Statistics, URS Corporation.

[1]Location Quotient: Measures the strength of a particular area in a particular industry relative to the performance of the State as a whole. LQ=1 - area performance in a particular industry is on average with State performance; LQ>1 - area demonstrates above-average strength in particular industry; LQ<1 - area demonstrates below-average strength in particular industry.

Table A.9
Labor Force Statistics,
City of Pekin, Pekin/Peoria MSA and Tazewell County,
2000-2004

	2000	2001	2002	2003	2004
City of Pekin					
Labor Force	17,174	16,991	16,658	16,471	16,094
Employed	16,299	15,984	15,538	15,275	14,965
Unemployed	875	1,007	1,152	1,196	1,129
Unemployment Rate	5.10%	5.90%	6.90%	7.30%	7.00%
Peoria MSA					
Labor Force	193,528	191,860	189,074	187,162	182,291
Employed	185,983	183,229	178,865	176,492	171,761
Unemployed	7,545	8,631	10,209	10,670	10,530
Unemployment Rate	3.90%	4.50%	5.40%	5.70%	5.80%
Tazewell County					
Labor Force	71,543	70,502	68,814	66,991	65,426
Employed	68,902	67,307	65,290	63,330	61,700
Unemployed	2,641	3,195	3,524	3,661	3,726
Unemployment Rate	3.70%	4.50%	5.10%	5.50%	5.70%

Source: Illinois Department of Economic Security, City of Pekin and URS Corporation.

Table A.10
Employment Numbers by Occupation,
City of Pekin,
2002 Projection

Occupation Description	Individuals Employed
Management, professional and related	3,844
Service	2,706
Sales and office	4,609
Farming, fishing and forestry	21
Construction, extraction and maintenance	1,252
Production, transport and material moving	3,106
Employed civilian pop. 16 yrs and older	15,538

Source: Illinois Department of Employment Security, City of Pekin and URS Corporation.

Table A.11
Major Employers,
City of Pekin,
2002

Employer	Employees
Pekin Hospital	680
Pekin Insurance	584
Super Wal-Mart	400
Pekin School District #108	395
Tazewell County Government	370
Federal Bureau of Prisons	300
Pekin School District #303	250
Aventine Renewable Energy	240
Midwest Generation	188
MGP Ingredients	140
PAL	120
Continental Carbonic	120
Hanna Steel	100
Total at Major Employers in Pekin	3,887

Source: City of Pekin and URS Corporation.

Appendix Contents

Table B.1a Residential Occupancy

Table B.1b Housing Units, Occupancy and Tenure

Table B.2 Residential Sales Data

Table B.3 New Housing Units

Table B.4 New Housing Building Permits

Table B.5 Competitive Apartment Survey

Table B.6 Competitive Single-Family Homes Survey

Table B.7 Competitive Townhome and Duplex Survey

Table B.1a
Residential Occupancy
City of Pekin vs. Neighboring Cities, Counties, MSA, and State of Illinois,
1990-2000

	Owner-Occupied				Renter-Occupied				Total Occupied		
	Occupancy		Change		Occupancy		Change		Occupancy		
	1990 (# of units)	2000 (# of units)	Gross Change	Owner-Occupied	1990 (# of units)	2000 (# of units)	Gross Change in	Renter-Occupied	1990	2000	Gross Change
Pekin	8,328	8,995	667	7%	4,750	4,385	-365	-8%	13,078	13,380	302
East Peoria	5,806	6,919	1,113	16%	2,760	2,559	-201	-8%	8,566	9,478	912
Peoria	25,423	26,996	1,573	6%	19,553	18,203	-1,350	-7%	44,976	45,199	223
Morton	3,970	4,641	671	14%	1,353	1,380	27	2%	5,323	6,021	698
Washington	2,719	3,290	571	17%	1,074	899	-175	-19%	3,793	4,189	396
Creve Coeur	1,630	1,662	32	2%	698	557	-141	-25%	2,328	2,219	-109
Bartonville	1,717	2,089	372	18%	486	512	26	5%	2,203	2,601	398
Tazewell County	33,757	38,293	4,536	12%	13,414	12,034	-1,380	-11%	47,171	50,327	3,156
Peoria County	45,311	49,249	3,938	8%	25,486	23,484	-2,002	-9%	70,797	72,733	1,936
Woodford County	8,924	10,591	1,667	16%	2,471	2,206	-265	-12%	11,395	12,797	1,402
Peoria MSA	87,992	98,133	10,141	10%	41,371	37,724	-3,647	-10%	129,363	135,857	6,494
State of Illinois	2,699,182	3,088,884	389,702	13%	1,503,058	1,502,895	-163	0%	4,202,240	4,591,779	389,539

Source: US Census Bureau and URS Corporation.

Table B.1b
Housing Units, Occupancy and Tenure,
City of Pekin vs. Neighboring Cities, Counties, MSA, and State of Illinois,
1990 - 2000

	1990							2000									
	Total	Owner-Occupied		Renter-Occupied		Vacant		Total	Owner-Occupied			Renter-Occupied			Vacant		
	Number	Number	%	Number	%	Number	%	Number	Number	%	Change	Number	%	Change	Number	%	Change
Pekin	13,776	8,328	60%	4,750	34%	698	5%	14,038	8,995	64%	8%	4,385	31%	-8%	658	5%	-6%
East Peoria	8,924	5,806	65%	2,760	31%	358	4%	9,938	6,919	70%	19%	2,559	26%	-7%	460	5%	28%
Peoria	48,260	25,423	53%	19,553	41%	3,284	7%	49,125	26,996	55%	6%	18,203	37%	-7%	3,926	8%	20%
Morton	5,482	3,970	72%	1,353	25%	159	3%	6,299	4,641	74%	17%	1,380	22%	2%	278	4%	75%
Washington	3,903	2,719	70%	1,074	28%	110	3%	4,403	3,290	75%	21%	899	20%	-16%	214	5%	95%
Creve Coeur	2,467	1,630	66%	698	28%	139	6%	2,476	1,662	67%	2%	557	22%	-20%	257	10%	85%
Bartonville	2,290	1,717	75%	486	21%	87	4%	2,699	2,089	77%	22%	512	19%	5%	98	4%	13%
Tazewell County	49,315	33,757	68%	13,414	27%	2,144	4%	52,973	38,293	72%	13%	12,034	23%	-10%	2,646	5%	23%
Peoria County	75,211	45,311	60%	25,486	34%	4,414	6%	78,204	49,249	63%	9%	23,484	30%	-8%	5,471	7%	24%
Woodford County	11,932	8,924	75%	2,471	21%	537	5%	13,487	10,591	79%	19%	2,206	16%	-11%	690	5%	28%
Peoria MSA	136,458	87,992	64%	41,371	30%	7,095	5%	144,664	98,133	68%	12%	37,724	26%	-9%	8,807	6%	24%
State of Illinois	4,506,275	2,699,182	60%	1,503,058	33%	304,035	7%	4,885,615	3,088,884	63%	14%	1,502,895	31%	-0.01%	293,836	6%	-3%

Source: US Census Bureau and URS Corporation.

Table B.2
Residential Sales Data,
City of Pekin, IL,
1990 - 2000

Year	Houses Sold	Average Sale Price	Pekin Days on Market	New Housing Starts	Construction Value	Building Permits Issued	Value per Permit	Construction Value
1995	421	$62,459	90	38	$3,469,500	596	$17,031	$10,150,773
1996	457	$66,972	85	115		716	$29,196	$20,904,554
1997	540	$73,181	90	41				
1998	1,112	$77,171	93	47				
1999	540	$83,327	100	46		828	$39,235	$32,486,320
2000	655	$88,075	103	63	$7,956,371			
2001	702	$92,823	107	63	$9,358,708	662	$43,168	$28,576,978
2002	480	$87,792	69	69	$9,910,389	649	$24,871	$16,141,570
2003	658	$94,650	80	92	$16,577,723	625	$55,678	$34,798,804
2004	599	$96,520	71	89	$15,573,080	539	$57,076	$30,763,757

Source: US Census Bureau, City of Pekin, and URS Corporation

Table B.3
New Housing Units,
City of Pekin vs. East Peoria, Peoria, and Unincorporated Tazewell County,
1996-2004

	1996	1997	1998	1999	2000	2001	2002	2003	2004
City of Pekin									
Single Family	113	37	59	78	56	62	62	74	68
Two Family	0	2	2	4	0	0	4	11	16
3-4 Family	1	0	0	3	0	0	0	3	1
5+ Family	0	0	0	0	0	0	0	0	0
Total	115	41	47	46	63	63	69	92	89
Construction Cost	$8,156,000	$4,947,633	$7,507,500	$10,894,314	$7,011,884	$9,327,508	$9,635,206	$15,747,598	$14,982,906
City of East Peoria									
Single Family	95	94	123	80	55	54	73	94	69
Two Family	0	0	1	12	0	0	0	0	1
3-4 Family	0	0	1	1	0	0	0	0	2
5+ Family	0	0	0	1	0	0	2	0	0
Total	95	94	125	94	55	54	75	94	72
Construction Cost	$9,636,200	$9,505,000	$12,664,760	$10,117,980	$5,965,500	$5,604,500	$8,875,706	$10,031,000	$7,959,000
City of Peoria									
Single Family	199	192	258	355	401	296	352	291	318
Two Family	10	0	20	3	1	0	17	37	33
3-4 Family	3	0	3	9	2	2	5	0	4
5+ Family	11	19	5	12	23	0	0	4	6
Total	223	211	286	379	427	298	374	332	361
Construction Cost	$34,820,397	$33,303,350	$40,330,301	$55,700,164	$59,787,471	$40,117,823	$54,369,049	$51,069,963	$72,443,634
Tazewell County Unicorporated Area									
Single Family	185	144	126	128	118	101	113	118	136
Two Family	0	1	1	0	2	0	0	1	1
3-4 Family	0	0	0	0	0	0	0	0	0
5+ Family	0	1	0	0	0	0	0	0	0
Total	185	146	127	128	120	101	113	119	137
Construction Cost	$20,473,580	$17,514,310	$15,370,816	$15,149,950	$16,675,066	$14,708,500	$14,319,396	$17,531,939	$24,690,083
Peoria MSA									
Single Family	1,182	949	1,059	1,167	1,153	1,015	1,201	1,382	1,027
Two Family	50	84	86	96	56	40	86	138	154
3-4 Family	13	10	21	63	39	18	28	17	43
5+ Family	205	206	159	168	316	41	13	220	132
Total	1,450	1,249	1,325	1,494	1,564	1,114	1,328	1,757	1,356
Construction Cost	$147,580,000	$136,781,000	$152,955,000	$167,301,000	$166,429,000	$153,191,000	$182,882,000	$230,224,000	$208,127,000

Source: US Census Bureau and URS Corporation.

Table B.4
New Housing Building Permits,
Pekin vs Peoria, East Peoria and Peoria MSA, IL,
1996 - 2004

	City of Pekin		City of Peoria		City of East Peoria		Peoria MSA	
Year	Number	% of MSA	Number	% of MSA	Number	% of MSA	Number	% of MSA
1996	114	8%	223	15%	95	7%	1,450	100%
1997	39	3%	211	17%	94	8%	1,246	100%
1998	61	5%	286	22%	125	9%	1,325	100%
1999	85	6%	379	25%	94	6%	1,494	100%
2000	56	4%	427	27%	55	4%	1,564	100%
2001	62	6%	298	27%	54	5%	1,114	100%
2002	66	5%	374	28%	75	6%	1,328	100%
2003	88	5%	332	19%	94	5%	1,757	100%
2004	85	6%	361	27%	72	5%	1,356	100%

Source: US Census Bureau and URS Corporation.

Table B.5
Competitive Apartment Survey,
Pekin IL Area,
Spring 2005

Apartment Complex Name	Willow Oaks	North Haven Apartments	So. Fourth Street Villa	Vista Villa	Williamsburg	Sunset Hills	Sunset Hills I	Lakeside	Sun Valley
Complex Overview									free-standing, single-family home rentals; ranch style
Address	1025 Florence Ave Pekin, IL 61554	1430 N Eighth St Pekin, IL 61554	S. Fourth St. Pekin, IL 61554	Valle Vista	1025 Florence	1820 Vienna	1820 Vienna	Lakeside Ave	1300 Windflower Pekin, IL 61554
Phone	(309) 346-4159	(309) 346-4159	(309) 346-4159	346-4159	346-4159	347-4331	347-4331	346-4159	(866) 208-0920 ext. 2261
Management	Monge Property Management Co.	Monge Property Management Co.	Monge Property Management Co.	Monge Property Management Co.	Monge Property Management Co.	Monge Property Management Co.	Monge Property Management Co.	Monge Property Management Co.	Concord Management Ltd
Year Built	1976 -1980	1974	1975	1973	1969 -1972	1972 - 1976	1975	19.64	1997
Occupancy	90%	79%	71%	86%	99%	94%	100%	100%	98.80%
Total Units	192	48	21	29	181	168	17	20	85
Total Buildings	11	2	2	2	33	14	5	5	85
Floors	2	3	2	2	1	2	1	1	1
One Bedroom									n/a
Number of Units	95	24	15	26	33	68	11		
Square Footage	700	700	480	480	580	750	775		
Base Rent	405	400	360	360	395	420	495		
Rent/SqFt	0.58	0.57	0.75	0.75	0.68	0.56	0.64		
Two Bedroom									n/a
Number of Units	97	24	6	3	104	68	6	20	
Square Footage	820	820	624	624	805	900	940	1,000	
Base Rent	460	445	400	400	430	490	560	545	
Rent/SqFt	0.56	0.54	0.64	0.64	0.53	0.54	0.60	0.55	
Three Bedroom									3-4 bdrm
Number of Units					32	8			
Square Footage					1074	1300			1210-1400
Base Rent					525	600			$831-$928
Rent/SqFt					0.49	0.46			0.69-0.66
Renter Profile	some low income					some low income	some low income		singles, families, transients, job transfers
Comments	laundry, playground, community room	laundry, balconies; 20 minutes to Peoria	laundry, mid-town location		12 four-bedrooms	24 efficiencies; clubhouse, patios, pool, laundry,neighboring Sunset Hills Country Club, studios and furnished corp apartment homes	24 efficiencies; clubhouse, patios, pool, laundry,neighboring Sunset Hills Country Club, studios and furnished corp apartment homes		South of Pekin/20 minutes from Peoria; playground, attached garage

Source: Individual Properties, April 2005 nd URS Corporation.

Table B.6
Competitive Single-Family Homes Survey,
Pekin IL Area,
Spring 2005

Development Name	Hickory Hills Estates	Sunset Hills (Section 31)	Northlake Village (Lake Kennedy)	Luttikens Cove	Luttikens Cove Phase II - Single-Family Extension (in planning)	Deerfield	Tazewell County Country Subdivision	Lake Whitehurst Cliffs
Development Overview		middle market for Pekin		single-family homes, ranch style and two-storeys, on 8.66 acres	13 acres near Luttikens Cove; lots to be sold undeveloped for single-family homes	smaller/traditional-sized single-family homes on larger lots--lower density	smaller/traditional-sized single-family homes on larger lots--lower density	
Address	Broadway Road and Hickory Lane			On Cattail Cove	On Cattail Cove	Deerfield Drive and South Fifth Street		On Rte 29
Developer	LTR	Monge Family Trust (since 1980)	Monge Family Trust (since 1980)	Rick Krups (bought out)	Rick Krups	Gary Allen; Allen & Associates	Gary Allen; Allen & Associates	P&W Builder
Year Built	1999 and 2005	2000	1999	2001		1999	in planning	
Description	upper end for Pekin			mix of ranch houses and two storeys		"where the country meets the city" - larger lots, smaller homes, city access and amenities (sidewalks, sewer); on south side of Pekin	larger lot sizes, standard home size; 80 acre development	
Total Units	142	800	33	24		100	28-32	
Built	62	36	33	24		78	0	
Sold	51	23	30	10		68	0	
Remaining	80	13	3	7		28	28-32	
Size - Single Home	95% (5% duplexes)	100%	100%	100%	100%	(95%)	(100%)	
Square Footage	2300	1800	2300	2,300 (up to 3,000)	up to 3,000	1500	1300-1800	
Average Price	$140,000 - 250,000 (at least one house reported at $700,000)	$140,000-180,000	$190,000	$219,000-350,000	$219,000-350,000	$165,000	$150,000-200,000	
Price/SqFt	$60-108	$77-100	$82	$73-117	$73-117	$110.00	$115-111	
Buyer Profile	combined incomes of $100k plus; ; not many families, mostly older; usually more than half are from outside Pekin	Usually more than half are from outside Pekin	Middle income range; usually more than half are from outside Pekin	empty-nesters/retirees, double income families with kids, young professionals	n/a	new families, retired families, a few singles	n/a	Middle income range
Absorption Rate (houses per year)	7	5	5	2.4	n/a	13.6	n/a	
Absorption Rate (houses per month)	0.58	0.42	0.42	0.20	n/a	1.13	n/a	
Comments	lots sold at retail for about $45,000; development to be finished over next 10 years; mostly ranch houses.	lots sold exclusively to builder at $20,000; two more Sections planned over 2-3 years starting in 2011 for 20 units each; unit total over 80 years; mostly ranch houses.	lots sold exclusively to builder at $25,000; in final phase; no duplexes; mostly ranch houses.	full basements	plan to sell lots, not homes	Duplexes: no association fees; each complete duplex responsible for total unit upkeep; "zero-lot lines"		

Source: Individual Properties and URS Corporation.

Table B.7
Competitive Townhome and Duplex Survey,
Pekin IL Area,
Spring 2005

Development Name	The Villas at Luttikens Cove	Luttikens Cove Phase II - East Duplex Extension (in planning)	Hickory Hills Estates	Deerfield	HarborPointe Residences at EastPort Marina	WeaverRidge Golf Course and Community
Development Overview	24 duplexes on 5 acres--all ranch houses with full basement; extension on Luttikens Cove - single-family homes development	66 units on 25 acres east of The Villas at Luttikens Cove; half of units to back up to woods or water		smaller/traditional-sized single-family homes on larger lots--lower density	condominium community on the riverfront; gated community creating an upscale feel	upscale residential development: large estate single-family homes, traditional single-family homes on standard-sized lots, duplexes and condos
Address	On Cattail Cove	On Cattail Cove	Broadway Road and Hickory Lane	Deerfield Drive and South Fifth Street	2501 N. Main Street, East Peoria	5100 N WeaverRidge Blvd, Peoria, IL
Developer	Rick Krups	Rick Krups	LTR	Gary Allen; Allen & Associates	Cullinan Properties	Cullinan Properties
Year Built	2001	est. start in Spring 2006	2000 and 2005	2006	1995-1998	1996
Description	convenient living with snow and lawn maintenance services	convenient living with snow and lawn maintenance services	upper end for Pekin	"where the country meets the city" - larger lots, smaller homes, city access and amenities (sidewalks, sewer); on south side of Pekin	2 and 3-level condominiums	upscale residential development built around a championship 18-hole golf course
Total Units	24	66	9	28 to be built in 2006	16	360
Built	23	0	9		16	360
Sold	18	0	7		14	350
Unsold	6	0	2		2	10
Size					1-4 bedrooms	
Avg Square Footage	1,520	$1,484		1300	1200-3400	3000
Average Price	$160,000-350,000	$210,000-350,000	$160,000 - 180,00	$150,000	$149,900-349,000	$175,000-700,000
Price/SqFt	$105-230	$145-230		$115.38	$125-103	$58-233
Assessment						
Absorption Rate (duplexes per year)	6	n/a	7	24 (anticipated)	n/a	n/a
Absorption Rate (duplexes per month)	0.50	n/a	0.58	2.00	n/a	n/a
Buyer Profile	empty-nesters, retirees; more than 50% of owners own another property in a different zip code	buyers expected: empty-nesters, retirees	combined incomes of $100k plus; not many families, mostly older	new families, retired families, a few singles	empty-nesters; very few from East Peoria; most from Peoria, Washington, Morton	higher-priced section: high-income professionals; condominiums: young professionals; duplexes: empty nesters
Comments	Larger duplexes are selling four times better and will make up 75% of total built. Higher-end, custom options are selling better. People like the snow removal/lawn care service. Deck separation and laundry room; 3 bedrooms/2 baths. 2 car att garage	estimated to run for 7-9 years. Half (33) of units planned to back up to woods or water.	Lots sell at retail for about $40,000; development to be finished over next 10 years. Absorption about 7 units/yr.	Duplexes: no association fees; each complete duplex responsible for total unit upkeep; "zero-lot lines"; expects 12-16 month absorption rate		

Source: Individual Properties and URS Corporation.

Appendix Contents

Table C.1 Comparative Hotel Trends – Annual Totals

Table C.2 Comparative Hotel Trends – Percent Change for Annual Totals

Table C.1
Comparative Hotel Trends - Annual Totals
Pekin/East Peoria Market versus Peoria Market
1999-2004

	Occupancy (%)		ADR ($)		RevPAR ($)		Room Supply (# of rooms)		Room Demand (average # demanded each night)		Room Revenues	
Year	Pekin/East Peoria	Peoria	Pekin/East Peoria	Peoria	Pekin/East Peoria	Peoria	Pekin/East Peoria	Peoria	Pekin/East Peoria	Peoria	Pekin/East Peoria	Peoria
1999												
2000	59.5	58.7	$58	$64	$34	$38	454	1,657	270	974	$5,695,416	$22,695,051
2001	62.5	61.4	$60	$65	$38	$40	465	1,745	291	1,071	$6,382,213	$25,293,895
2002	63.2	59.3	$63	$65	$40	$38	465	1,840	294	1,091	$6,712,392	$25,686,350
2003	61.7	60.9	$64	$63	$39	$38	465	1,840	287	1,120	$6,648,560	$25,734,463
2004	65.2	63.1	$66	$65	$43	$41	465	1,838	303	1,160	$7,278,045	$27,651,741

Table C.2
Comparative Hotel Trends - Percent Change for Annual Totals
Pekin/East Peoria Market versus Peoria Market
1999-2004

	Occupancy (%)		ADR ($)		RevPAR ($)		Room Supply		Room Demand		Room Revenues	
Year	Pekin/East Peoria	Peoria	Pekin/East Peoria	Peoria	Pekin/East Peoria	Peoria	Pekin/East Peoria	Peoria	Pekin/East Peoria	Peoria	Pekin/East Peoria	Peoria
2000												
2001	5.0	4.4	4.2	1.4	9.3	5.9	2.5	5.3	7.6	10.0	12.1	11.5
2002	1.2	-3.4	3.9	-0.3	5.2	-3.7	0.0	5.5	1.2	1.9	5.2	1.6
2003	-2.5	2.7	1.5	-2.5	-1.0	0.2	0.0	0.0	-2.5	2.7	-1.0	0.2
2004	5.7	3.6	3.6	3.8	9.5	7.6	0.0	-0.1	5.7	3.5	9.5	7.5

Legend

Occupancy	Rooms sold divided by rooms available
ADR (Average Daily Rate)	Room revenue divided by rooms sold.
Percent Change	Amount of growth, up, flat, or down from the same period last year (month, ytd, three months, twelve months).
RevPAR - Revenue Per Available Room	Room revenue divided by rooms available (occupancy times average room rate will closely approximate RevPAR).

Appendix Contents

Table D.1 Shopping Center Coverage, 2005, Peoria-Pekin, IL Metro Area

Table D.2 Retail Store Coverage, 2005, Five to 15 mile ring, Starting at 111 S Capital, Pekin, IL

List of Maps

Pekin Retail Analysis – Regional Shopping Centers

Pekin Retail Analysis – National Auto Part Stores

Pekin Retail Analysis – Book Stores

Pekin Retail Analysis – Local Restaurants

Pekin Retail Analysis – Department, Junior Department and Specialty Apparel Stores

Pekin Retail Analysis – Discount Stores

Pekin Retail Analysis – Drug Stores

Pekin Retail Analysis – Electronics and Furniture Stores

Pekin Retail Analysis – Grocery Stores

Pekin Retail Analysis – Home Improvement and Craft Stores

Pekin Retail Analysis – National Office Supply Stores

Pekin Retail Analysis – Fitness, Sports and Pet Stores

Pekin Retail Analysis – National Video Stores

Table D.1
Shopping Center Coverage, 2005
Peoria-Pekin, IL Metro Area

Center	Location	City	Anchor Tenants	# of Stores	Developer/Owner	Phone	Leasing	Phone	Square Feet w/Anchors	Square Feet w/o Anchors	Acres	Year Opened	Occupancy	Sq Ft Avail.	Avg Lease Rate	Other Stores	Comments
Bartonville Square	1205-1405 W. Garfield Blvd	Bartonville	Kroger	10	Heritage Property Investment Trust, Inc	617-247-2200	same		60,781	18,907	8	1975	98%	883			last renovation: 2001; D. Joseph Sons & Assoc (original developer)
Plaza Park Shopping Center	400 Plaza Park Drive	Chillicothe	na	5	Cohen Development	309-671-1000	same		10,794	na	8	1958	100%	0	$4.50	Book Emporium, Dollar General	last expansion: 1985
EastPort Plaza	SW Rte 116 & Access Rd	East Peoria	na	8	Cullinnan Properties	309-999-1700	same		15,000	15,000	na	1997	na	na	na		
Riverside Center	NWC I-74 & Camp St	East Peoria	Lowes, OfficeMax, Walmart Supercenter	12	E.M. Properties Ltd	309-694-1596	same		540,000	155,000	60	1998	75%	125000	$14.00	Deals, Sally Beauty, Fashion Bug, Radio Shack, Hallmark, Texas Roadhouse, Schlotzsky's Deli Hair Cuttary, Sprint PCS	last expansion: 2001
Town Center I	Main & Washington	East Peoria	Kroger	na	D. Joseph Sons & Assoc	na	na		57,000			1984					last renovation: 1995
Town Center II	E. Washington & Main	East Peoria	Szold's Dept. Store, Walmart		D. Joseph Sons & Assoc	na	na		115,500	35,078	10	1987	100%	0			
Hanna City Plaza	Rte 116	Hanna City	Tru Value Hardware	4	R.E. Vicary	na	na		11,250		na	1972	100%	0			
Field Shopping Center	S Main St. & Queenwood	Morton	Dollar General, Morton Cinema	33	na	na	na		128,000		25	1964	98%		$2-8		last expansion: 1990, last renovation: 1993
Morton's Plaza	Rte. 150 $ I-74	Morton	Big Kmart, Kroger	17	JOJA Partners LLC	770-952-5652	same		152,308	16,100	35	1983	99%	1400	$9.50	China Dragon, Hair Pros, Hallmark, Golden Coral Restaurant, Travel Network	last expansion: 1994
Broadway Village	1111 Broadway	Pekin	Dollar General	5	Cohen Development	309-671-1000	same		70,000	na	na	1962	51%	27000			
County Market	2019 E. Court St.	Pekin	Allan's Dept. Store, SuperValu Supermarket	na	na				82,000	na	10	na		na			
Courtside Shopping Center	Court St. (Rte 9) & Barney Ave	Pekin	Kroger	23	na					77,842	10	1981		yes		Bonnies Boutique, Athletic Shoes,, Chicago Hair Cutting, Sally Beauty, Charlies Pet Supplies	
Crossroads Centre	2113 Court St	Pekin	Cost Cutter Foods	8	RER Enterprises LLC	309-637-0900	na		32,000	na	na	2000	81%	6200	na	Hallmark, US Cellular, Hollywood Video, Apple One Employment Services	renovation currently underway (est completion: 6/2004); last renovation 1998
East Court Village	3500 Court St	Pekin	Big Lots, Hobby Lobby, PA Bergner & Co	56	Simon Property Group Inc	na	na		473,500	na	58	1972	na	yes	na	Applebees, Bob Evans, DEB, Sam Goody, Derasora Bros Theatre, Fashion Bug Plus, Goodyear, Zales, Claires Accessories, Jeri's Fitness, Payless, Waldenbooks	Retail sale/SF: $116
Kroger Plaza	1607 Broadway St	Pekin	Kroger	14	Sandor Development Company	317-925-9011	same		88,000		na	1997		yes		Caroline's, Fashion Bug, GNC, Hallmark, Sally Beauty, Sears Optical, Hair Salon, Pizza Parlor, Sandwich Shop	
No. 8th Street Plaza	1500 Blk. N. 8th St	Pekin	na	14	Orfeo Glanessi, Bldr	na	na		24,500		na	na		yes	na		
Sunset Hills Shopping Center	Court St & Valle Viste	Pekin	Thompson Food Basket	24	Monge Property Management Co.	na	na		65,000	na	7	1964	100%	no	$4-7		Last expansion 1983, last renovation 1963
Arcadia Village Shopping Center	Wisonsin & Arcadia St	Peoria	Kroger	4	The Kroger Co	317-579-8100	na		63,407		na	na	100%			CVA, Jefferson bank, Family Dollar Store	
Brandy Wine Village	War Memorial Dr	Peoria	na	na	D. Joseph Sons & Assoc	na	na		37,420	na	na	1973					
Campustown	Main St & University	Peoria	Sullivan Foods	23	Campustown LLC (owner)	309-692-1135	D. Joseph Sons & Assoc (dev)	309-692-1742	92,000	55,648	6	1991	98%	2054		Blockbuster, Co-Op Records, La Bamba Burritos, Radio Shack, Ballgeino's Restaurant, Gorman's	
The Cohen Building	336 S W Adams	Peoria	na	na	Cohen Development	309-671-1000	same		50,000		na	1950		50000	$12-14 upper;$6-7 lower	tenant: Dr. Ronald C. Winkler	
Dominion Square Shopping Center	1301 W Pioneer Pkwy	Peoria	na	10	J.D. Enterprises	na	na		19,800	19,800	2	1990	81%	yes	na		
Evergreen Square	Lake Ave & Sheridan Rd	Peoria	Best Buy, Big Kmart, Factory Card Outlet, Kroger, Marshalls, Office Depot, Petco, T. J. Maxx	25	Chase Properties	216-464-6626	na		387,502		34	1964	89%	40029	na	Berean Bookstore, Dollar Bills, Hair Cutery, LensCrafters, One Price Clothing, Dot's, Lube Pros	last expansion: 1986, last renovation: 1987
Fondulac Plaza	2500 Washington Rd	Peoria	Big Lots	23	Fondulac Plaza LLC	309-692-1135	D. Joseph Sons & Assoc (dev)	309-692-1130	85,000	18,391	8	1977		yes	$7.50	Allstate, Dollar General, Hallmark, Video Express, Book 'N Stuff	last renovation: 1991
Four Winds Center	Harmon Hwy & Barnewalt	Peoria	Eagle Foods	na	na				34,000			1975					
Glen Hollow Shopping Plaza	Rte 150 & Big Hollow Rd	Peoria	Barnes & Noble, Best Buy, Cub Foods, Lowes, Petsmart, Target	na	GHSC Associates Limited Partnership	309-592-1135	D. Joseph Sons & Assoc (dev)	309-692-1130	466,932		49	1993		yes		Hometown Buffet	
Grand Prairie Commons	War Memorial Dr & Rte 474 Bypass	Peoria	Home Depot	na	Cullinan Properties	309-692-7707	same		260,000	152,000	85	1998		yes		Famous Dave's, Java Joe's, Pier 1 Imports, Gander Mountain	
Junction City Shopping Center	Prospect @ Knoxville	Peoria	Siegrist Furniture & Appliance, Vonachen's Old Place	22	Evelyn M. Siegrist	309-691-8484	Siegrist Furniture & Appliance	309-691-8484	60,000		4	1967	na			lots of independent stores	
Knoxville Square	Il Rte. 40 & IL Rte. 6	Peoria	Kroger	na	RLI	309-693-5877	same		200,000		20	1999	100%			Hollywood Video,	
Lake of the Woods Plaza	12200 N. Rte. 88	Peoria	Ace Hardware, John Bee Market, Our X Drugs	20	Jenn Realty Corp	na	na		47,000		6	1967		yes		lots of independent stores	last renovation: 1980
Madison Park Shopping Center	Hamon Hwy & 7th	Peoria	Kroger, Bergner & Co.	11	na		na		na			1957		yes			
Metro Centre	4700 N. University	Peoria	Cinema IV, Sheridan Bank of Peoria	35	na		na		85,500		22	1973		no			last expansion: 1985, last renovation: 1984
Northpoint Shopping Plaza	Bl	Peoria	Festival Foods	20	D. Joseph Sons & Assoc	309-692-1185	same		152,000	102,921		1988	95%	6600		US Government Recruiting, Hair Salon, Subway, The Mattress Doctor, The Last Hurrah Bar	last renovation: 1999
Northwoods Mall	War Memorial & Scenic Dr SW	Peoria	Famous-Barr, JCPenney, Sears	101	Development Control Corp	na	Simon Property Group, Inc (current owner)	317-616-1600	698,870	223,902	48	1973		yes		Abercrombie & Fitch, Babbage's, Bath & Body Works, The Body Shop, Candy World, The Children's Plaza, The Disney Store, Electronics Boutique, Fannie May, Gadzooks, Gymboree, Helzberg's, Kay Jeweler's, Icing by Claire's, Hallmark, Lady Foot Locker, Limited Too, Payless, Waldenbooks, Wilson's Leather, American Eagle Outfitters, GNC, Express, Foot Locker, Victoria's Secret, Radio Shack, Eddie Bauer, KB Toys, etc	main shopping center
Oak Park Center	Sheridan Rd & Joan Ct	Peoria	na	8	Maloof Brothers Development	na	na		98,010		na	1987	na				
Sheridan Village	SEC Lake Ave & Sheridan Rd	Peoria	Bergner's	33	Robert Silberstein & Marvin Goodman (original)	na	Heritage Property Investment Trust, Inc. (current owner)	617-247-2200	303,896	143,087	21	1954		20588	$12-16	Book Emporiu, Cohon's Furniture, Radio Shack, Weight Watchers, Fashion Bug, GNC, Crafters Marketplace, Fannie May, Gingiss Formalwear, Merle Norma Cosmetics Studios	retail sales/SF: $165; last expansion: 2001; last renovation: 1991
Shopko Plaza	NEC Pioneer Pkwy & Allen Rd	Peoria	Shopko Dept. Store	8	Pine Tree Commercial Realty, LLC	847-735-0600	same		128,955	16,695	20	2000	97%	4221		Dollar Tree, Sally Beauty Supply, Hair Cuttery	
Shoppes at Grand Prairie	W War Memorial Dr & Glen Holw	Peoria	Bergner's, Borders, Galyan's Trading Co, Linens 'N Things	na	Cullinan Properties	809-999-1700	na		200,000	30,000	100	2003		yes	na	Old Navy, Rave Motion Pictures	
Sterling Bazaar	NEC N. Sterling Ave & Forrest Ave	Peoria	Kroger	18	D. Joseph Sons & Assoc (original)	na	Heritage Property Investment Trust, Inc. (current owner)	617-247-2200	84,621	32,284	18	1992		yes	$8-10	American General Finance, Chicago Hair Cutting, Jenny Craig, Anler's Jevelry, Rent A Center, Vision Center	
University Plaza	SWC Water Memorial Dr. & University Ave	Peoria	Dunham's Sporting Goods, Hobby Lobby Crafts	15	WAA Partners LLC (original)	na	HSS Partners LLC (current owner)	847-677-9100	176,000		na	1982	75%	46520	na	Blockbuster, Kinko's Copies, Rent A Center, Hancock Fabrics, Pack N Mail, Scissors, Loan Co.	last expansion: 1999; last renovation: 1999
University Square	NVC Glen Ave & University St	Peoria	na	8	D. Joseph Sons & Associates	309-692-1135	same		49,190	20,737	5	1974	97%	1400		Catherine's Stout Shop, Tuesday Morning, Sears Service Center, TV Sales & Serivce	last renovation: 2002
Valley Park	NEC MacArthur Hwy & Second Ave	Peoria	na	na	na		na		23,460	na	8	na					
Wardcliffe Shopping Center	SEC N Sterling Ave & W Forrest Hill Ave	Peoria	Big Lots, CVS	10	D. Joseph Sons & Associates	na	Heritage Property Investment Trust, Inc. (current owner)	617-247-2200	67,680	19,340	na	1976	100%	no		AAAAA Beauty College, First Bank, Clothes Line, Video Express	Last renovation: 1992
Westlake Shopping Center	260 W. Lake Ave	Peoria	Circuit City, Toys 'R Us	na	Cohen Development	309-671-1000	Westlake Shopping Center	309-671-1000	200,000	na	25	1974	93%	14750	$6-10	Ruby Tuesday, Westlake Rare Coins, Golf Discount, Outback Steakhouse	
Willow Knolls Court	US 150 & Willow Knolle Dr	Peoria	Kohl's, Sam's Wholesale Club	24	Simon Property Group Inc	317-636-1600	same		310,956	111,294	58	1990		yes		Monical's Pizza, GNC, Claire's Accessories, Radio Shack, Bath & Body Works, Wild Birds Unlimited, 2nd Cinema Video	
Windsor Square	7300 N. University	Peoria	na	16	na	na	na		20,000	na	na	1967	na	yes	na	na	
Yorkshire Plaza	Forstwood Pkwy & Rte 150	Peoria	na	25	na	na	na		26,000	na	na	na	na	yes	na	na	
Cherry Tree Shopping Center	Rte 24 & Cummings Rd	Washington	Big Kmart, CVS, Kroger	16	Draper and Dramer Retail Property Services	217-877-4600	same		n/a	31,790	na	1981	95%	yes	na	Cellular Plus, Pet Shop, Radio Shack, Verizon Wireless, Touch of Homespun, H& R Block	
Hillcrest Plaza	1401-1411 Washington Rd	Washington	AV Electronics, Economy Outlet, Gennis II Beauty Salon, Maloof Realty, Video World, Window Fashions	7	na	na	na		11,480		na	1973		no	na		
Sunnyland Plaza	SEC Rte. 8 & Summit Rd	Washington	Hornaby Department Store, Kroger	na	na	na	na		na		15	1971		yes			
Valley Forge Shopping Center	1110 Peria St	Washington	na	5	na	na	na		na		12	na		yes			
Washington Plaza	US 24 & Hill Crest	Washington	IGA	16	na	na	na		na		na	1967		no			

Source: Shopping Center Directory 2001 and URS Corporation.

Table D.2
Retail Store Coverage, 2005
Five to 15 Mile Ring, Starting at 111 S Capitol, Pekin, IL

	Store Name	Location	City
Grocery	Beechams Grocery Store	131 South Sampson Street	Tremont, IL
(15 mile radius)	C&M Market	213 Main Street	Glasford, IL
	Cedars PITA Bakery Inc	700 East Virginia Avenue	Peoria, IL
	County Market	2111 Court Street	Pekin, IL
	Cub Foods	1800 North Knoxville Avenue	Peoria, IL
	Cub Foods	5001 North Big Hollow Road Ste 5	Peoria, IL
	D&D Red Fox Super Market	Glasford, IL	Glasford, IL
	Dennis & Pat's Food Center	104 Joliet Road	Marquette Heights, IL
	Eagle Food Centers	1401 West Glen Avenue	Peoria, IL
	Express Food Mart	3301 Southwest Adams Street	Peoria, IL
	German Specialties	3919 North Sheridan Road	Peoria, IL
	Gingoteague General Store	2604 South 14th Street	Pekin, IL
	Haddad's Super MKT	2407 West Rohmann Avenue	West Peoria, IL
	Home Run Food Mart	2318 West Starr Street	Peoria, IL
	Hort Stop	6023 North Big Hollow Road	Peoria, IL
	Howard's Meats & Groceries	1908 North Wisconsin Avenue	Peoria, IL
	International Food Basket	3224 North Prospect Road	Peoria, IL
	International Grocer	703 Northeast Perry Avenue	Peoria, IL
	Korsmeyer's Super Market	1105 Derby Street	Pekin, IL
	Kroger	1607 Broadway Street	Pekin, IL
	Kroger	1405 West Garfield Avenue	Bartonville, IL
	Kroger	201 South Main Street	East Peoria, IL
	Kroger	3103 West Harmon HWY	Peoria, IL
	Kroger	2321 North Wisconsin Avenue	Peoria, IL
	Kroger	3311 North Sterling Avenue	Peoria, IL
	Kroger	801 West Lake Avenue Suite 1A	Peoria, IL
	Kroger	1001 West Jackson Street	Morton, IL
	Lin Hing Oriental Market	1215 West Market	Peoria, IL
	Mark's Market	2705 West Farmington Road	West Peoria, IL
	Ming SHEE	915 West Garfield Avenue	Bartonville, IL
	Ming SHEE	3501 North University Street	Peoria, IL
	Mr K'S	1105 Derby Street	Pekin, IL
	Naturally Yours Grocery & Deli	4700 North University Street Spc 87	Peoria, IL
	Oney's Foods Inc	320 South Adams Street	Manito, IL
	Save You A Dollar	2504 North Sheridan Road	Peoria, IL
	Save-A-Lot	1105 Derby Street	Pekin, IL
	Save-A-Lot	1200 West Main Street	Peoria, IL
	Save-A-Lot	4425 North Prospect Road	Peoria Heights, IL
	Schnucks Supermarkets	1001 Court Street	Pekin, IL
	Schnucks Supermarkets	4800 North University Street	Peoria, IL
	Schnucks Supermarkets	Peoria, IL	Peoria, IL
	Shop & Save	800 NE Jefferson Avenue	Peoria, IL
	Shop Rite Super Market	1823 West Lincoln Avenue	Peoria, IL
	TAJ Emporium	6926 N University St	Peoria, IL
	Thompson Food Basket	120 North Parkway Dr	Pekin, IL
	Tony's Market	2621 Northeast Adams Street	Peoria, IL
	Treemont Super Valu	234 South Sampson Street	Tremont, IL
	Village Pantry	5905 South Adams Street	Bartonville, IL
Drug Stores	Alwan Pharmacy	311 North Western Avenue	Peoria, IL
(15 mile radius)	Apostolic Christian Restmor Pharmacy	310 Erie Avenue	Morton, IL
	Barnato William Pharmacy	5001 North Big Hollow Road	Peoria, IL
	Bogard Drug Stores Inc 5	1102 South Western Avenue	Peoria, IL
	Cub Foods - Barnato's Pharmacy	5001 North Big Hollow Road Ste 5	Peoria, IL
	Cub Foods - Pharmacy	1800 North Knoxville Avenue	Peoria, IL
	CVS Pharmacy	910 Court Street	Pekin, IL
	CVS Pharmacy	Court St At N 10th St	Pekin, IL
	CVS Pharmacy	1008 W Garfield Avenue	Bartonville, IL

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Retail Store Coverage, 2005
Five to 15 Mile Ring, Starting at 111 S Capitol, Pekin, IL

	Store Name	Location	City
	CVS Pharmacy	1403 West Garfield Avenue	Bartonville, IL
	CVS Pharmacy	200 North Main Street	East Peoria, IL
	CVS Pharmacy	3034 W Lincoln Avenue	Peoria, IL
	CVS Pharmacy	200 North Main Street	Peoria, IL
	CVS Pharmacy	1200 W Main Street	Peoria, IL
	CVS Pharmacy	1200 West Main Street	Peoria, IL
	CVS Pharmacy	2540 E Washington St	East Peoria, IL
	CVS Pharmacy	3015 N Sterling Avenue	Peoria, IL
	CVS Pharmacy	1005 W Jackson St	Morton, IL
	CVS Pharmacy	4521 N Prospect Rd	Peoria Heights, IL
	CVS Pharmacy	6820 N Peartreet Lane	Peoria, IL
	Heartland Main Pharmacy	221 Northeast Glen Oak Avenue	Peoria, IL
	Heinz-Creve Coeur Pharmacy	201 South Main Street	Creve Coeur, IL
	Hometown Pharmacy	Pekin, IL 61554	Pekin, IL
	Hometown Pharmacy	201 North Main Street	Creve Coeur, IL
	Hometown Pharmacy	201 South Main Street	Morton, IL
	Kmart Stores - Pharmacy	2909 Court Street	Pekin, IL
	Kmart Stores - Pharmacy	901 West Lake Avenue Ste 2	Peoria, IL
	Kmart Stores - Pharmacy	1075 West Jackson Street	Morton, IL
	Kroger	1405 West Garfield Avenue	Bartonville, IL
	Kroger	3101 West Harmon HWY	Peoria, IL
	Kroger - Pharmacy	1607 Broadway Street	Pekin, IL
	Kroger - Pharmacy	3311 North Sterling Avenue	Peoria, IL
	Kroger - Pharmacy	2321 North Wisconsin Avenue	Peoria, IL
	Kroger - Pharmacy	801 West Lake Avenue Ste 1A	Peoria, IL
	Manito Pharmacy	406 South Adams Street	Manito, IL
	Medicap Pharmacy	8600 North State Route 91	Peoria, IL
	Medicap Pharmacy Inc	1502 West Garfield Avenue	Bartonville, IL
	Medicine Shoppe	925 North Western Avenue	Peoria, IL
	Medicine Shoppe	4410 North Knoxville Avenue Ste A	Peoria, IL
	Med-Park Pharmacy OSF	515 Northeast Glen Oak Avenue Ste G7	Peoria, IL
	Metamora Pharmacy	Peoria, IL	Peoria, IL
	Methodist	415 Northeast Saint Mark Court	Peoria, IL
	Methodist - Heartland Pharmacy	221 Northeast Glen Oak Avenue	Peoria, IL
	Methodist - Heartland Pharmacy	900 Main Street Ste 250	Peoria, IL
	Midwest Pharmacy Services Corporation	330 Northeast Perry Avenue	Peoria, IL
	Park Court Pharmacy	600 South 13th Street	Pekin, IL
	Pekin Prescription Laboratory	1016 Court Street	Pekin, IL
	Plaza Pharmacy	1532 North 8th Street	Pekin, IL
	Preckshot Professional Pharmacy	5401 North Knoxville Avenue	Peoria, IL
	Respiratory Unit Dose Pharmacy	5016 North University Street Suite 107	Peoria, IL
	Schnucks - Pharmacy	1001 Court Street	Pekin, IL
	Schnucks - Pharmacy	4800 North University Street	Peoria, IL
	Senecca Pharmacy	3223 West Richwoods Boulevard	Peoria, IL
	Shopko Pharmacy	3465 Court Street	Pekin, IL
	Shopko Pharmacy	105 North Main Street	Creve Coeur, IL
	Shopko Pharmacy	2323 West Pioneer Parkway	Peoria, IL
	Smith Drug & Surgical	2504 North Knoxville Avenue	Peoria, IL
	Smith Drugstore	4700 North Prospect Road	Peoria Heights, IL
	Target Stores - Pharmacy	5001 North Big Hollow Road Ste 7	Peoria, IL
	Tinglef Drug Store	3617 West Harmon HWY	Peoria, IL
	Tremont Pharmancy	600 South 13th Street	Pekin, IL
	Tremont Pharmancy	220 W Pearl Street	Tremont, IL
	Tremont Pharmancy	216 South Sampson Street	Tremont, IL
	Varieties	Peoria, IL	Peoria, IL
	Walgreens	1021 Court Street	Pekin, IL

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Retail Store Coverage, 2005
Five to 15 Mile Ring, Starting at 111 S Capitol, Pekin, IL

	Store Name	Location	City
	Walgreens	2020 Court St	Pekin, IL
	Walgreens	300 North Main Street	East Peoria, IL
	Walgreens	600 S Western Avenue	Peoria, IL
	Walgreens	300 North Main Street	East Peoria, IL
	Walgreens	1109 W Main Street	Peoria, IL
	Walgreens	2515 N Knoxville Avenue	Peoria, IL
	Walgreens	3524 N University Street	Peoria, IL
	Walgreens	2324 West War Memorial Drive	Peoria, IL
	Walgreens	4711 N War Memorial Dr	Peoria, IL
	Walgreens	1200 E War Memorial Dr	Peoria Heights, IL
	Walgreens	4814 N Sheridan Rd	Peoria, IL
	Walgreens	1919 W Pioneer Pkwy	Peoria, IL
	Walgreens	1919 West Pioneer Pkwy	Peoria, IL
	Wal-Mart	401 River Road	East Peoria, IL
	Wal-Mart	3315 North University Street	Peoria, IL
	Walmart - Pharmacy	3320 Veterans Drive	Pekin, IL
	WR Smith Drug Stores	2502 North Knoxville Avenue	Peoria, IL
Book Stores	Acme Books & Comics	829 East Camp Street	East Peoria, IL
(15 mile radius)	Acme Books & Comics	2218 West Glen Avenue	Peoria, IL
	All That Matters - Christian Book Store	337 Court Street	Pekin, IL
	All That Matters - Christian Book Store	4700 North University Street	Peoria, IL
	All That Matters - Christian Book Store	Metro Center	Peoria, IL
	Barnes & Noble	5001 N Big Hollow Road	Peoria, IL
	Berean Bookstore	801 West Lake Avenue	Peoria, IL
	Book Nook	6926 North University Street Ste F	Peoria, IL
	Book Rack	829 East Camp Street	East Peoria, IL
	Book Rack	4408 North Knoxville Avenue Ste B	Peoria, IL
	Book-A-Rama	522 Court Street	Pekin, IL
	Books and More	2106 North Prospect Road	Peoria, IL
	Books Are Fun	1118 South 6th Street	Pekin, IL
	Bookworm Books	3261 Court Street	Pekin, IL
	Borders	5201 West War Memorial Drive	Peoria, IL
	Bradley University - Bookstore	830 North Elmwood Avenue	Peoria, IL
	Brown Bag Video	801 Southwest Adams Street	Peoria, IL
	Christ Centered Store	337 Court Street	Pekin, IL
	East Peoria Books N Stuff	2416 East Washington Street	East Peoria, IL
	Eye On the Prize Inc	201 East Arcadia Avenue	Peoria, IL
	Green Door	2610 West Farmington Road	West Peoria, IL
	Lakeview Museum of Arts & Sciences	1125 West Lake Avenue	Peoria, IL
	Second Chance Books	3223 North Prospect Road	Peoria, IL
	Swingers World Adult	335 Southwest Adams Street	Peoria, IL
	Treasure House	201 North 8th Street	Pekin, IL
	Waldenbooks	3510 Court Street	Pekin, IL
	Waldenbooks	Northwoods Mall	Peoria, IL
	Zone	206 North Main Street	Creve Coeur, IL
Casual Dining	Courtyard Café	17 South Capitol Street	Pekin, IL
(5 mile radius)	Yesterday's Bar & Grill	363 Court Street	Pekin, IL
	Cj's Café	404 Court Street	Pekin, IL
	ROXY Lanes	114 North 3rd Street	Pekin, IL
	Missy's Corner Café	415 South 2nd Street	Pekin, IL
	St Joseph Cafeteria	300 South 6th Street	Pekin, IL
	Camille's Sidewalk Cafe	East Court Village	Pekin, IL
	Ed & Carol's Café	301 Main Street	South Pekin, IL
	Super Sports	403 Main Street	South Pekin, IL

Table D.2
Retail Store Coverage, 2005
Five to 15 Mile Ring, Starting at 111 S Capitol, Pekin, IL

	Store Name	Location	City
	The Golden Spike Café	301 Main Street	South Pekin, IL
	Casey's Carry-Out Pizza	808 Main Street	South Pekin, IL
	Casey's Carry Out Pizza	1800 North 8th Street	Pekin, IL
	Applebee's	3540 Court Street	Pekin, IL
	Heavenly Delights	2001 Court Street	Pekin, IL
	Andy's Diner	1001 North 8th Street	Pekin, IL
	Jimbo's Jumbo Italian Sandwich Shop - Pizza	1007 North 8th Street	Pekin, IL
	A Cranwill's Drive In	1713 South 2nd Street	Pekin, IL
	Ernie's Family Restaurant Inc	613 Derby Street	Pekin, IL
	Goodfellas Pub & Pizza	1414 North 8th Street	Pekin, IL
	Happiness Restaurant	1440 North 8th Street	Pekin, IL
	Happy Wok	1440 North 8th Street	Pekin, IL
	Busy Corner Grill	229 Derby Street	Pekin, IL
	Burger Express	1211 Court Street	Pekin, IL
	Cobbler Corner	1534 North 8th Street	Pekin, IL
	Margarita's the Restaurant	1211 Court Street	Pekin, IL
	Pekin Family Restaurant	1215 Court Street	Pekin, IL
	Java Tropics	1614 Broadway Street	Pekin, IL
	Jimmy John's Gourmet Sandwiches	1631 Broadway Street	Pekin, IL
	Chateau On the Lake	RR 98	Pekin, IL
	Garden Court Restaurant	Pekin, IL 61554	Pekin, IL
	Our Inn Place	1901 Willow Street	Pekin, IL
	Monical's Pizza	111 South Parkway Dr	Pekin, IL
	Godfather's Pizza	2111 Court Street	Pekin, IL
	Pepperoni's Pizza & Pub	509 South Parkway Dr	Pekin, IL
	Peppone's	2111 Court Street	Pekin, IL
	Long John Silver's Seafood Shoppe	2111 Court Street	Pekin, IL
	Fiesta Ranchera Restaurante Mexicano	2217 Court Street	Pekin, IL
	Mickie's Pizzeria	137 Radio City Drive	Pekin, IL
	Chateau On the Lake	901 Chateau Drive	Pekin, IL
	China Garden Buffet	2307 Court Street	Pekin, IL
	Country Court	2801 Court Street	Pekin, IL
	Garner's Pizza & Wings	2800 Court Street	Pekin, IL
	Best Buffet	2910 Court Street	Pekin, IL
	Casey's Carry-Out Pizza	560 South Main Street4	North Pekin, IL
	Kmart Little Caesars Pizza Station	2909 Court Street	Pekin, IL
	Lagondola Spaghetti House	2996 Court Street	Pekin, IL
	Kouri's Pub	2929 Court Street	Pekin, IL
	Jackie's Café	30 Olt Avenue	Pekin, IL
	Fast Dragon Restaurant	3269 Court Street	Pekin, IL
	Bob Evans Restaurants	3440 Court Street	Pekin, IL
	Main Street Liquors	216 North Main Street	North Pekin, IL
	Williams Family Restaurant	216 North Main Street	North Pekin, IL
	Kelly Avenue Grill Inc	3610 Kelly Avenue	Pekin, IL
	LIAN Wang Chinese Restaurant	115 Radio City Drive	North Pekin, IL
	Signature Cuisine	9188 South Powell Rd	Peoria, IL
	Instant Replay Sports Bar	437 Court Street	Pekin, IL
	Lester's Donuts & Deli	513 South Parkway Dr	Pekin, IL
Discount Stores *(15 mile radius)*	Dollar General Corporation	1101 Broadway Street	Pekin, IL
	Dollar General	3241 Barney Avenue	Pekin, IL
	Family Dollar Store	1408 South 8th Street	Pekin, IL

Table D.2
Retail Store Coverage, 2005
Five to 15 Mile Ring, Starting at 111 S Capitol, Pekin, IL

	Store Name	Location	City
	Family Dollar Store	1023 Derby Street	Pekin, IL
	Family Dollar Stores Inc	216 North Main Street	Creve Coeur, IL
	Kmart Stores	2909 Court Street	Pekin, IL
	Deals Nothing Over A Dollar	3432 Court Street	Pekin, IL
	Big Lots	3500 Court Street	Pekin, IL
	Wal-Mart Supercenter	3200 Veterans Drive	Pekin, IL
	Wal-Mart Supercenter	3320 Veterans Drive	Pekin, IL
	Wal-Mart Supercenter	3315 Court Street	Pekin, IL
	Goodwill Industries	2131 Court Street	Pekin, IL
	Family Dollar	820 Northeast Jefferson Avenue	Peoria, IL
	Family Dollar	804 West Garfield Avenue	Bartonville, IL
	Family Dollar	3111 West Harmon Highway	Peoria, IL
	ufsDEALS.com	1800 SW Adams Street	Peoria, IL
	Dollar General Store	224 South Main Street	East Peoria, IL
	Family Dollar	330 North Western Avenue	Peoria, IL
	Wal-Mart Supercenter	401 River Road	East Peoria, IL
	Wal-Mart Supercenter	3315 North University Street	Peoria, IL
	Big Lots	2500 East Washington Street	East Peoria, IL
	Dollar General	2490 East Washington Street	East Peoria, IL
	Myers Annex	12637 West Farmington Road	Hanna City, IL
	Myers Discount CNTR	12620 West Farmington Road	Hanna City, IL
	Big Lots	3013 North Sterling Avenue	Peoria, IL
	Family Dollar	2321 North Wisconsin Avenue	Peoria, IL
	Kmart Stores	901 West Lake Avenue Ste 2	Peoria, IL
	B Moss Clothing CO	4501 West War Memorial Drive	Peoria, IL
	Dollar General	3419 North Prospect Road	Peoria, IL
	Kmart Stores	1075 West Jackson Street	Morton, IL
	Target	5001 North Big Hollow Road Suite 7	Peoria, IL
	Dollar General	Field Shopping Centre	Morton, IL
	Wal-Mart Supercenter	0	Morton, IL
	Dollar General	44 Sunnyland Plaza	Washington, IL
	Sam's Club	4100 West Willow Knolls Drive	Peoria, IL
	Deals Nothing Over A Dollar	103 River Road	East Peoria, IL
Office Supply *(15 mile radius)*	Staples	3507 Court St	Pekin, IL
	OfficeMax	200 Riverside Drive	East Peoria, IL
	OfficeMax	4100 Willow Knolls Drive	Peoria, IL
	Will Harms CO Inc	345 Court Street	Pekin, IL
	IKON Office Solutions	526 High Point Lane	East Peoria, IL
	Office Depot	801 West Lake Avenue	Peoria, IL
	Tension Envelope Corporation	240 Broadway Street	Pekin, IL
Department/ Jr. Dep./ Specialty *(15 mile radius)*	Abercrombie & Fitch	4501 West War Memorial Drive	Peoria, IL
	Aeropostale	4501 West War Memorial Drive	Peoria, IL
	Assuq's	2104 North Prospect Road	Peoria, IL
	Athletic Shoe Market	2105 Court Street	Pekin, IL
	Bergner's Department Store	3500 Court Street	Pekin, IL
	Bergner's Department Store	Sheridan Village	Peoria, IL
	Bergner's Department Store	5203 West War Memorial Drive	Peoria, IL
	Bonnie's	3214 Court Street	Pekin, IL
	Catherines Plus Sizes	1613 Broadway Street	Pekin, IL
	Children's Place	2200 West War Memorial Ste Drive	Peoria, IL
	Court Square Antiques & Collectibles	401 Court Street	Pekin, IL
	Deb Shops	3428 Court Street	Pekin, IL
	Discount Bridal Weddings by Fox	1526 North 8th Street	Pekin, IL
	Disney Store	4501 West War Memorial Drive	Peoria, IL
	Famous Barr CO	Northwoods Mall	Peoria, IL

Table D.2
Retail Store Coverage, 2005
Five to 15 Mile Ring, Starting at 111 S Capitol, Pekin, IL

	Store Name	Location	City
	Fashion Bug Plus	3500 Court Street	Pekin, IL
	Gadzook's	4501 West War Memorial Drive	Peoria, IL
	JC Penney CO	2200 West War Memorial Ste Drive	Peoria, IL
	JCPenney	2200 W War Memorial Dr Ste 997	Peoria, IL
	JCPenney CO Inc	3500 Court Street	Pekin, IL
	Klodnycky Roman V OD	3315 North University Street	Peoria, IL
	Kohl's Department Stores	4100 West Willow Knolls Drive	Peoria, IL
	Marshall's	801 West Lake Avenue	Peoria, IL
	One Price & More	801 West Lake Avenue	Peoria, IL
	Pacific Sunwear	2200 West War Memorial Ste Drive	Peoria, IL
	Payless Shoesource	3516 Court Street	Pekin, IL
	Sears Roebuck and CO	Peoria, IL	Peoria, IL
	Sears Roebuck and CO	4501 West War Memorial Drive	Peoria, IL
	SENO Formal Wear	533 South Parkway Dr	Pekin, IL
	Shopko - Department Stores	105 North Main Street	Creve Coeur, IL
	Shopko - Department Stores	2323 West Pioneer Parkway	Peoria, IL
	T J Max	801 West Lake Avenue	Peoria, IL
	T-Shirt House	219 South 2nd Street	Pekin, IL
	Uniform Store	2914 Court Street	Pekin, IL
	We Shop Here Too!	220 East Lakewood Street	Morton, IL
	Weddings by Fox & Discount Bridal Service	1511 North 8th Street	Pekin, IL
National Auto Suppliers *(15 mile radius)*	Autozone	900 Court Street	Pekin, IL
	Midas	1804 Court St	Pekin, IL
	Advance Auto Parts	3335 Court St	Pekin, IL
	Mayberry Brothers Inc	14320 State Route 29	Pekin, IL
	Firestone Tire & Service Centers	3504 Court St	Pekin, IL
	Grease Spot	3322 Court Street	Pekin, IL
	Bridgestone Firestone Off Road	401 Main Street Ste 920	Peoria, IL
	Peoria Plaza Tire Inc	1800 Southwest Washington Street	Peoria, IL
	Firestone Tire & Service Centers	1601 N Knoxville Avenue	Peoria, IL
	Midas	2200 N University Street	Peoria, IL
	Napa Auto Parts	513 Ann Eliza Street	Pekin, IL
	Advance Auto Parts	230 South Main Street	East Peoria, IL
	Advance Auto Parts	234 South Main Street	East Peoria, IL
	Advance Auto Parts	505 N Western Avenue	West Peoria, IL
	Autozone	3109 North University Street	Peoria, IL
	Napa Auto Parts	3016 North University Street	Peoria, IL
	Autozone	1988 East Washington Street	East Peoria, IL
	Napa Peoria Auto Parts	603 West Lake Avenue	Peoria, IL
	Advance Auto Parts	4809 N University Street	Peoria, IL
	Napa Auto Parts	230 Detroit Avenue	Morton, IL
	Advance Auto Parts	1740 Washington Rd	Washington, IL
National Video Rental Stores *(5 mile radius)*	Family Video	1712 Broadway Street	Pekin, IL
	Hollywood Video	2113 Court Street	Pekin, IL
	Movie Gallery	2818 Court Street	Pekin, IL
Electronics/ Furniture/ Housewares *(15 mile radius)*	Amish Cabinets & Furniture	13520 Winfield Drive	Manito, IL
	Ashley Furniture Home Store	1819 Southwest Adams Street	Peoria, IL
	Best Buy	5001 North Big Hollow Road	Peoria, IL
	Best Buy	801 W Lake Avenue	Peoria, IL
	Bombay Furniture	5201 West War Memorial Drive	Peoria, IL
	B'Ribboned Etc	400 Court Street	Pekin, IL
	Circuit City	2601 W Lake Avenue	Peoria, IL
	City Mattress	121 East Lake Avenue	Peoria, IL
	Cohen Furniture	4125 North Sheridan Road	Peoria, IL
	Cooperative Records	3289 Court Street	Pekin, IL
	Demanes Interiors Inc	1916 North Knoxville Avenue	Peoria, IL

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Retail Store Coverage, 2005
Five to 15 Mile Ring, Starting at 111 S Capitol, Pekin, IL

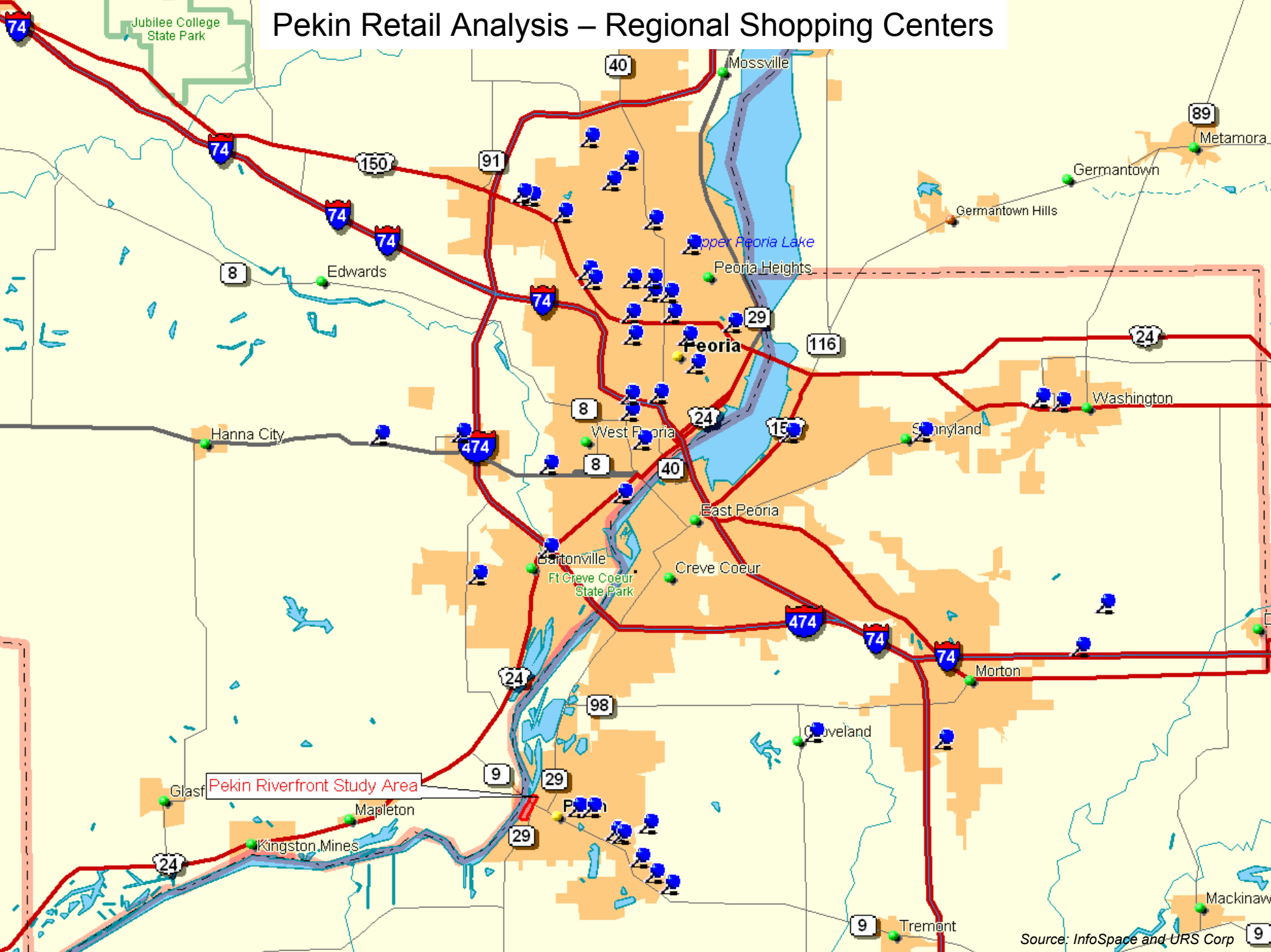
	Store Name	Location	City
	Downers Furniture Outlet	720 Court Street	Pekin, IL
	Eddie Bauer	4501 War Memorial Drive Ste CI1	Peoria, IL
	Ethan Allen Interiors	613 West Lake Avenue	Peoria, IL
	La-Z-Boy Furniture Galleries	6828 North Peartree Lane	Peoria, IL
	Leath Furniture	3245 Court Street	Pekin, IL
	Lippmann's Furniture & Interiors	2514 North Sheridan Road	Peoria, IL
	Mattress Doctor	115 Radio City Drive	North Pekin, IL
	Old Heritage Landscaping Inc & Garden Center	14189 Vfw Road	Pekin, IL
	Old Heritage Landscaping Inc & Garden Center	RR 29	Pekin, IL
	Orndorff Furniture	2125 South Main Street	Morton, IL
	Pekin TV Service	321 Margaret Street	Pekin, IL
	Pier 1 Imports	5100 North War Memorial Drive	Peoria, IL
	Pierson Mattress CO	1034 South Western Avenue	Peoria, IL
	Post and Pillar Inc	4700 North University Street	Peoria, IL
	Radio Shack	3208 Court St	Pekin, IL
	Radio Shack	1200 W Main St #9	Peoria, IL
	Radio Shack	3311 N Sterling Ave #6	Peoria, IL
	Radio Shack	4501 N War Memorial Dr	Peoria, IL
	Radio Shack	4125 N Sheridan Rd	Peoria, IL
	Radio Shack	412 Riverside Dr	East Peoria, IL
	Radio Shack	4100 W Willow Knoll Dr #B4	Peoria, IL
	Rea's Furniture & Antique Restoration	209 Court Street	Pekin, IL
	Rick's TV & Appliances	306 Court Street	Pekin, IL
	Rock of Ages	1815 Broadway Street	Pekin, IL
	Sears	4501 North War Memorial Drive	Peoria, IL
	Select Comfort	Northwoods Mall	Peoria, IL
	Select Comfort	4501 N War Memorial Dr	Peoria, IL
	Siegrist Furniture	5901 North Prospect Road Suite 5	Peoria, IL
	Steger's	818 Court	Pekin, IL
	The Mattress Doctor	North Point Shopping	Peoria, IL
	The Mattress Doctor	113 Radio City Drive	Pekin, IL
	Tom's Electronics	1510 North 8th Street	Pekin, IL
	Trade Mart Furniture & Bedding	347 Court Street	Pekin, IL
	Underwood's Furniture Galleries	4530 North University Street	Peoria, IL
	Verlo Mattress Factory Stores	2818 Court Street	Pekin, IL
Home/ Garden/ Crafts Supply *(15 mile radius)*	Ben Franklin	4538 North Prospect Road	Peoria Heights, IL
	Ben Franklin	Field Shopping Centre	Morton, IL
	Hobby Lobby	Pekin Mall	Pekin, IL
	Hobby Lobby	3433 North University Street	Peoria, IL
	Home Depot	5026 West Holiday Drive	Peoria, IL
	Jo-Ann Fabrics and Crafts	Metro Shopping Centre	Peoria, IL
	Lowe's	201 Riverside Drive	East Peoria, IL
	Lowe's	501 North Big Hollow Road	Peoria, IL
	Menards	3535 Court Street	Pekin, IL
	Menards	Peoria, IL	Peoria, IL
	Menards	2211 West Pioneer Parkway	Peoria, IL
	Michaels Arts & Crafts	5212 North Big Hollow Road	Peoria, IL
Other Retail/ Fitness *(15 mile radius)*	Absolute Excercize	4609 North Prospect Road	Peoria Heights, IL
	Bartonville Fitness Wellness Center	4503 Pfeiffer Road	Peoria, IL
	Body Fitness Inc	3020 North University Street	Peoria, IL
	Body Quest Stores	5012 North Big Hollow Road	Peoria, IL
	Club Fitness	7623 North Crestline Drive	Peoria, IL
	Curves for Women	3277 Court Street	Pekin, IL
	Curves for Women	306 South Main Street	East Peoria, IL
	Curves for Women	3815 North Sterling Avenue	Peoria, IL
	Curves for Women	121 East Lake Avenue Ste B	Peoria, IL
	Curves for Women	827 East Jackson Street	Morton, IL

Table D.2
Retail Store Coverage, 2005
Five to 15 Mile Ring, Starting at 111 S Capitol, Pekin, IL

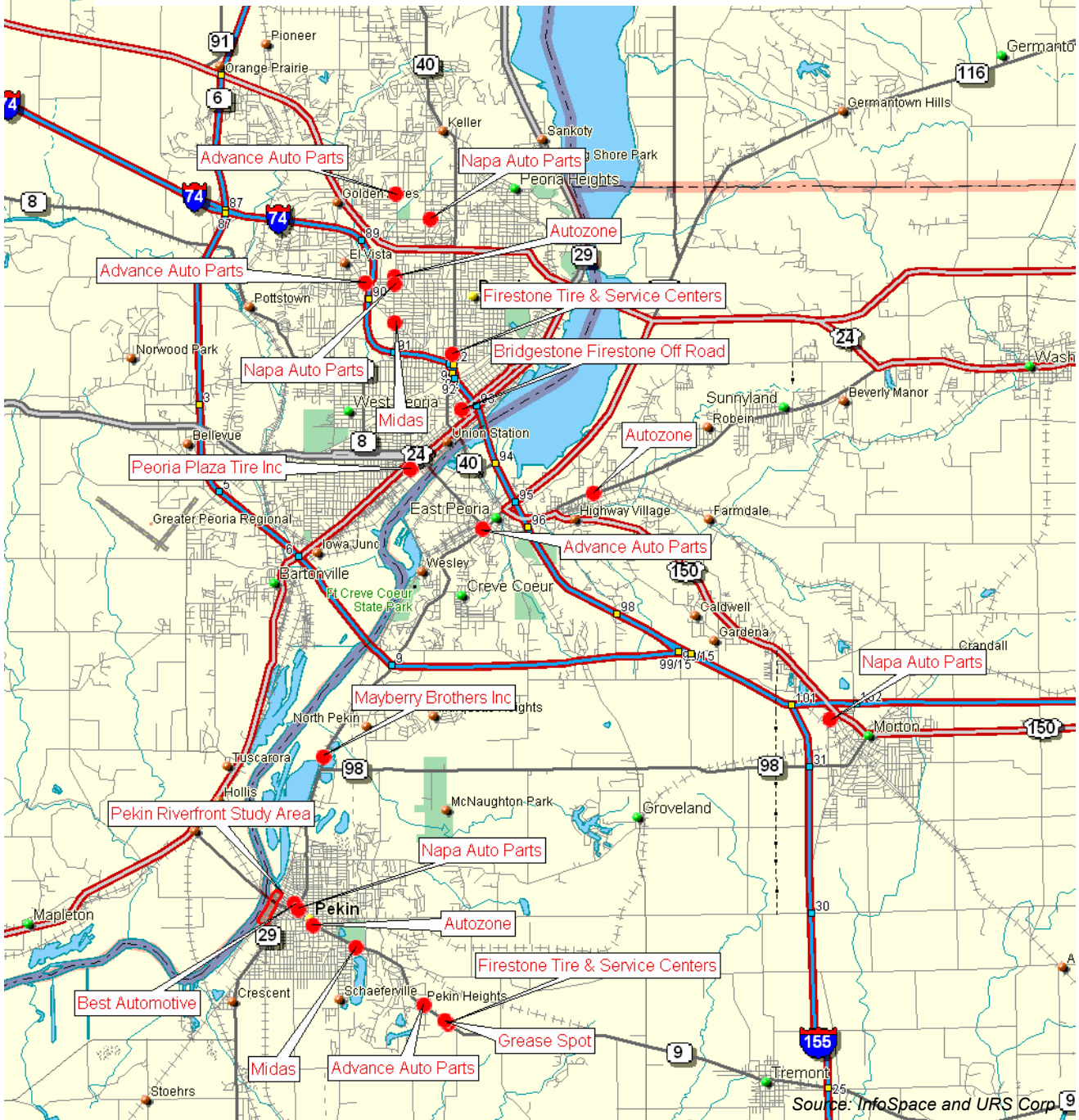
	Store Name	Location	City
	Curves for Women	3428 West Willow Knolls Drive	Peoria, IL
	Cuts Fitness for Men	3510 West Willow Knolls Drive	Peoria, IL
	Eastside Centre	1 Eastside Drive	East Peoria, IL
	Fitness America	2707 North Main Street	East Peoria, IL
	Fitness Center The	20237 Illinois Route 9	Pekin, IL
	Fitness Forever	125 Elmridge Place	Creve Coeur, IL
	Gaylans Trading Company	5205 West War Memorial Drive	Peoria, IL
	Golds Gym	1630 North Main Street	Morton, IL
	IL Central College - Fitness Center	1 College Drive	East Peoria, IL
	Jeri's Fitness Studio	3500 Court Street	Pekin, IL
	KUK SOOL Won of Peoria	5221 North Big Hollow Road	Peoria, IL
	Lady Wellness Center	3922 Barring Terrace	Peoria, IL
	Landmark Racquet & Health Club	3225 North Dries Lane Ste 2	Peoria, IL
	Morton Nautilus Club	1201 West Jefferson Street	Morton, IL
	Parkside Athletics	300 Red Bud Drive	Pekin, IL
	Peoria Athletic Club	1219 Soutwest Adams Street	Peoria, IL
	Petco	801 West Lake Avenue	Peoria, IL
	PETsMART	5001 North Big Hollow Road	Peoria, IL
	River Plex	600 Northeast Water Street	Peoria, IL
	Shape Express	2527 West War Memorial Drive	Peoria, IL
	The Clubs at River City - Athletic Club	8603 North University Street	Peoria, IL
	Village Courts Athletic Club	430 West Edgewood Court	Morton, IL
	YMCA - Greater Peoria Family	714 Hamilton Blvd	Peoria, IL
	YMCA of Pekin	Pekin, IL	Pekin, IL
	YWCA	315 Buena Vista Ave	Pekin, IL

Source: InfoSpace and URS Corporation.

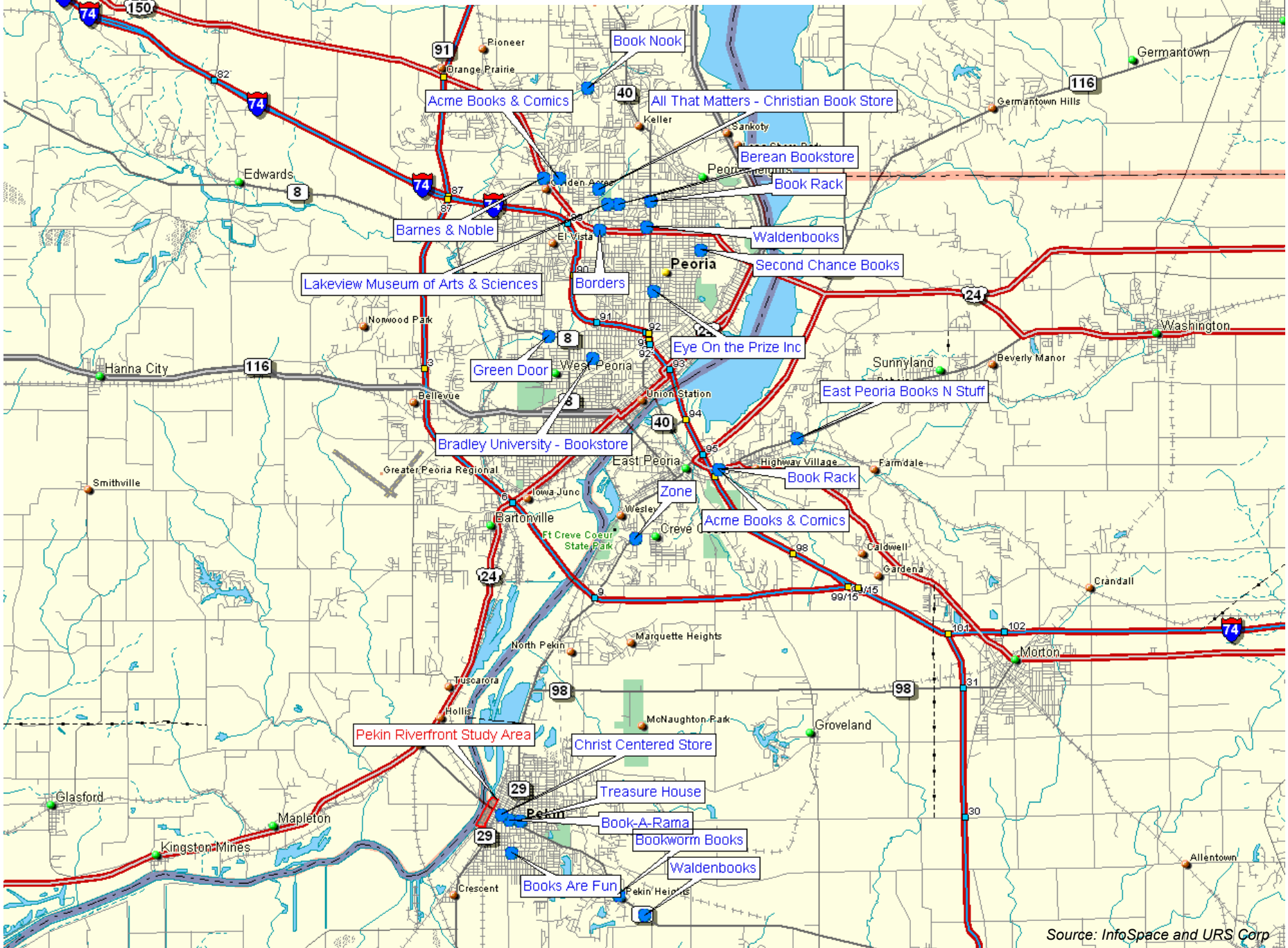
Pekin Retail Analysis – Regional Shopping Centers



Pekin Retail Analysis – National Auto Part Stores

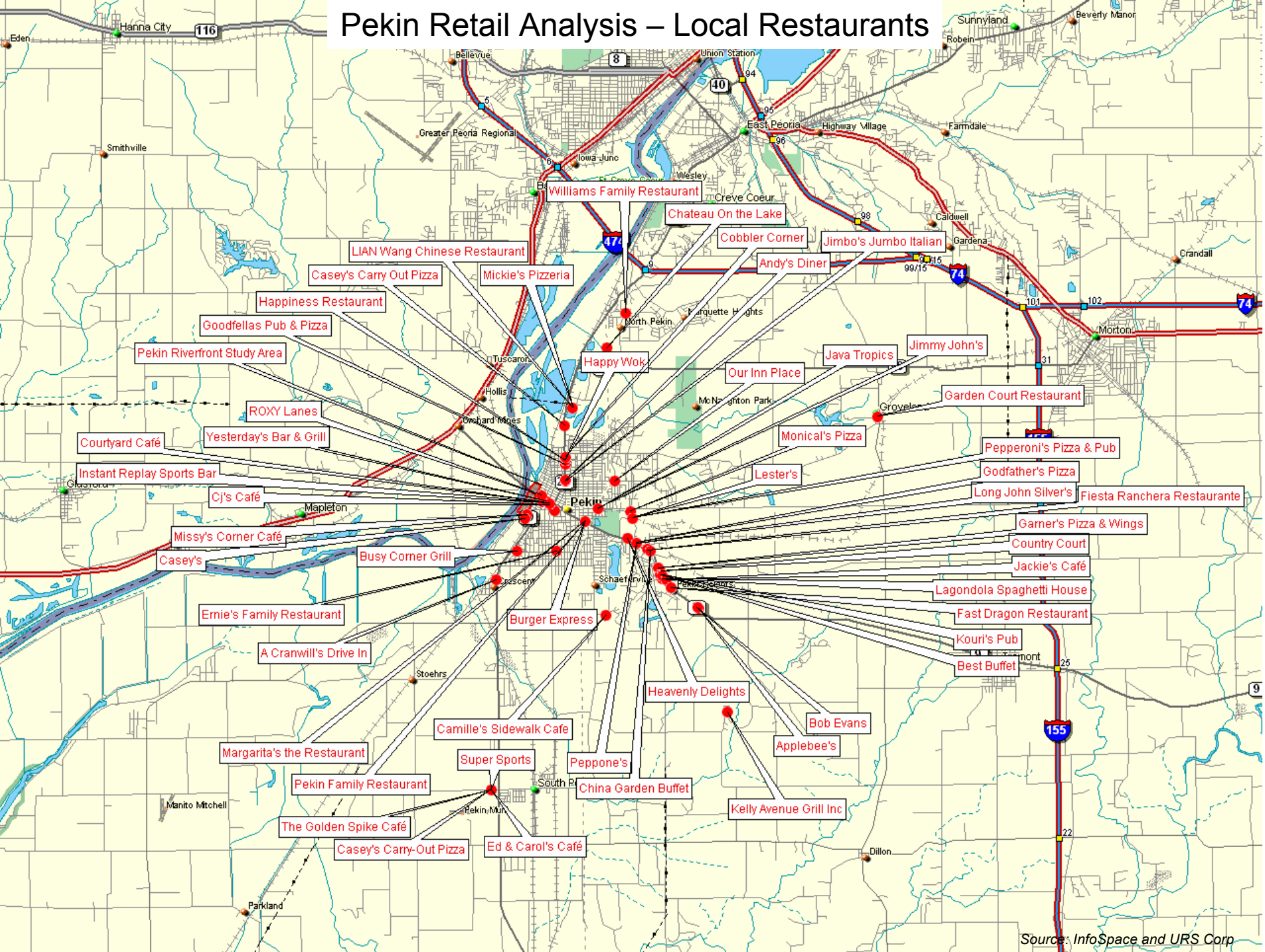


Pekin Retail Analysis – Book Stores

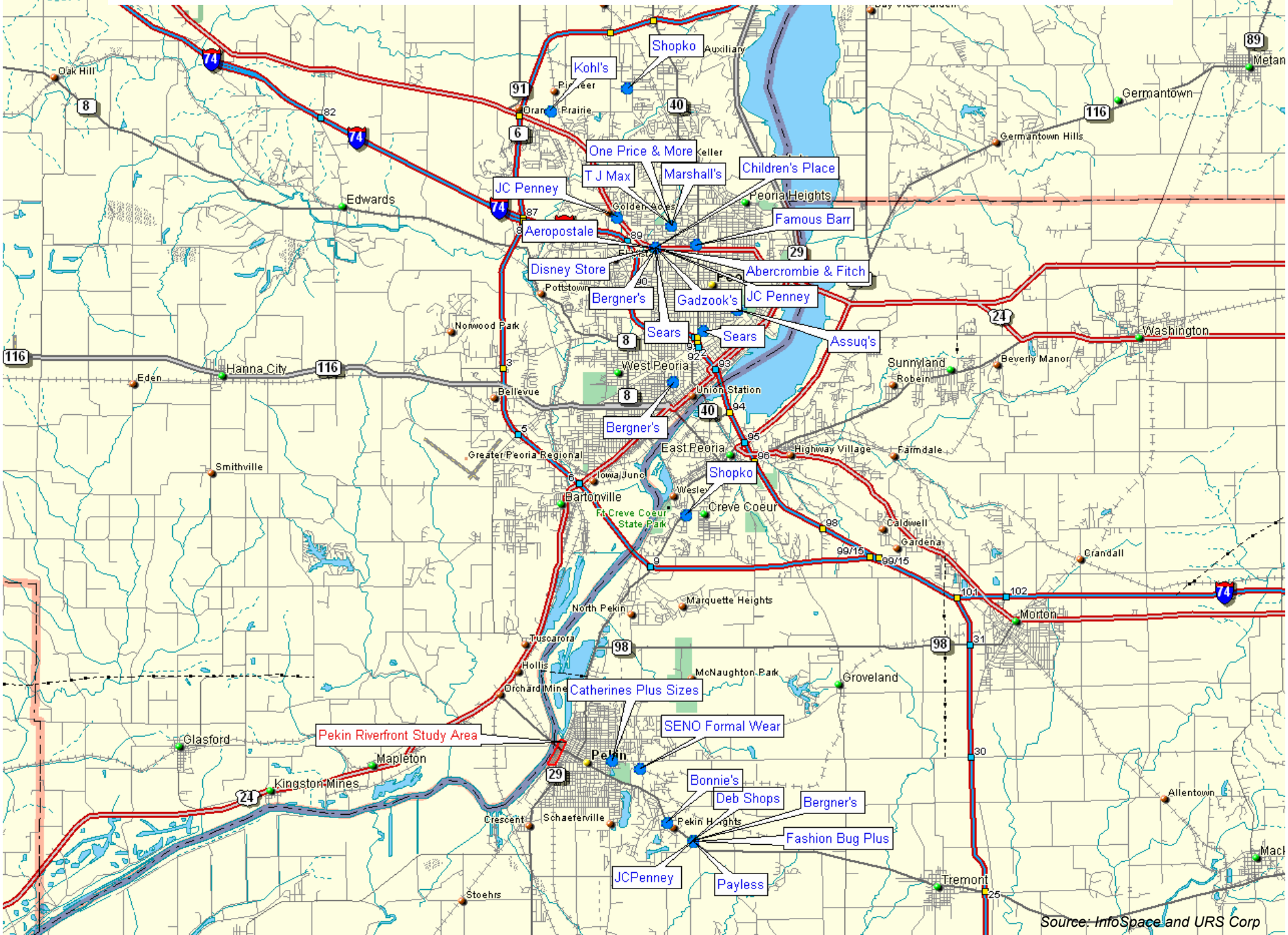


Source: InfoSpace and URS Corp

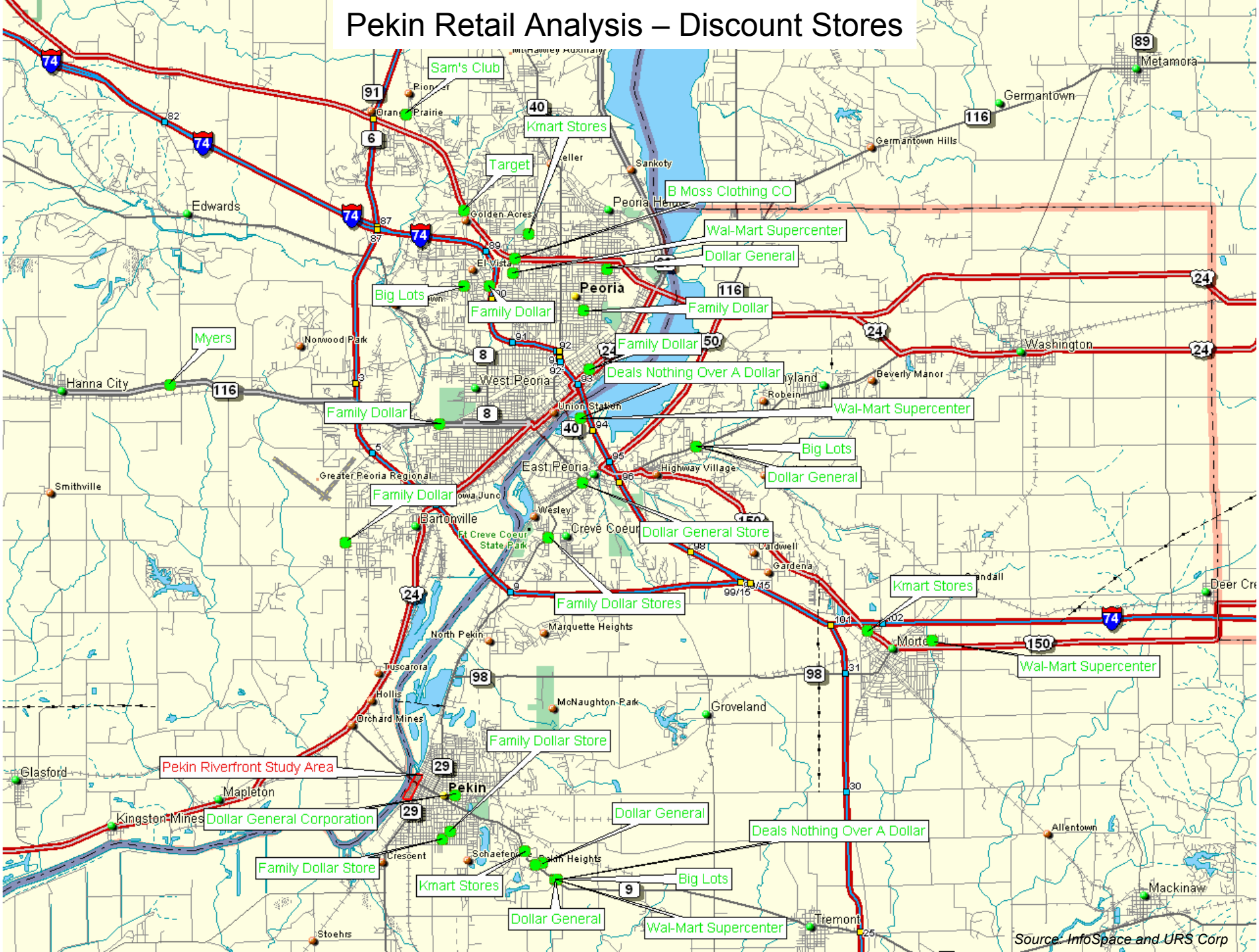
Pekin Retail Analysis – Local Restaurants



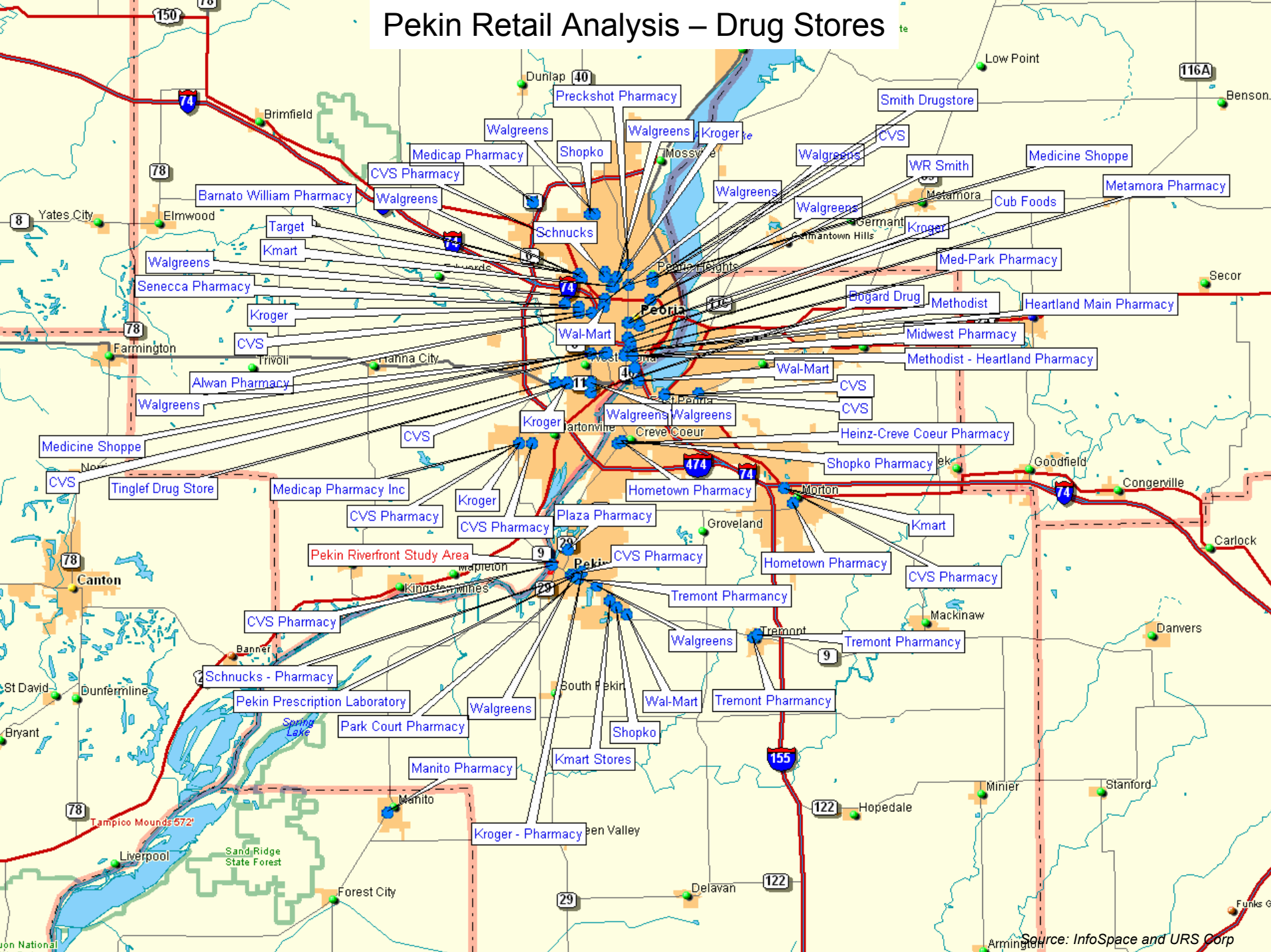
Pekin Retail Analysis – Department, Jr. Department and Apparel Stores



Pekin Retail Analysis – Discount Stores

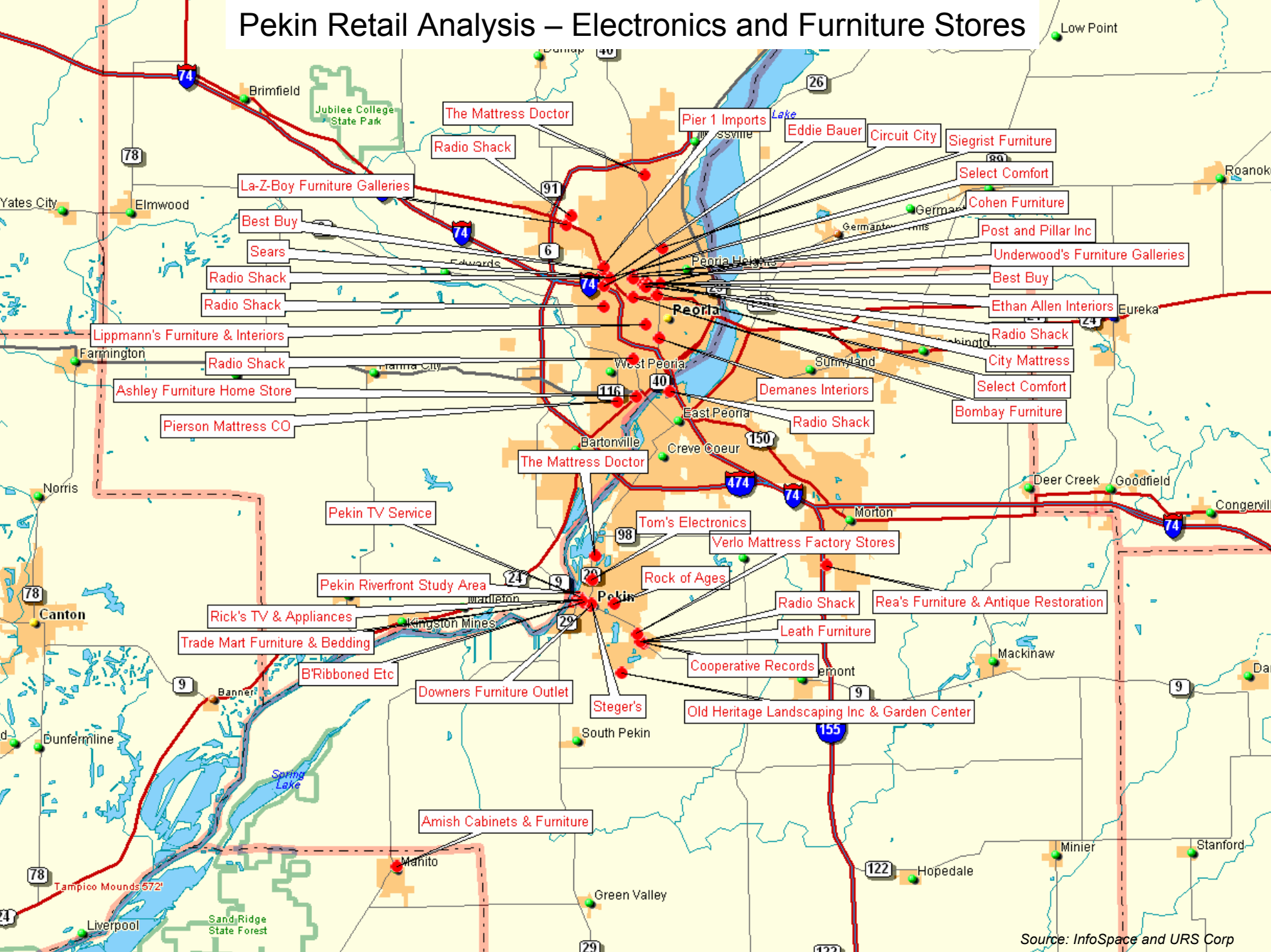


Pekin Retail Analysis – Drug Stores

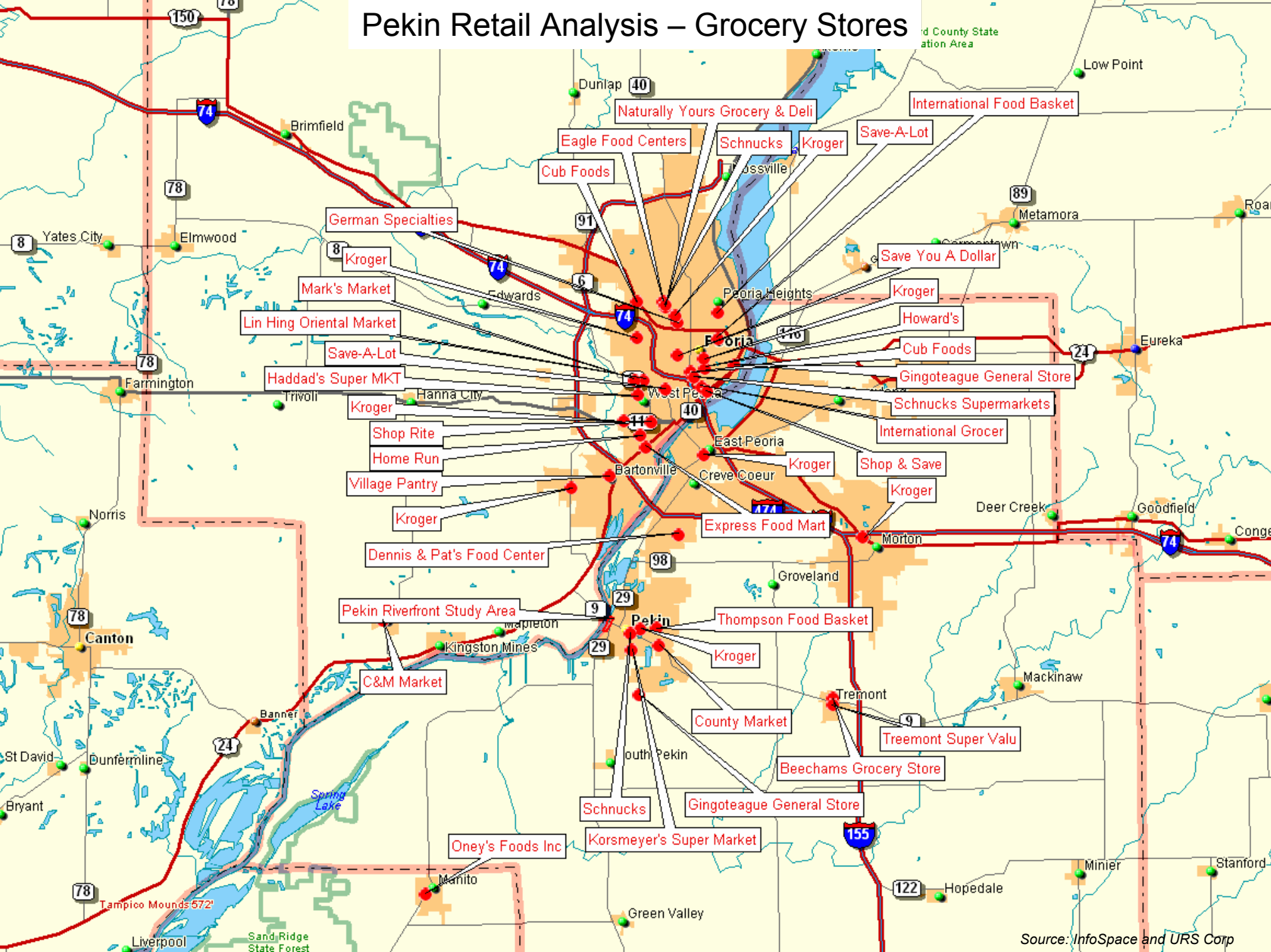


Source: InfoSpace and URS Corp

Pekin Retail Analysis – Electronics and Furniture Stores

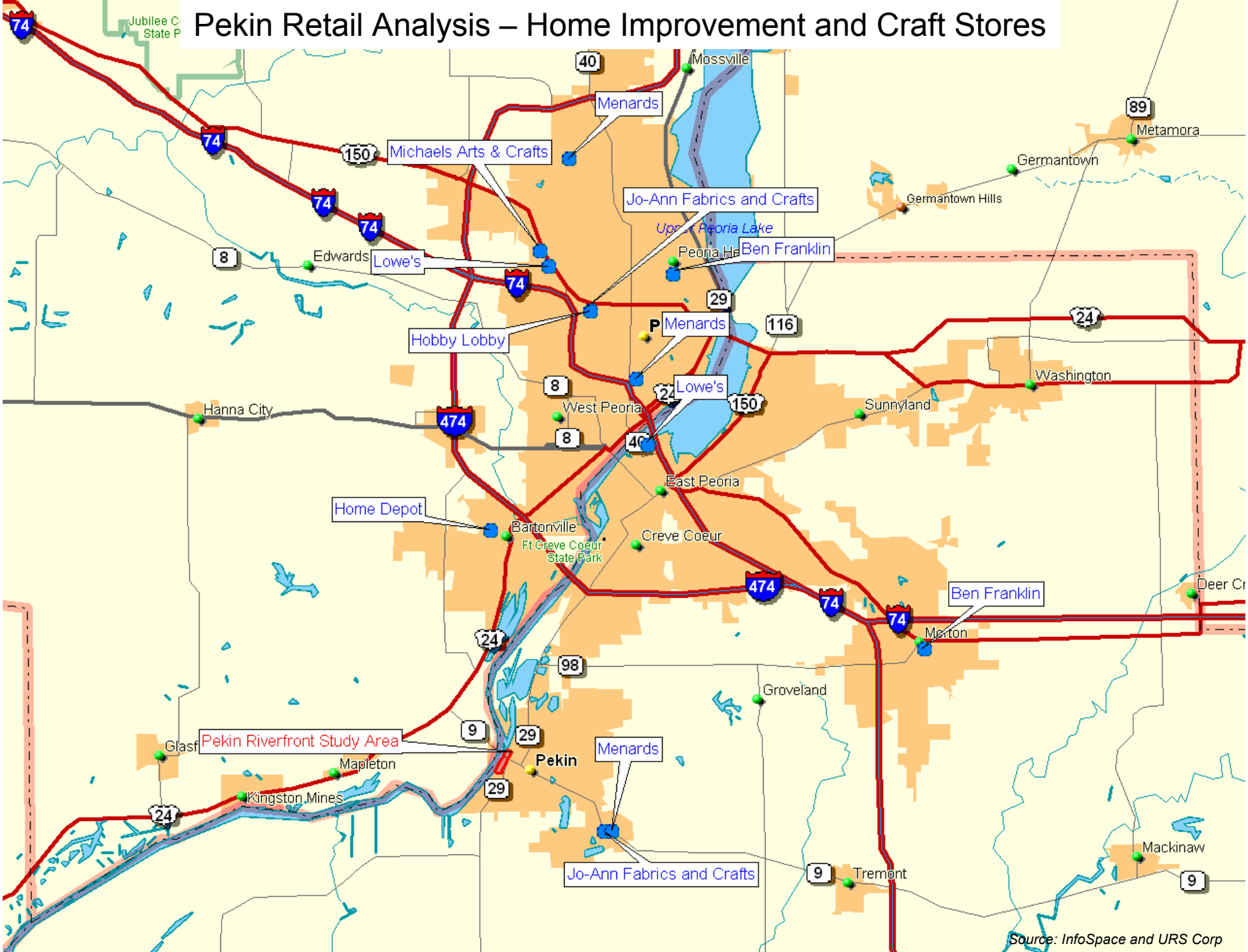


Pekin Retail Analysis – Grocery Stores



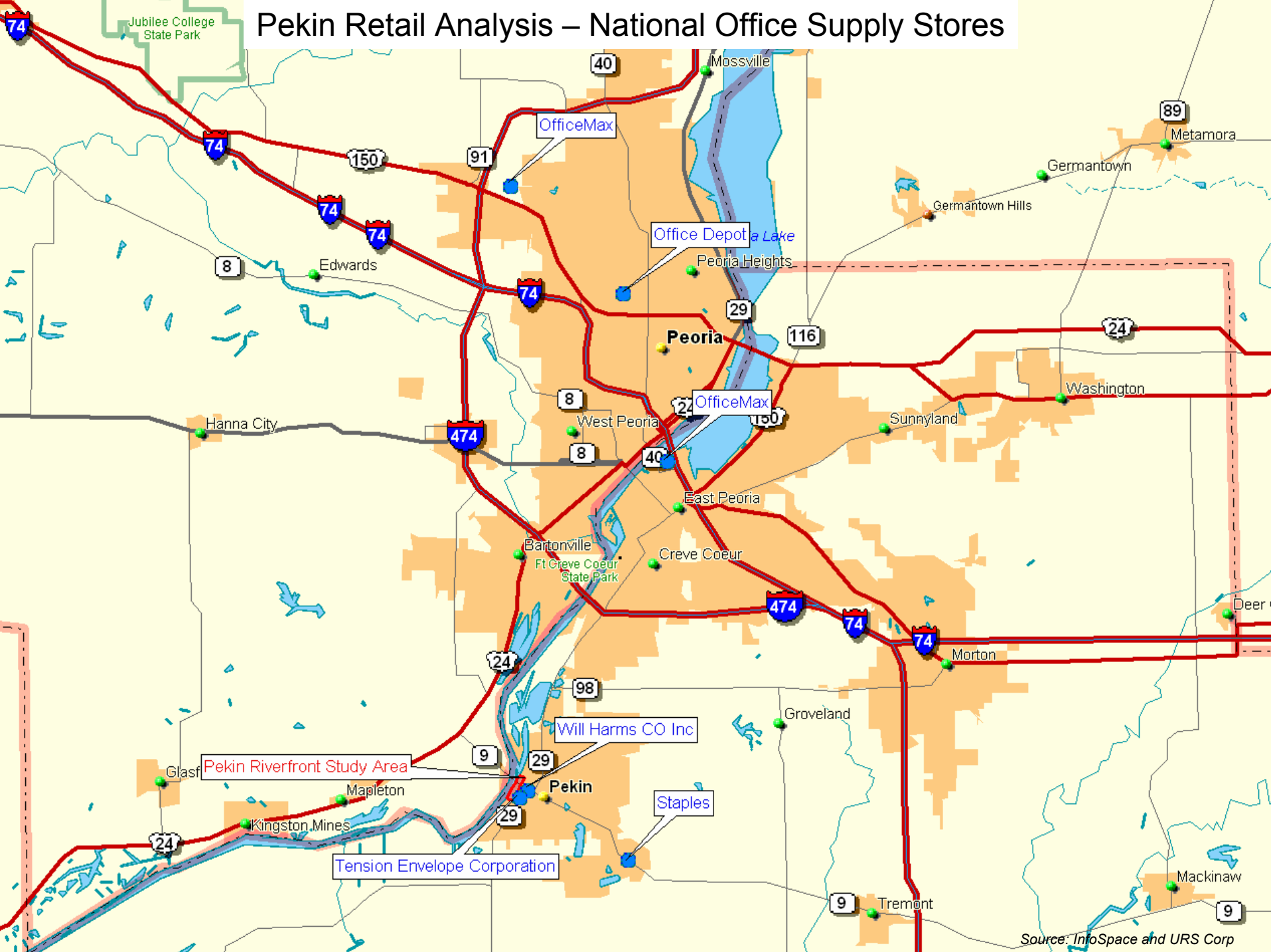
Source: InfoSpace and URS Corp

Pekin Retail Analysis – Home Improvement and Craft Stores

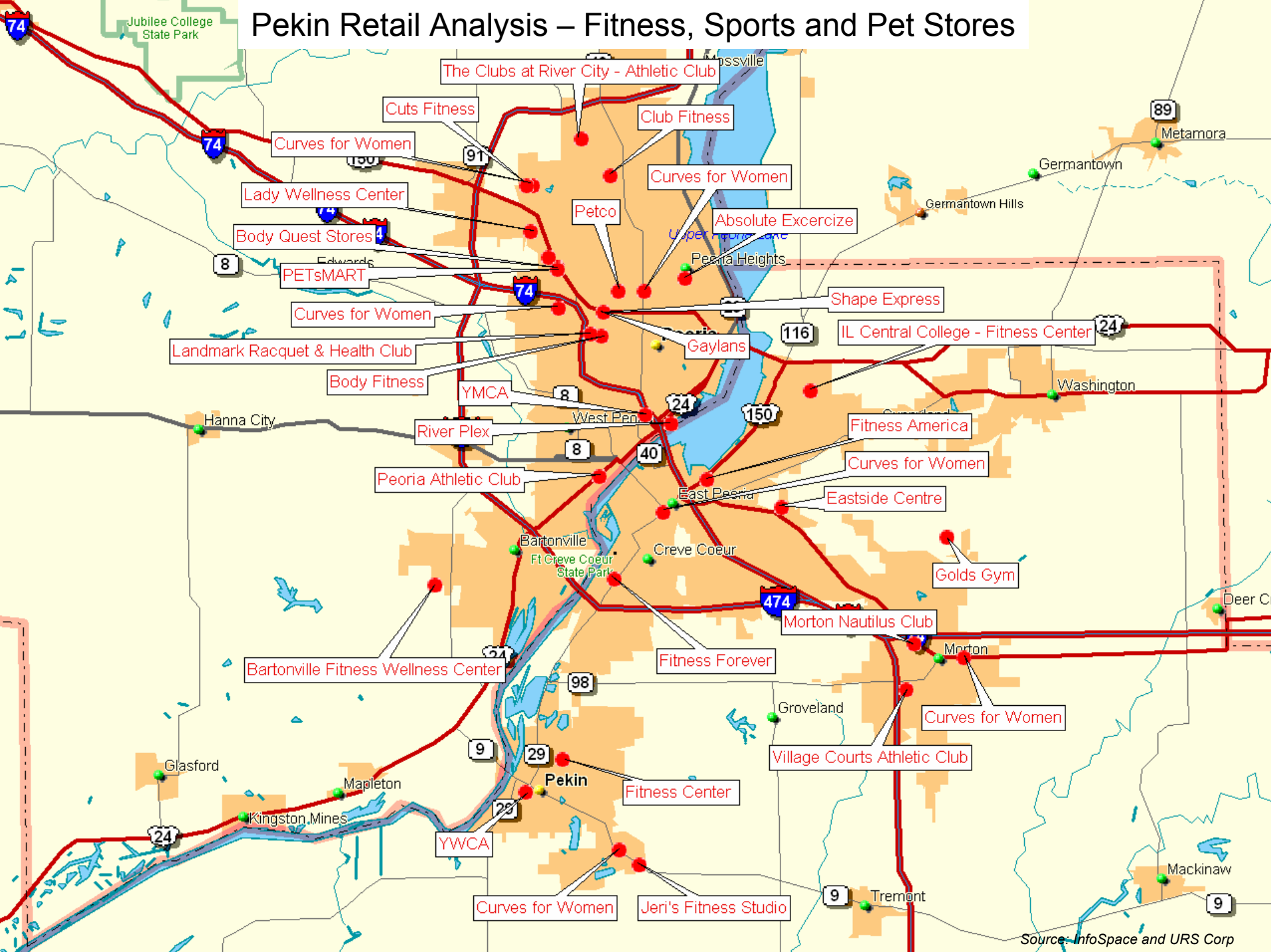


Source: InfoSpace and URS Corp

Pekin Retail Analysis – National Office Supply Stores



Pekin Retail Analysis – Fitness, Sports and Pet Stores



Source: InfoSpace and URS Corp

Pekin Retail Analysis – National Video Stores

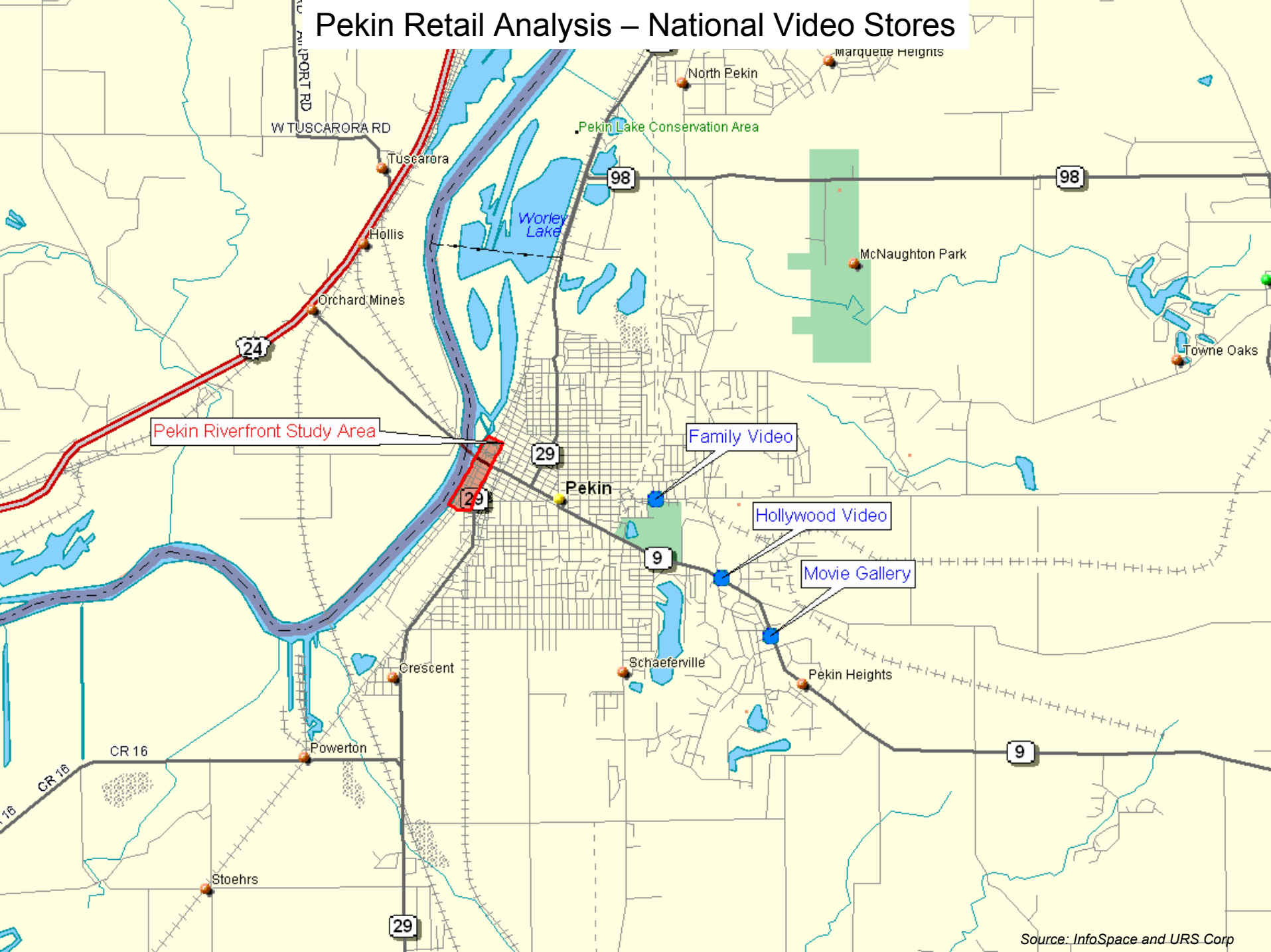


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Table E.4 Pekin Riverfront Development Concept 4 – 100% RV Campground: Development Costs Estimate

Table E.1
Order of Magnitude Development Costs Estimate,
Concept 1,
100% Passive Recreation,
Pekin Riverfront, Pekin, IL

Line #	Line Item	Unit of Measure	Unit Cost	Units/ Quantity	Loaded Cost	Comments
053	**Site Mobilization & Demobilization**					
054	Mobilize Equipment	each	$25,000	1.0	$28,750.00	
055	Provide Job Trailers, Erosion Control, Temporary Facilities, & Construction Security	each	$25,000	1.0	$28,750.00	
056	Demobilize Equipment & All Temporary Facilities	each	$25,000	1.0	$28,750.00	
057						
058	**Utilities**					
059	Electrical					
060	Primary Into Site	linear foot	$15	0.0	$0.00	none
061	Event Panels	lump sum	$520	0.0	$0.00	none
062	Sewers					
063	Minor Changes to Tributary Sewers	linear foot	$50	0.0	$0.00	none
064	Service Lines	linear foot	$30	0.0	$0.00	none
065	Water					
066	Main Into Site	linear foot	$50	0.0	$0.00	none
067	Service Lines	linear foot	$50	0.0	$0.00	none
068						
069	**Earthwork**					
070	Borrowed Soil	cubic yard	$10	0.0	$0.00	none
071	Backfill/Rough Grade/Compact Site Area	cubic yard	$2	0.0	$0.00	none
072	Fine Grade Site Area	cubic yard	$2.48	0.0	$0.00	none
073						
074	**Environmental**					
075	Excavate Contaminated Soil	cubic yard	$7.22	10,099.5	$83,856.15	Southern 3.13 acres
076	Dispose of Contaminated Soil	cubic yard	$220	10,099.5	$2,555,173.50	
077	Environmental Credit				-$2,639,029.65	Credit shown as City will need to address irrespective of use.
078						
079	**Buildings & Pavilions**					
080	Pavilions	each	$20,000.00	4.0	$92,000.00	
081	Kiosks	each	$10,000.00	4.0	$46,000.00	
082						
083	**Site Improvements**					
084	Stormwater Drainage System					
085	Pipes	linear foot	$44.00	0.0	$0.00	none
086	Inlets	linear foot	$1,400.00	0.0	$0.00	none
087	Site Lighting	linear foot	$50.00	0.0	$0.00	none
088	Site Permanent Fencing	linear foot	$9.15	0.0	$0.00	none
089	Walkways	square foot	$5.00	21,600.0	$124,200.00	estimated; price based on riverfront bid price for 6' wide walk
090	Site Furnishings					
091	Benches	each	$1,075.00	20.0	$24,725.00	estimated
092	Drinking Fountains	each	$2,495.00	0.0	$0.00	none
093	Public Art	each	$10,000.00	0.0	$0.00	none
094	Trash receptacles	each	$615.00	20.0	$14,145.00	estimated
095	Signage	each	$20,000.00	0.5	$11,500.00	estimated
096						
097	**Landscaping**					
098	General Soil Preparation	square yard	$0.82	0.0	$0.00	none
099	Trees, Shrubs & Landscaped Beds	square yard	$6.00	15,972.0	$110,206.80	estimated on 20% of 16.5 acres
100	Sodded lawn	square yard	$0.75	63,888.0	$55,103.40	estimated on 80% of 16.5 acres
101						
102	**Streets and Lots**					
103	Reconstructed Streets	square yard	$16.83	0.0	$0.00	none
104	Construct Parking Lots	square yard	$16.83	0.0	$0.00	none
105						
106	**Subtotal - 100% Passive**				**$564,130.20**	

Table E.2
Order of Magnitude Development Costs Estimate,
Concept 2,
75% Passive Recreation / 25% Expanded Event Space,
Pekin Riverfront, Pekin, IL

Line #	Line Item	Unit of Measure	Unit Cost	Units/ Quantity	Loaded Cost	Comments
001	**Site Mobilization & Demobilization**					
002	Mobilize Equipment	each	$25,000	1.0	$28,750.00	
003	Provide Job Trailers, Erosion Control, Temporary Facilities, & Construction Security	each	$25,000	1.0	$28,750.00	
004	Demobilize Equipment & All Temporary Facilities	each	$25,000	1.0	$28,750.00	
005						
006	**Utilities**					
007	Electrical					
008	Primary Into Site	linear foot	$15	400.0	$6,900.00	
009	Event Panels	lump sum	$520	2.0	$1,196.00	
010	Sewers					
011	Minor Changes to Tributary Sewers	linear foot	$50	200.0	$29,900.00	
012	Service Lines	linear foot	$30	200.0	$6,900.00	
013	Water					
014	Main Into Site	linear foot	$50	200.0	$11,500.00	
015	Service Lines	linear foot	$50	200.0	$11,500.00	
016						
017	**Earthwork**					
018	Borrowed Soil	cubic yard	$10	0.0	$0.00	none
019	Backfill/Rough Grade/Compact Site Area	cubic yard	$2	0.0	$0.00	none
020	Fine Grade Site Area	square yard	$2.48	39,688.0	$113,190.18	nominal grading - estimate about double of "non passive" area (4.1 ac)
021						
022	**Environmental**					
023	Excavate Contaminated Soil	cubic yard	$7.22	10,099.5	$83,855.87	Southern 3.13 acres
024	Dispose of Contaminated Soil	cubic yard	$220.00	10,099.5	$2,555,165.07	
025	Environmental Credit				-$2,639,020.94	Credit shown as City will need to address irrespective of use.
026						
027	**Buildings & Pavilions**					
028	Pavilions	each	$71,000.00	4.0	$326,600.00	
029	Kiosks	each	$15,000.00	4.0	$69,000.00	
030						
031	**Site Improvements**					
032	Stormwater Drainage System					
033	Pipes	linear foot	$44.00	0.0	$0.00	none
034	Inlets	linear foot	$1,400.00	0.0	$0.00	none
035	Site Lighting	linear foot	$50.00	100.0	$5,750.00	
036	Site Permanent Fencing	linear foot	$9.15	0.0	$0.00	
037	Walkways	square foot	$5.00	19,200.0	$110,400.00	estimated; price based on riverfront bid price for 6' wide walk
038	Site Furnishings					
039	Benches	each	$1,075.00	40.0	$49,450.00	estimated
040	Drinking Fountains	each	$2,495.00	2.0	$5,738.50	estimated
041	Public Art	each	$10,000.00	1.0	$11,500.00	estimated
042	Trash receptacles	each	$615.00	40.0	$28,290.00	estimated
043	Signage	each	$20,000.00	1.0	$23,000.00	estimated
044						
045	**Landscaping**					
046	General Soil Preparation	square yard	$0.82	0.0	$0.00	none
047	Trees, Shrubs & Landscaped Beds	square yard	$6.00	12,003.2	$82,822.08	estimated on 20% of 12.4 acres
048	Sodded lawn	square yard	$0.75	48,012.8	$41,411.04	estimated on 80% of 12.4 acres
049						
050	**Streets and Lots**					
051	Reconstructed Streets	square yard	$16.83	0.0	$0.00	none
052	Construct Parking Lots	square yard	$16.83	0.0	$0.00	none
053						
054	**Subtotal - 100% Passive / 25% Event**				**$1,021,297.80**	

Table E.3
Order of Magnitude Development Costs Estimate,
Concept 3,
75% RV Campground,
Pekin Riverfront, Pekin, IL

Line #	Line Item	Unit of Measure	Unit Cost	Units/ Quantity	Loaded Cost	Comments
52	Mobilize Equipment	each	$25,000	0.8	$23,000.00	estimated
53	Provide Job Trailers, Erosion Control, Temporary Facilities, & Construction Security	each	$25,000	0.8	$23,000.00	estimated
54	Demobilize Equipment & All Temporary Facilities	each	$25,000	0.8	$23,000.00	estimated
55						
56	Electrical Service Lines	linear foot	$10	3,600.0	$41,400.00	
57	Sewers					
58	RV dump facility	linear foot	$5,000	1.0	$5,750.00	Rather than individual hook-ups, presume single facility dump is workable and that all other facility buildings can connect directly to the existing infrastructure.
59	Water					
60	Service Lines	linear foot	$25	3,600.0	$103,500.00	estimated
61	Telephone					
62	Main Into Site	linear foot	$10	0.0	$0.00	none
63	Service Lines	linear foot	$10	0.0	$0.00	none
64	Cable Television					
65	Primary Into Site	linear foot	$10	0.0	$0.00	none
66	Service Lines	linear foot	$10	0.0	$0.00	none
67	Wireless Equipment					
68	Primary Into Site	linear foot	$10	0.0	$0.00	none
69	Earthwork					
70	Fine Grade Site Area	square yard	$2.48	105,600.0	$301,171.20	Presume 1/4 of site needs fine grading
71	Environmental					
72	Excavate Contaminated Soil	cubic yard	$7.22	10,099.5	$0.00	
73	Dispose of Contaminated Soil	cubic yard	$220	10,099.5	$2,555,165.07	
74	Environmental Credit				-$2,555,165.07	Credit shown as City will need to address irrespective of use.
75	Buildings & Pavilions					
76	RV Office	each	$150,000	1.0	$172,500.00	was using $5/cubic of building but riverfront pavilions came in high - picked off 150k as "do able"
77	Stormwater Drainage System					
78	Pipes	linear foot	$44	1,000.0	$50,600.00	estimated; riverfront bid price for 15"
79	Inlets	each	$1,400	4.0	$6,440.00	roads collect in ditches, run to inlets at strategic locations; riverfront bid price
80	Site Lighting	lump sum	$50	2,000.0	$115,000.00	estimated
81	Site Permanent Fencing	linear foot	$9.15	2,700.0	$28,410.75	900' + 900' + 450' + 450'; Means 1984 cost
82	Walkways	square foot	$5.00	2,400.0	$13,800.00	scattered at office and other buildings - riverfront bid price for 6' wide walk
83	Site Furnishings					
84	Benches	each	$1,075	0.0	$0.00	none
85	Drinking Fountains	each	$2,495	0.0	$0.00	none
86	Public Art	each	$10,000	0.0	$0.00	none
87	Trash Receptacles	each	$615	0.0	$0.00	none
88	Signage	each	$20,000	0.5	$11,500.00	estimated - nominal
89	Playgrounds	each	$30,000	0.0	$0.00	none
90	Landscaping					
91	General Soil Preparation	square foot	$0.82	105,600.0	$99,580.80	25% of pervious area, Means 1984 cost
92	Trees, Shrubs & Landscaped Beds	square foot	$6.00	21,120.0	$145,728.00	5% of pervious area, Means 1984 cost
93	Sodded lawn	square foot	$0.75	401,280.0	$346,104.00	95% of pervious area, Means 1984 cost
94	Streets and Lots					
95	Internal Streets	square yard	$16.83	50,666.7	$980,628.00	3,000 sqft per 100'x100' internal lot for roads, 1,500 sqft per 100'x100' external lot, average; Means price based on $1.87/sf; If Main can be reused, this would drop this figure by about 1/4
96	RV Pads	square yard	$16.83	35,733.3	$691,600.80	2,000 sqft per 100'x100' internal lot for pad, 2,100 sqft per 100'x100' external lot, average
	Subtotal - 75% RV Camground / 25% Other				**$3,113,713.55**	

Summary:

Pads*	Development Costs	Cost/Pad
32	$3,113,713.55	$97,303.55

Table E.4
Order of Magnitude Development Costs Estimate,
Concept 4,
100% RV Campground,
Pekin Riverfront, Pekin, IL

Item	ALTERNATE 4: 100% RV Campground	Unit of Measure	Unit Cost	Units/ Quantity	Loaded Cost	Comments
52	Mobilize Equipment	each	$25,000	0.8	$23,000.00	estimated
53	Provide Job Trailers, Erosion Control, Temporary Facilities, & Construction Security	each	$25,000	0.8	$23,000.00	estimated
54	Demobilize Equipment & All Temporary Facilities	each	$25,000	0.8	$23,000.00	estimated
55						
56	Electrical Service Lines	linear foot	$10	4,800.0	$55,200.00	
57	Sewers					
58	RV dump facility	linear foot	$5,000	1.0	$5,750.00	Rather than individual hook-ups, presume single facility dump is workable and that all other facility buildings can connect directly to the existing infrastructure.
59	Water					
60	Service Lines	linear foot	$25	4,800.0	$138,000.00	estimated
61	Telephone					
62	Main Into Site	linear foot	$10	0.0	$0.00	none
63	Service Lines	linear foot	$10	0.0	$0.00	none
64	Cable Television					
65	Primary Into Site	linear foot	$10	0.0	$0.00	none
66	Service Lines	linear foot	$10	0.0	$0.00	none
67	Wireless Equipment					
68	Primary Into Site	linear foot	$10	0.0	$0.00	none
69	Earthwork					
70	Fine Grade Site Area	square yard	$2.48	121,600.0	$346,803.20	Presume 1/4 of site needs fine grading
71	Environmental					
72	Excavate Contaminated Soil	cubic yard	$7.22	10,099.5	$0.00	
73	Dispose of Contaminated Soil	cubic yard	$220	10,099.5	$2,555,165.07	
74	Environmental Credit				-$2,555,165.07	Credit shown as City will need to address irrespective of use.
75	Buildings & Pavilions					
76	RV Office with Shower Facility	each	$150,000	1.0	$172,500.00	was using $5/cubic of building but riverfront pavilions came in high - picked off 150k as "do able"
77	Stormwater Drainage System					
78	Pipes	linear foot	$44	1,000.0	$50,600.00	estimated; riverfront bid price for 15"
79	Inlets	each	$1,400	4.0	$6,440.00	roads collect in ditches, run to inlets at strategic locations; riverfront bid price
80	Site Lighting	lump sum	$50	2,000.0	$115,000.00	estimated
81	Site Permanent Fencing	linear foot	$9.15	3,300.0	$34,724.25	900' + 900' + 450' + 450'; Means 1984 cost
82	Walkways	square foot	$5.00	2,400.0	$13,800.00	scattered at office and other buildings - riverfront bid price for 6' wide walk
83	Site Furnishings					
84	Benches	each	$1,075	0.0	$0.00	none
85	Drinking Fountains	each	$2,495	0.0	$0.00	none
86	Public Art	each	$10,000	0.0	$0.00	none
87	Trash Receptacles	each	$615	0.0	$0.00	none
88	Signage	each	$20,000	0.5	$11,500.00	estimated - nominal
89	Playgrounds	each	$30,000	0.0	$0.00	none
90	Landscaping					
91	General Soil Preparation	square foot	$0.82	121,600.0	$114,668.80	25% of pervious area, Means 1984 cost
92	Trees, Shrubs & Landscaped Beds	square foot	$6.00	24,320.0	$167,808.00	5% of pervious area, Means 1984 cost
93	Sodded lawn	square foot	$0.75	462,080.0	$398,544.00	95% of pervious area, Means 1984 cost
94	Streets and Lots					
95	Internal Streets	square yard	$16.83	52,333.3	$1,012,885.50	3,000 sqft per 100'x100' internal lot for roads 1,500 sqft per 100'x100' external lot, average; Means price based on $1.87/sf
96	RV Pads	square yard	$16.83	38,066.7	$736,761.30	2,000 sqft per 100'x100' internal lot for pad, 2,100 sqft per 100'x100' external lot, average
97						
98	**Subtotal - 100% RV Camground**				**$3,380,985.05**	

Summary:

Pads	Development Costs	Cost/Pad
42	$3,380,985.05	$80,499.64

Table E.5
Standard Data on Special Events in Pekin*
City of Pekin, IL

Event #	Event Name	Time of Year	Duration	Admission Fee	Average Attendance	Target Audience	Retail (Y/N)	Retail Types	Gross Retail Revenue
1	Eagle Census Festival	Last Sat. in	4 hrs.	Free	250	families	no	none	none
2	Derby Days	May	3 days - 8 hours each day	Free	500-1,000	families	yes	food	?
3	Pier Parties	May-August	1 day/6-8 hours in length	Free or small admission charge ($2) - hosts pay $50/hr if there is alcohol	750	Depends on the sponsoring group	yes	food	?
4	Fourth of July Celebration	July 4	3 hours	Small admission charge	1,000	families	yes	food	?
5	Downtown Cruise-In	Mid-Summer	6 hours	Free	625	families	yes	food	1500
6	Farmers Markets	July-Sept.	Once/week for 2 hours	Free - vendors pay $5/week	500	families	yes	food, arts, crafts	?
7	Friday Night Family Fest	Sept.	6 hours	Free - vendors pay $150-$250	7,000	families	yes	food	Approx. $1000 1500
8	Marigold Festival	Sept.	4 days - all day	Free admission - vendors pay	20,000	families	yes	art fair/food booths	?
9	Halloween Parade	October	3 hours	Free	500	families	no	none	none
10	Winter Wonderland Parade	November	2 hours	Free	500	families	no	none	none
11	Christmas on Court	Dec.	3 hours	Free	500	families	no	none	none
12	Winter Wonderland Festival	Dec.	Weekends - 6 hours daily	Free	1,000	families	yes	crafts	?

Source: Pekin Visitor's Center, Pekin Chamber of Commerce, and URS Corporation.
**All events (if outside) must apply for a special event permit from the City of Pekin for $25.*

As an additional component of the hospitality analysis, URS reviewed the potential for installing a recreational vehicle (RV) park on a portion of the Study Area. The RV park concept was identified after the initial analysis for the site was performed. A development potential analysis for the site was completed by reviewing the national trends in the RV park development and operation industry, and interviewing regional and national RV park developers and professionals. Findings from these tasks as they relate to the impact on potential developments along the Pekin Riverfront are noted below.

10.4 SITE ANALYSIS

The Study Area has been analyzed below according to its collective strengths, weaknesses, opportunities and threats as identified by RV park development and operation professionals. The analysis is summarized below.

10.4.1 Strengths

- The natural beauty of Pekin's waterfront is of high quality and is differentiated from those of existing Central Illinois RV parks.
- Expanding recreation opportunities within the City of Pekin with the recent development of Dragon's Dome, which could increase demand for lodging accommodations pulling from the region and nationwide.
- Active recreation tourists, such as those targeted by the Dragon's Dome, tend to overlap with the targeted RV park consumer.

10.4.2 Weaknesses

- Access to the Study Area is along local primary roads and not the interstate system like other communities. This may limit the ability of Pekin to attract non-informed consumers to the site.
- The limited acreage available for development on the site provides other land owners and communities a test case for the development of a larger RV facility. As noted in the residential section of this report, the biggest competitor for urban Pekin development is the availability of large greenfield sites in close proximity.

10.4.3 Opportunities

- Significant portions of the Study Area are owned and controlled by the City, which will facilitate land assembly and development of the area.
- Proposed Route 336 will link the Peoria market to the west via Macomb, potentially increasing the attractiveness of the southern Peoria-Pekin communities.

10.4.4 Threats

- The potential for development of hospitality facilities with integrated recreation amenities and areas for RV parking in other parts of Pekin and adjacent communities lessens the desire to build a free-standing RV park in the community.
- If improperly managed, RV parks can shift to low-cost housing to cover base operating costs.

10.5 RV PARK CONSUMERS

According to a recent study by the National RV Dealers Association (RVDA):

- There are an estimated 30 million RV "enthusiasts" in the United States.
- Approximately 9 million households in the United States own an RV. These RV owners travel an average of 5,900 miles annually and spend 23 days a year using their RV.

The University of Michigan found that the average RV owner is 49 years old, is married and owns their own home.

According to the Recreation Industries Research Center at Michigan State University, RV camp users typically spend $24 per night at a full service campground and $91 per day in the local community. This spending includes grocers and limited restaurant services. The proportion of grocery over restaurant spending is high because of the kitchen assemblies RVs provide. Many consumers prefer to cook in their unit while enjoying limited "eating out".

On a three-day holiday weekend, this spending rate equates to $324.29 spent in the local community per campsite.

According to Kampgrounds of American (KOA), the nation's largest franchiser of RV parks, the average vacationer spends three to five nights at a park.

10.6 INDUSTRY TRENDS

According to national RV park developers and small scale RV park owners/operators, many new trends are changing the face of the RV park industry. Among these trends are the need to modernize RV park facilities and the fear of rising gas prices.

RV parks need to be receptive to the new RV models and RV owners. The modern RV is larger, requiring more space than older models. Additionally, these new RVs provide many of the same amenities found in any moderately priced hotel; users, thus, demand more complementary RV park amenities than previously. For example, a large proportion of RV users are brining their computers with them to keep in touch with the families and businesses; the installation of high-speed Internet connections such as DSL added with wireless connections, therefore, is becoming an increasingly common practice by RV parks to remain competitive.

The average modern RV park is approximately 40 acres in size and accommodates 100 individual parking sites. Many parks are beginning to limit the number of stalls to 60 – 70 in order to create space for the newer breed of wider, longer RVs. The removal of additional spaces increases the opportunity for more site privacy and lessens the parking lot feel of some parks.

10.7 CONCLUSIONS

From this RV park analysis for the City of Pekin and surrounding area, the Pekin Riverfront appears to be well suited for a small RV park property. The Study Area, however, does not appear to be large enough for a modern large-scale RV operation. The professionals interviewed were optimistic about the Pekin market, although they had not previously reviewed opportunities in the immediate area.

Appendix Contents

Table G.1 Project Interview List

Table G.1
Project Interview List,
Pekin Riverfront Market Analysis,
Fall 2004 - Spring 2005

Organization	Contact(s)
Development / Real Estate	
Wisdom Development Group	Mike Wisdom
JPG Commercial Real Estate	Jeff Graves
Wald Land Corporation	Russ Waldschmidt
Cullinan Properities	Jeff Giebelhausen
Monge Property Management Co. / LTR	Bill Leman
Dragon's Dome	Bill Griffin, Cindy Galyeon
Allen & Associates	Gary Allen
Luttiken's Cove	Rick Krupps
Maloof Commercial Real Estate	Dan Maloof
Jim Maloof Realty - Commercial Division	Henry Lawrence
Jim Maloof Realty - Residential Division	Denise Adams
Holiday Inn, Concord Inn, Dragon's Dome	Cindy Galyeon
Public / Non-Profit Sector	
City of Pekin	Kim Uhlig
Chamber of Commerce (Board)	Bill Flemming
Park District Board/Main Street Organization	Gary Gillis
Main Street Organization/Pekin Visitor's Center	Emily Lambe
Pekin Park District	Bob Blackwell
Tri-County Planning Commission	Terry Kohlbuss, Josh Barbee, Eman Ebrahim
Peoria Area Convention/Visitor's Bureau	Vickie Clark
Pekin School District 108 (K-8)	Chuck Bowen
Tazewell County Museum and Education Center	Crystal Dagit
Pekin's Artistic Community Theatre	Bill Homel
Private Sector	
Heartland Water Resource Council	Tom Tincher
Pekin Boat Club	Rocky Duffin
Farnsworth Group	Gary Davis, Brandon Descarpentrie

Source: URS Corporation.

Appendix Contents

Analysis of: *Pekin Center Reinvestment Plan*, January 2001.

Feasibility Study for a Water Park in Pekin, Illinois, April 2001.

Marina and Boat Ramp Hydraulic Impacts Study, December 2003.

Figure H-1 Waterpark Development – Conceptual Footprint

The City provided a number of planning and economic development documents for review. Three of these documents are reviewed and analyzed in this section:

- Pekin Center Reinvestment Plan, January 2001.
- Feasibility Study for a Water Park in Pekin, Illinois, April 2001.
- Marina and Boat Ramp Hydraulic Impacts Study, December 2003.

PEKIN CENTER REINVESTMENT PLAN

While the scope of this study focuses on the Study Area along the riverfront, URS reviewed all elements of the Pekin Center Reinvestment Plan (Reinvestment Plan) to better understand the dynamics and vision for the adjacent areas and how they relate to development opportunities for the Study Area. This review was intended to help illuminate the market feasibility of certain projects proposed in the Reinvestment Plan and to help the City better target funding for the most viable development concept(s). We also offer some recommendations here which we believe would strengthen the City's revitalization planning efforts.

From review of these documents, three major issues or "themes" appear to predominate as they relate to potential development along the riverfront:

- The Riverfront/Downtown area should be a destination.
- It should be accessible.
- It should be walkable.

Downtown Riverfront Area

Goals for the Area from the Reinvestment Plan

- Optimize public access and use of recreational, educational, and cultural facilities.
- Reinforce the area as the governmental and business center.
- Complement reinvestment efforts in adjoining neighborhoods; serve as a gateway to the city.

Major Recommendations from the Reinvestment Plan

- Pekin Lake – Grand, park-like entrance; emphasis on recreation.
- Pekin Pier – Pier Project; decorative lighting; boat launch ramp.
- Court Street Landing – Mixed-use development; support governmental and add retail and restaurants.
- Boardwalk – General recreational.

- River Center – Privately constructed "grand" public meeting, private office, retail, and floating restaurant space.
- Amphitheater – Outdoor amphitheater.
- Retail/Office – Reuse of old Franklin School.

Ways to Strengthen the Reinvestment Plan

- The Riverfront area will be a destination. However, if the connection to the rest of downtown is not optimal, the Riverfront will suffer from low usage and this could allow for security and similar concerns. Making the connection the best is can be and not contrived will be instrumental to the Riverfront development success. Therefore, addressing traffic and roadway issues, as well as streetscaping and walkability options is critical to the Riverfront development.
- Parks and public areas should have a degree of whimsy to them – this is a part of the reason people enjoy them. Subtly integrating whimsy as a part of design is important.
- A part of the Reinvestment plan touched on river heritage issues. If this is to happen, while it is not required that it happen on the riverfront, it must at least happen close to the riverfront.

Recommendations for Focus of Funding from the Reinvestment Plan

- Pekin Lake – Area needs to be explored much further as a key part of both a park and a marina development plan. The "access" road that extends from the riverfront area north in to the Pekin Lake area is private and does not create a "connection" between the lake and the river. One development opportunity could allow the residential neighborhood north of the riverfront to redevelop into commercial/water park type of destination that connects with the Pekin Lake recreational opportunity.
- Pekin Pier – Completed.
- Court Street Landing – Mixed-use development; support governmental and add retail and restaurants.
- Boardwalk – Public works project that enable the area to transition to a predominately recreational center.
- River Center – Potentially could compromise the recreational aspects of the park area. The floating restaurant concept, while a valiant effort to reclaim the pilings, will need considerable cost and expense to construct. The Reinvestment Plan noted that sheet pile, etc will be needed. A cursory examination of the riverfront and pilings by our engineering professionals noted that the piling in the river is of unknown and likely dubious quality, mooring type pilings are constructed for lateral loads for barge and boat tie-up and not for vertical loadings of a building, and the restaurant could not be carried on the piling alone (both from the strength of the piling and the location of the piling). Therefore, the pilings would need to be removed and new structural pilings would be needed, although they could be "faced" with the old pilings to "look old".
    - The "edge" of the shipping channel of the river would appear to be right along the face of the piling, therefore nothing could extend beyond the current piling. Additionally, any "obstruction" at or below a 100-year flood elevation will require extensive study, design and permitting if allowed.

  - Therefore, we do suggest that the riverfront park area be maintained in a functionally recreational use and that dining establishments be encouraged to locate along the north or south perimeters, along 2nd or 3rd Street, or immediate to the redeveloped marina. If a restaurant with a river view is desired, it should occur at the top of bank and adjacent to the open space area.
- Amphitheater – If kept to a nominal cost, this could be achievable. The quality of the site is degraded by having the railroad so close. Finally, it would appear that there could be environmentally challenged sites in this segment of the riverfront.
- Retail/Office – From a site analysis viewpoint, the old Franklin School building appears to be in good shape and is in a prime location with respect to connecting with the waterfront. This could serve as retail/office space but could also serve as a restaurant, a river heritage museum, or many other alternatives.

Court Street Improvement Area

The Court Street Area is immediately adjacent to the Study Area. The existing dynamics of this area and any planned development, therefore, plays an integral role in revitalization of the riverfront.

Goals for the Area from the Reinvestment Plan

- Reinforce Court Street's historic role and function as a community retail and business center.

Major Recommendations from the Reinvestment Plan

- Gateway Grand Entrance & Signage - Design a grand entrance feature that denotes the fact that one is entering the Downtown Area.
- Intersection Improvements - Design decorative crosswalks, plazas and signage at designated intersections which emphasize the Business District.
- Sidewalks, Lighting & Streetscape Improvements - Establish an overall master plan of improvements for Downtown Court Street, including decorative sidewalks, ornamental lighting and streetscape which complement private sector improvement commitments.
- Coordinate Façade Treatment & Selective Redevelopment Projects – Establish a master plan for private improvements in area.
- Ann Eliza Street/Margaret Street Commercial Corridor Improvement Project – initiate effort to transition existing residential properties to commercial and/or office use, targeting this corridor in particular.

Ways to Strengthen the Reinvestment Plan

This area is the premier location to address walkability and desirability issues. Historically, traffic engineers have suggested that the proper way to address vehicular traffic is to move it quickly out of any given area. Our experience suggests that while gridlock is "bad", traffic and even congestion is "good".

Additionally, there is an age-old maxim in retail sales that "foot traffic" is a key to successful business. Sales are routinely based on gaining a percentage of the foot traffic market on the sidewalks. Therefore, the greater the foot traffic, the greater number of sales based on constant market capture percentage. The most desirable pedestrian experiences are normally found where there is vibrant activity, shops are doing well and remain open, there are other people using the area and vehicular traffic moves at a rate commensurate with the slower pedestrian traffic.

Our experience has shown that one-way streets will tend to discourage walkable streets. Traffic will tend to increase speed when there is no concern for "head on" conflicts. The faster speed of traffic makes the sidewalk less desirable for pedestrians. The loss of pedestrians reduces foot traffic for retail business with an accompanying loss of business and area vitality.

It should be noted that larger cities frequently have one-way streets but this should also present clear examples as well. In Downtown Chicago, one-way streets exist and yet the city is vibrant. We consider this an example of a vibrant downtown in spite of the one-way streets. In contrast, Downtown St. Louis has numerous one-way streets and yet the downtown is struggling. This is an example of one-way streets depressing the downtown. The net result is that while some downtown areas can overcome the depressing action of their one-way streets, some cannot.

Therefore, we would urge the city to examine vehicular traffic throughout the downtown and address the occasions when traffic discourages desirable, walkable districts. Since the Court Street Improvement Area directly connects with the Riverfront Area as well as other adjacent sections of the city, effective redevelopment of the Court Street Improvement Area is critical to Riverfront reinvestment success.

Downtown Gateway Area

Major Recommendations from the Reinvestment Plan

- Realignment of Margaret Street – Court Street Connection: Margaret Street to connect with Ann Eliza Street and then to Court Street north of St. Paul's Church. This change would allow for more parking lots, improve traffic flow, and provide better connection to downtown via Court Street.
- James Field Improvement – create a "signature" project with passive open space, outdoor plaza(s), fountains, etc.
- West Campus Redevelopment Project – vacate 8th Street and consolidate existing West Campus land with several adjacent residential and commercial blocks.

- Establish a master plan for redevelopment of West Campus and solicit private development interest for a quality mixed-use project. Develop adjacent park and open space elements.
- Mid-West Center for Governmental Studies & Community Service – alternative to mixed-use, promote complex for education purposes. Establish a higher learning center for both undergraduate and graduate studies as well as training and continuing education purposes focusing on governmental studies and community service. Potentially partner with Dirksen Congressional Library and other neighboring universities.
- Central Illinois Bible College – investigate potential interest in non-denominational higher education facility. Potentially partner with Illinois Central College.
- St. Joseph's & St. John's Expanded Parking – Potential to pursue development of off-street parking for both churches with the implementation of proposed street realignment plan.
- St. Joseph's Playground Expansion - Potential to expand existing playground and create more pleasing buffer.
- Post Office Parking Expansion – Proposed that Broadway be closed between 5th and 6th Streets, and existing right-of-way be combined with adjacent Township parking lot to provide expanding parking opportunity for the Post Office.
- Pekin Savings Site Expansion – Realignment of Margaret Street at 6th Street could allow Pekin Savings to expand existing site.
- St. Paul's Expanded Site – Development of proposed Margaret/Ann Eliza Street connector around St. Paul's provides for consolidation and expansion of St. Paul's site.

Ways to Strengthen the Reinvestment Plan

- Realignment of Margaret Street – This would seem viable so long as the issues of access and flow, as outlined in the Court Street discussion are a part of this as well.
- West Campus Redevelopment Project – We suggest that James Field and the Old High School are and perhaps should be connected. While we realize Broadway is a significant street, we feel that perhaps closing Broadway between 8th and 9th makes more sense so that James Field can become a green space connected to the redevelopment efforts. James Field has relatively busy streets on three sides and it makes the space less desirable even as a city park. Parking for the park will also be problematic in its current condition.
    - The two ideas broached in the reinvestment plan for the West Campus included a Mid-West Center for Governmental Studies & Community Service and the Central Illinois Bible College. Post secondary education establishments create an environment of day time activities which can enhance commercial opportunities.
    - The former high school building appears to be in good condition for redevelopment and suitable for reuse as office space. The annex to the building, along with the gymnasium and other buildings do not appear to be in as good of shape. A potential redevelopment plan would likely restore and reuse the old building and demolish the remaining buildings in order to add space for a mixture of uses.

- The trail system that runs along the northern edge of the property is a positive amenity for potential users. Many companies are exploring options to create "healthy" environments for their employees in an effort to potentially deflect rising health care costs.
- In an alternative to the redevelopment plans in the Reinvestment Plan, if Broadway can not be closed between 8th and 9th, consideration should be given to closing 9th between Court and Broadway and allow James Field and the area bounded by 9th, Broadway, Court and 10th to be redeveloped for commercial or other uses. With maintaining James Field as greenspace, the closing of Broadway between 8th and 9th, and connecting it to the redevelopment/reuse of the old High school is the most attractive option.
- Therefore, we feel that three things are important for the west campus area redevelopment:

1. A master plan for redevelopment, as proposed in the reinvestment plan, that would allow for significant redevelopment along with the building reuse;
2. A traffic plan for closing streets, rerouting traffic from Broadway on to Court, and making sure all connections work together for positive access, safe spaces, and adequate flow; and,
3. A park plan for James Field.
   - All three of the above should be done together in order to provide the most comprehensive and integrated approach to redevelopment for this area. These ideas seem reasonable however, again, traffic flow through the St. Joseph's & St. John's Expanded Parking, St. Joseph's Playground Expansion, Post Office Parking Expansion, Pekin Savings Site Expansion, and St. Paul's Expanded Site area is complex and has evolved in a confusing manner to people not familiar with the area, compromising traffic safety.

Civic Center Area

Goals for the Area from the Reinvestment Plan

- Through landscaping, plazas and parking development and selected site consolidation, the overall area can be transformed into an attractive and functional setting at the heart of the Downtown Area.

Major Recommendations from the Reinvestment Plan

- Tazewell County Jail – New County Jail & Law Enforcement facility approved in 2000 for construction in fall of 2001.
- Pekin City Hall – New 28,770 sq ft building completed in 2002.
- Court Street Plaza – Pursue cooperation with existing owners and businesses to redevelop this block into mixed use retail and office, extending the "campus" feel with plazas and coordinated streetscaping and shared parking. Could be site for future City or County expansion.
- Coordinated Parking Project – Pursue a master-planned parking lot development scheme.

Ways to Strengthen the Reinvestment Plan

- Two of the reinvestment plan ideas (Court Street Plaza and a Coordinated Parking Plan) incorporate the concepts of a walkable, accessible and mixed use. The invigoration of these concepts could enliven the concentration of governmental offices with longer hours.

FEASIBILITY STUDY FOR A WATER PARK IN PEKIN

Water parks take a fair amount of space between the facilities and parking. The Rockford, Illinois outdoor water park is approximately 28 acres in size including parking. The World Water Park Association only suggests that a wide range of site areas is required.

A "complication" to these options is the question of "indoor versus outdoor". Pekin is located in a "coldness zone" that puts it in the same category as central Michigan and central New York. The next coldest zone begins essentially at the Illinois-Wisconsin border. The feasibility study that was conducted by Leisure and Recreation Concepts, Inc indicates that an outdoor water park is financially feasible but we would note that anything less than "the best in the region" will erode the park's ability to capture market share in the face of the trends by municipalities to diversify their local recreational facilities. Therefore, sincere consideration should be given to developing a water park that could initially be wholly outdoor but that has the space and development plan to expand and become both indoor and outdoor.

This takes a great deal of space in downtown. The most realizable concept option for location is the western side of the river. The floodplain to the west of the river is open and partially annexed into the city already. If a substantial portion

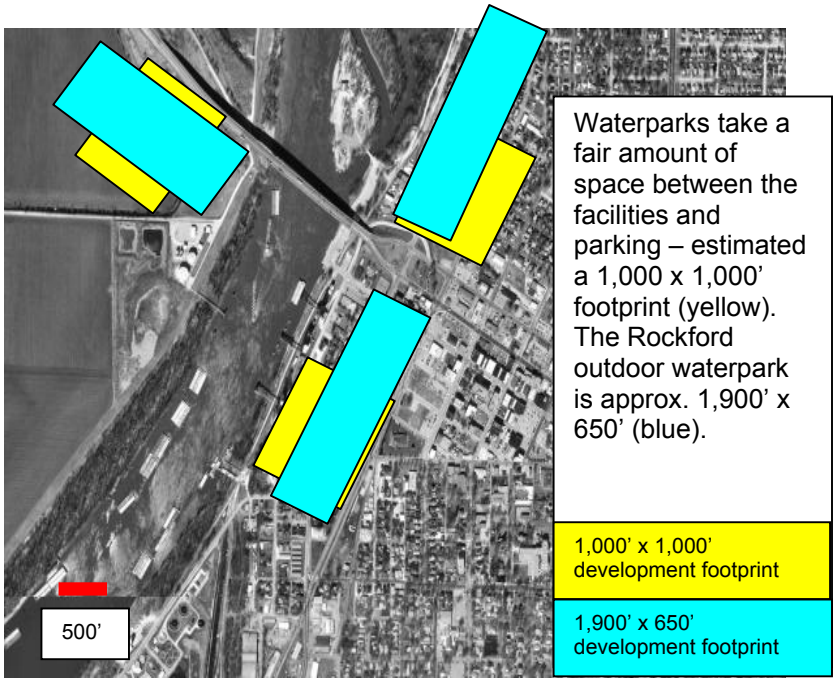


Figure H-1. Waterpark Development – Conceptual Footprint

of this remaining land could be annexed, options are increased. Irrespective of final outcomes, site control of this land would seem significant. Access is adequate and could be more accessible to the communities to the west including Macomb with the proposed Route 336.

Water Park Recommendations

The "desired" water park as suggested by the City and others could be a very viable destination phased to allow for a much larger, more diverse, and potentially year-round facility. However the footprint of such a facility is relatively large.

Outdoor only water parks compete with all local municipal pools and facilities. Therefore, the water park has to be several levels more attractive and/or year-round in order to outperform the existing local facilities.

An enclosed water park (or one that has both indoor and outdoor capabilities) creates a yearlong destination and suggests fall-winter-spring interest would be significant as this is the period of time outdoor options are reduced by weather. Therefore, the facility could be the virtual sole source for water park users in a very large geographic area.

The water park located in Rockford, Illinois, has a footprint approximately 1,900' x 650' or 28 acres including parking. This is an outdoor only water park with no additional amenities. Wisconsin Dells is the most famous example of a series of water parks that have developed such a wide variety of amenities that they have become resort-style destinations on their own. These parks are generally organized with multiple themes in or surrounded by a hotel, which creates spatial efficiency. A portion of the centers also include condominiums and golf courses. The footprint of these facilities range from 10 acres to 50 acres just for the building (hotel, water park and adjacent parking). Generally, golf courses range in size from 120 acres to 200 acres for an 18-hole course. Therefore, depending on the market, the size of the facility, and the associated amenities, these resort-style water parks can easily utilize 250 to 275 acres total. (For example, we estimate that The Wilderness Water Park Resort in Wisconsin Dells, one of the largest indoor/outdoor water park resorts, is approximately 250 acres+ in total area). Therefore, depending on the scope of the water park and how significant a "destination" is desired, a significant site size may be required.

If the marina and Pekin Lake area were to be more fully developed as parkland and/or as a greenway, being immediately adjacent to these amenities could allow a water park to advance a river oriented,

ecotourism angle. However, this would require significant displacement of the neighborhoods immediately north of downtown and would still be somewhat limited by needing to cross at grade the riverfront railroad tracks. Even if the park were of the more nominal sizes, similar to Rockford's water park, 30 acres of impact is very significant.

The second location option is in the floodplain across the river from downtown Pekin. We estimate that this area consists of between 1,500 and 2,000 acres. This would be plenty of space for any development and would still leave many other development options available. While levee issues will need to be addressed, they will need to be addressed irrespective of what occurs in that area. Connections can be made to regional trails and the river thereby also providing a river oriented, ecotourism angle to the development. Site development costs, apart from the levee issues, will necessitate some increased infrastructure (water, sewer, etc) but again, these would be required irrespective of the development. The openness and level nature of the land would allow for relatively easy development. Finally, if marina development occurs on either the west bank of the river or on both banks of the river, connecting recreational river traffic to the development increases the diversity of user and user experience.

Therefore, it would seem that long-term development of a water park could hinge also on the annexation of more land across the river.

MARINA AND BOAT RAMP HYDRAULIC IMPACTS STUDY

URS reviewed the Corp of Engineers (COE) Marina study in conjunction with our review of the Reinvestment Plan ideas for the area and site analysis. The following are our findings and recommendations.

A marina master development plan, possibly associated with a park plan should be done for the area encompassing the current marina operation, all of the Pekin Lake area, as well as for the west bank of the river. The rationale for this is based on:

- The COE plan indicates that a marina is viable but would need extensive study to make it workable. In order to have a marina right at the riverfront, limited space will be available as the dimensions required of barge traffic in the river will prohibit a significant marina operation. While we have not examined the economics of a marina as a part of this site analysis, we are well aware that marina development costs, as well as operations and maintenance costs, can be extensive for a "nice" marina and these costs can only be offset through slip rental fees or city subsidies. Gas

sales will be unlikely to produce the revenue necessary to operate and maintain the marina, much less build it. Therefore, unless only a small docking area is desired (allowing for 4 or so transitory slips that could be built and run by the city as an amenity), a truly viable marina would not appear feasible directly on the Pekin Riverfront.

- The Pekin Lake Area is a very nice floodplain area with extensive natural resources. The area can be viewed as part of a greenway system, encompassing trails, restroom and camping facilities, interpretive trails and pavilions, as well as active recreation.
- Pekin Lake has been dredged and is a sizable body of water. If the depths can be maintained and an adequate access kept open to the river, the area that is now the marina could be expanded and or "turned" north to include Pekin Lake. This would provide a "safe harbor" for boaters, could connect with facilities associated with a "Pekin Lake Park".
- Being located "below" the lock discourages the general boating public which predominantly lives "up" of the lock from looking to Pekin to serve their boating needs.
- If a marina is included as a development opportunity, an option that should be explored is using an area along the west bank as a marina. This is the "inside" of the bend of the river (barge traffic will likely be towards the middle to "outside" of the bend) and could leverage opportunities with any water park or other development that could occur in this floodplain area.
- If the existing Boat Club is targeted for redevelopment, consideration should be given to acquisition in conjunction with the Pekin Port Authority. The Authority could commission the master plan and address dredging.

Appendix Contents

Pekin Center Reinvestment Plan. January 2001. Tom Tincher & Associates.

PEKIN CENTER REINVESTMENT PLAN

Pekin, Illinois

DEVELOPMENT OPPORTUNITIES

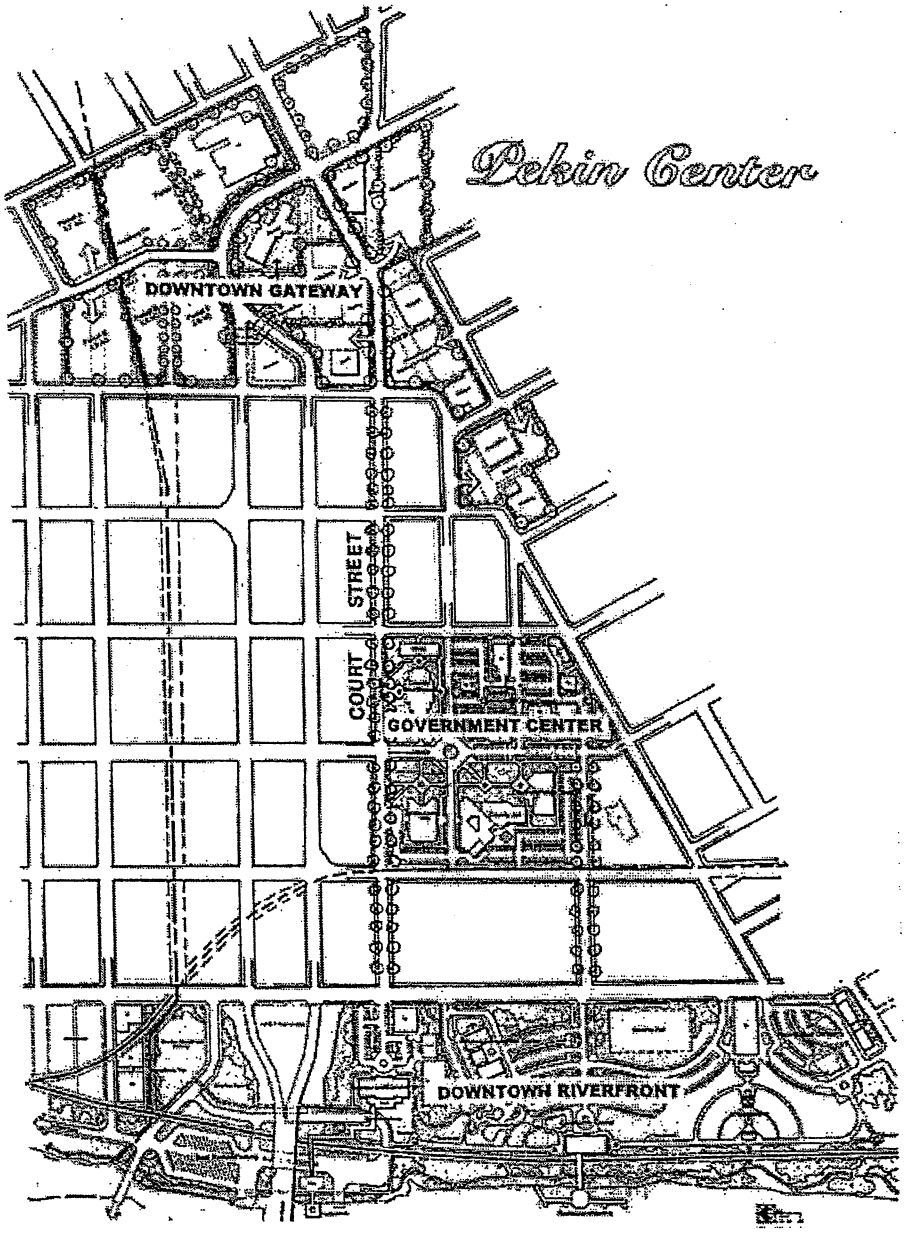
January, 2001

PROJECT ADVISORY TEAM

R. David Tebben, Mayor
Richard Hierstein, City Manager
Kim Uhlig, Director of Planning & Economic Development

CONSULTANTS

Thomas Tincher & Associates
Ron Sanford, Planner/Designer



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I. BACKGROUND & OVERVIEW

On May 22, 2000, the City Council authorized staff to undertake a planning study of the Downtown Riverfront Area with the assistance of an outside consultant, Thomas Tincher & Associates. The purpose of said planning effort was to establish an overall "vision" for the area and prepare a strategy for generating reinvestment in this important part of the community. During the initial phase of the study, various planning activities were carried out including: 1) previous plans were reviewed, 2) existing conditions were assessed and documented, 3) development ideas were solicited, and 4) redevelopment options and alternatives were prepared.

Early on in this process, it was recognized that the development potential of the Downtown Riverfront Area was directly related to and impacted by existing conditions within, as well as development plans for adjacent downtown and riverfront locations. These locations and planning activities include the following:

1. Downtown Gateway Area
2. Civic Center Area
3. Downtown Riverfront Area
4. Court Street Improvement Area
5. Pekin Lake Area
6. West Riverfront Area
7. South 2nd Street Business Corridor

Only the first four locations identified above are focused on within this report. However, the remaining three areas have significant reinvestment potential which could impact the Downtown Riverfront Area in very positive ways and should be included as part of the City's overall Community Reinvestment Initiative. The map which follows depicts the location of each of the four areas included within this report.

The City of Pekin should be commended for the effort which it is making to re-establish the Downtown Area as the "Town Center." Throughout the City's history, this area has been the center for education, governmental services, retail and business operations, and religious expression. While over the years the riverfront has accommodated some boating and fishing activities, it has supported, for the most part, grain elevator and railroad dependent industrial activities. It is interesting to note that during the past 20 years, several of the historic functions have been eliminated or diminished with the shift of commercial and education activities to the East Bluff and the recent closing of the three elevators. These shifts present both challenges as well as opportunities for revitalizing this historically significant area. For years, the City has had limited success in its efforts to attract new retail and office investments into the Downtown Area. The Pekin Main Street Project continues such an effort today, and should be supported.

The multi-faceted approach contained in this report is intended to reinforce the Pekin Main Street Project in several ways, which include the following:

1. **Establish a new entrance to Court Street from the East by reconfiguring the street system and promoting the renovation of the West Campus Main Building and the redevelopment of various adjoining properties.**

   Work with the owner of the former West Campus property, IDOT, adjoining churches and other impacted property owners and prepare and implement a master planned redevelopment project which will change the image of the entire community. Such a project will not only improve access to Court Street but, most importantly, will serve as a major easterly anchor for the overall "Pekin Center" development.

2. **Reinforce Downtown as the governmental center.**

   Design and construct the proposed new City Hall and Tazewell County Jail as integral parts of an overall master-planned Civic Center complex which links these new facilities to Court Street and the existing County Courthouse and other adjacent buildings through streetscape improvements, plazas and shared parking facilities. The development of such a coordinated improvement and activity center at the heart of Downtown will have a long-lasting positive impact on adjacent reinvestment decisions.

3. **Redevelop the Riverfront Area as the westerly anchor to the "Pekin Center" Project.**

   Convert the historic industrial and other existing uses into park, recreational, retail, office, educational and cultural facilities which will complement and reinforce the other "Pekin Center" redevelopment initiatives. Such developments will enhance the overall image of the community, bring tens of thousands of people annually to this important part of the Downtown Area and expand "quality of life" experiences and opportunities for Pekin residents as well as citizens from throughout the region.

4. **Link the three "Pekin Center" anchors, which are the Downtown Gateway, Civic Center and Riverfront Areas, previously discussed, through a master-planned streetscape, façade, parking and selected redevelopment initiative within the Court Street Corridor.**

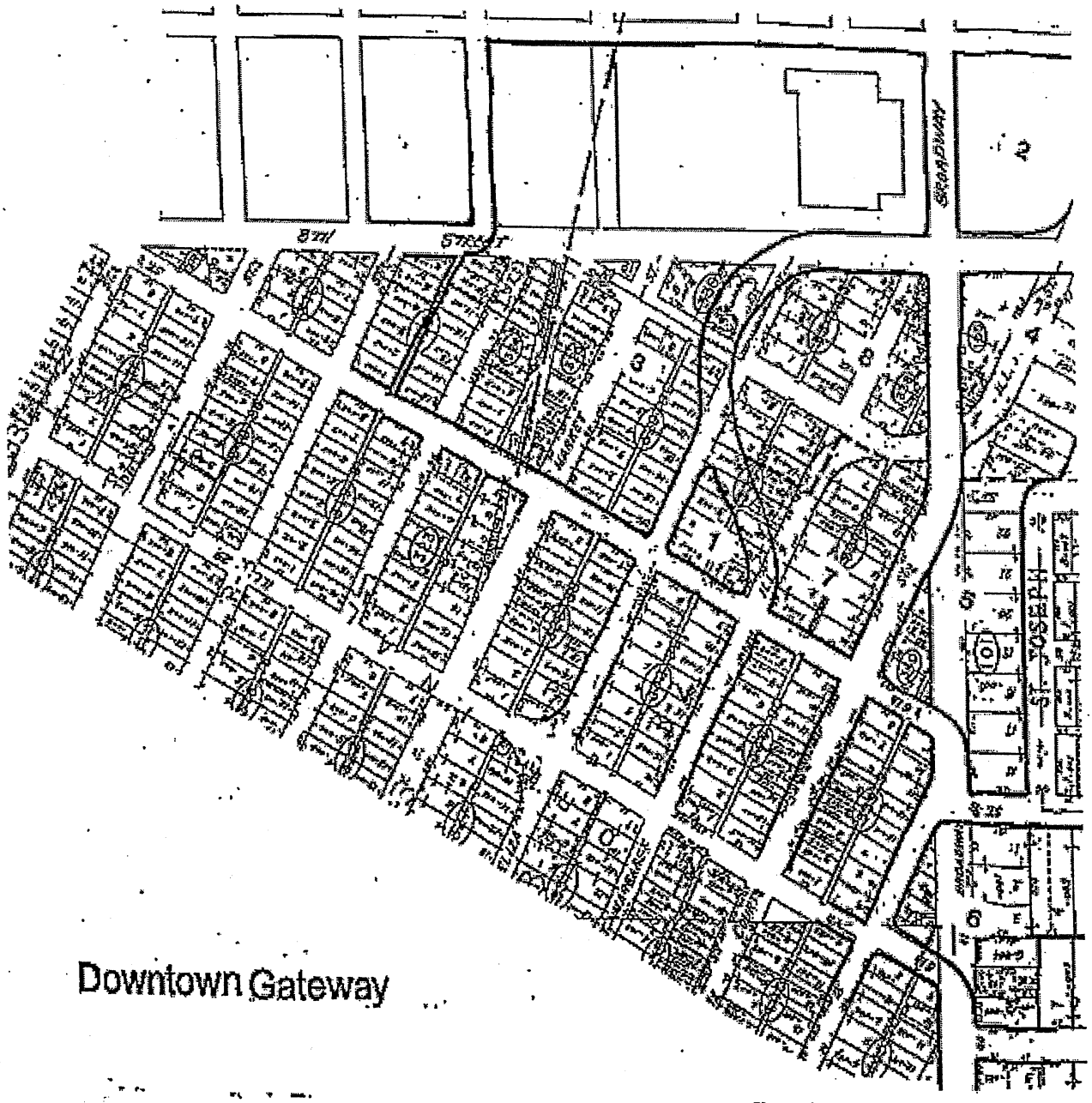
   Work with Pekin Main Street and impacted property owners and develop a Court Street Improvement Plan which will complement and reinforce the three anchors of the "Pekin Center" Project. Such a plan should include the following components:

   - Master-Planned Streetscape Improvements
   - Coordinated Signage Plan & Program
   - Key Intersection Improvements
   - Master Plan of Parking
   - Selected Redevelopment Projects
   - Master-Planned Façade Program

The successful implementation of the three anchor projects should provide increased enthusiasm and private sector support and commitment for the various components above as

part of the Court Street Improvement Project. The successful implementation of these endeavors will go a long way towards re-establishing Downtown Pekin to its historic "Town Center" role and function which is important to the overall City's economic well-being, image and community pride.

Following are more detailed discussions of the four Reinvestment Target Areas involved. It is hoped that the concept plans and reinvestment ideas presented will generate interest in the community to pursue the implementation of such a comprehensive improvement program. It is believed that the "vision" presented herein for the community can be attained given the locational advantages of the areas involved, and the political leadership and will which exists within the community today to make Pekin "all that it can be." It is hoped that this report will assist in that quest.



Downtown Gateway

II. DOWNTOWN GATEWAY AREA

In 1974, IDOT completed an improvement project related to the new bridge construction which reconfigured the street system within the Downtown Gateway Area. These improvements resulted in Downtown Court Street being relegated to a secondary role and, in fact, was nearly hidden from persons traveling through the Court Street/8th Street/Broadway area. In addition, this improvement resulted in the St. Paul's United Church of Christ building being adversely impacted by the construction of a State highway within a few feet of its main facility. Pictures have fallen from the wall due to the vibrations which accompany the nearby traffic, particularly the large trucks which use the State route. Of even greater concern is the potential for a traffic accident on this heavily traveled street which could result in a vehicle ending up in a lower-level Sunday school classroom.

Other existing problems within the area include the lack of parking for the three churches involved as well as the Post Office, the deteriorating condition of the former PCHS West Campus buildings, the varied and conflicting land uses which exist and the public safety issues related to the continued use of James Field for active recreational purposes. The following map depicts the existing street layout with the proposed changes being superimposed.

While these are significant problems, it is important to note the tremendous potential this area has to become an important center of community activity and pride. By reconfiguring the street system through some fairly minor adjustments and preparing and implementing a comprehensive master plan of improvement and reinvestment, it is proposed that the area can be transformed into a significant "gateway" to all parts of the community including, but not limited to, the Downtown Area.

An overall "Downtown Gateway Reinvestment Plan" has been prepared and included herein, having several distinct elements, which reflect one potential approach to transforming this important part of the community into an aesthetically pleasing center for business, education, recreation and religious pursuit. Following is a brief discussion of each of the project's subcomponents and proposed action steps which could be taken to facilitate the solicitation of interest or implementation of the element involved.

1. Realignment of Margaret Street – Court Street Connection

It is proposed that Margaret Street be realigned to connect with Ann Eliza Street and then to Court Street north of the St Paul's Church. Such an approach will allow for the vacation of a number of street segments in the area and their conversion to parking lots which would support adjacent development and establish more campus-like settings. Such a change would also eliminate a number of intersections and thus improve through traffic flow and provide a better connection to Downtown via Court Street.

2. James Field Improvement Project

At one time, James Field provided the only outside recreation opportunity for students attending school at the PCHS West Campus. With the closure of the high school facility and the ever-increasing traffic on Court Street and Broadway Avenue, James Field should not be continued to be used for active recreational purposes. Rather, it is

proposed that replacement park and recreation space be provided as part of the West Campus Redevelopment Project or at other possible locations. A more passive open space/park development project at this location, with a significant amount of open space and outdoor plazas, fountains, etc. being provided, could be a "signature" project which emphasizes Pekin's history, as well as overall quality, as a community.

3. West Campus Redevelopment Project

It is proposed that serious thought be given to promoting the expansion of the West Campus site by vacating 8th Street and consolidating the existing West Campus property with several adjacent residential and commercial blocks. Such an expanded site could not only accommodate the relocated James Field recreation and open space element, but could also be marketed as an in-town business park or educational campus. In any case, the emphasis would be on promoting the renovation of the West Campus main building and the possible clearance and redevelopment of the balance of the site. Following is a discussion of each of three possible options.

A. Business Park Development

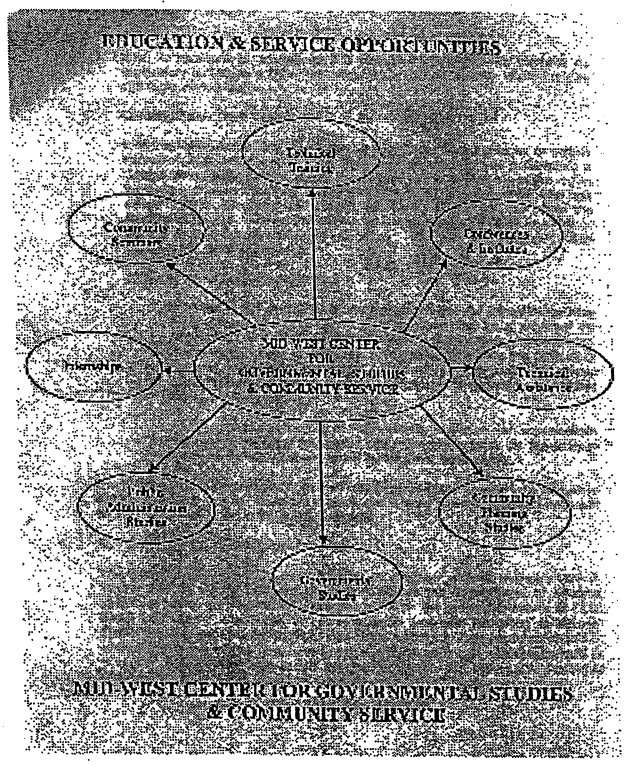
It is proposed that the City establish a master plan for the redevelopment of the proposed expanded West Campus site and that private development interest be solicited to bring about the development of a quality mixed-use project at said location. Said project would include the renovation of the West Campus main building and the construction of commercial and/or office and/or residential buildings in a park-like setting. Park and open space elements would be developed adjacent to, and complement, the recently constructed bicycle trail.

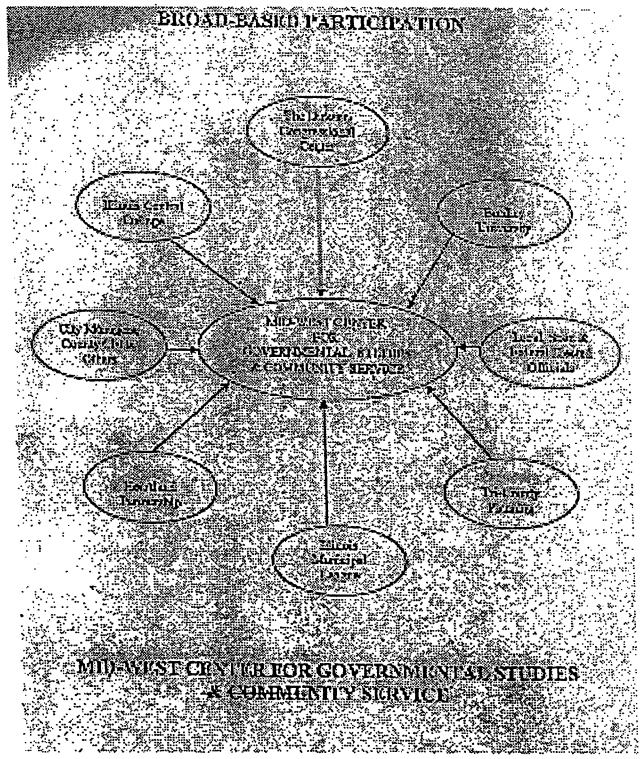
B. Mid-West Center for Governmental Studies & Community Service

An alternative to a proposed mixed-use project would be to attempt to promote the use of the complex for educational purposes. One idea would be to work with Illinois Central College and/or Bradley University, as well as the Dirksen Congressional Center, and explore the feasibility of establishing a higher education learning center which would focus on governmental studies and community service. Such a thrust is in keeping with the mission of the Dirksen Congressional Center and would fill a need in the region for such an educational focus. The Center could house both undergraduate and graduate programs in public administration, urban planning and governmental studies, as well as be the focal point for providing training and continuing education for practitioners in the relevant professions from throughout the Midwest, or under a more focused program, the state or region.

The following two charts depict the affiliations which the Center could establish and numerous educational and public service opportunities which could be pursued. The Center could be partially staffed by adjunct faculty members who are current local practitioners in the various fields of study being offered and local as well as nationally known guest lecturers who could be brought to the Center through the Dirksen Congressional Center affiliation.

Such an approach to redeveloping this important part of the City warrants an exploratory investigation given the tremendous spin-off benefits which the City and region would realize.





C. Central Illinois Bible College

It is proposed that the City investigate the potential to attract persons or entities interested in possibly acquiring the West Campus property and establishing a Central Illinois Bible College at said location. There is a need within the region for such a nondenominational facility given the hundreds of students who now attend nondenominational and church sponsored private schools within the Peoria-Pekin area. Today, there is no local opportunity for these students to pursue a faith-based continuing education. Perhaps the expanded West Campus site could fill this need.

Affiliation with Illinois Central College

Because of the availability of undergraduate general education courses being offered by Illinois Central College, there may be a way that the proposed Bible College could work with ICC so that they provide Central Illinois Bible College students with both general education and bible study courses. This would present an opportunity for the public and private education sectors to work together and expand educational opportunities for the students involved.

It is proposed that the City of Pekin identify and work with organizations involved in providing faith-based education and explore the feasibility of pursuing this development option for the West Campus site.

Establishing a private development on the West Campus property could take advantage of the educational facilities which are in place, and it could provide significant economic benefit to Downtown and to the entire community.

4. St. Joseph's & St. John's Expanded Parking

With the implementation of the proposed street realignment plan, St. Joseph's Catholic Church and St. John's Lutheran Church can pursue the development of off-street parking to serve the respective congregations. With the proposed closure of Court Street between 8th Street and Broadway and the proposed relocation of Meineke Mufflers, an integrated church campus could be established. Both churches should be contacted and any interest they have in participating in such a development should be pursued. The following map depicts the general campus-like setting and parking lot configuration which could result from this cooperative effort.

5. St. Joseph's Playground Expansion

With the proposed closure of Broadway between Court Street and 6th Street, the existing playground could be expanded and a more effective buffer developed. Today, there is no setback between Broadway and the playground and an unattractive eight foot chain-link fence is used to protect the children. The proposed expansion and landscaping improvements could be coordinated with the parking project and the campus-like design.

6. Post Office Parking Expansion

The current design of Broadway and the location and limited amount of parking for the Post Office contribute to a very unsafe and inconvenient situation for students and Post Office patrons.

To improve the situation, it is proposed that Broadway be closed between 5th Street and 6th Street and the existing public right-of-way be combined with the adjacent Township parking lot to provide an expanded parking opportunity. Post Office patrons would use the new parking lot and not be forced to park along 6th Street and adjacent to the St. Joseph's School.

7. Pekin Savings Site Expansion

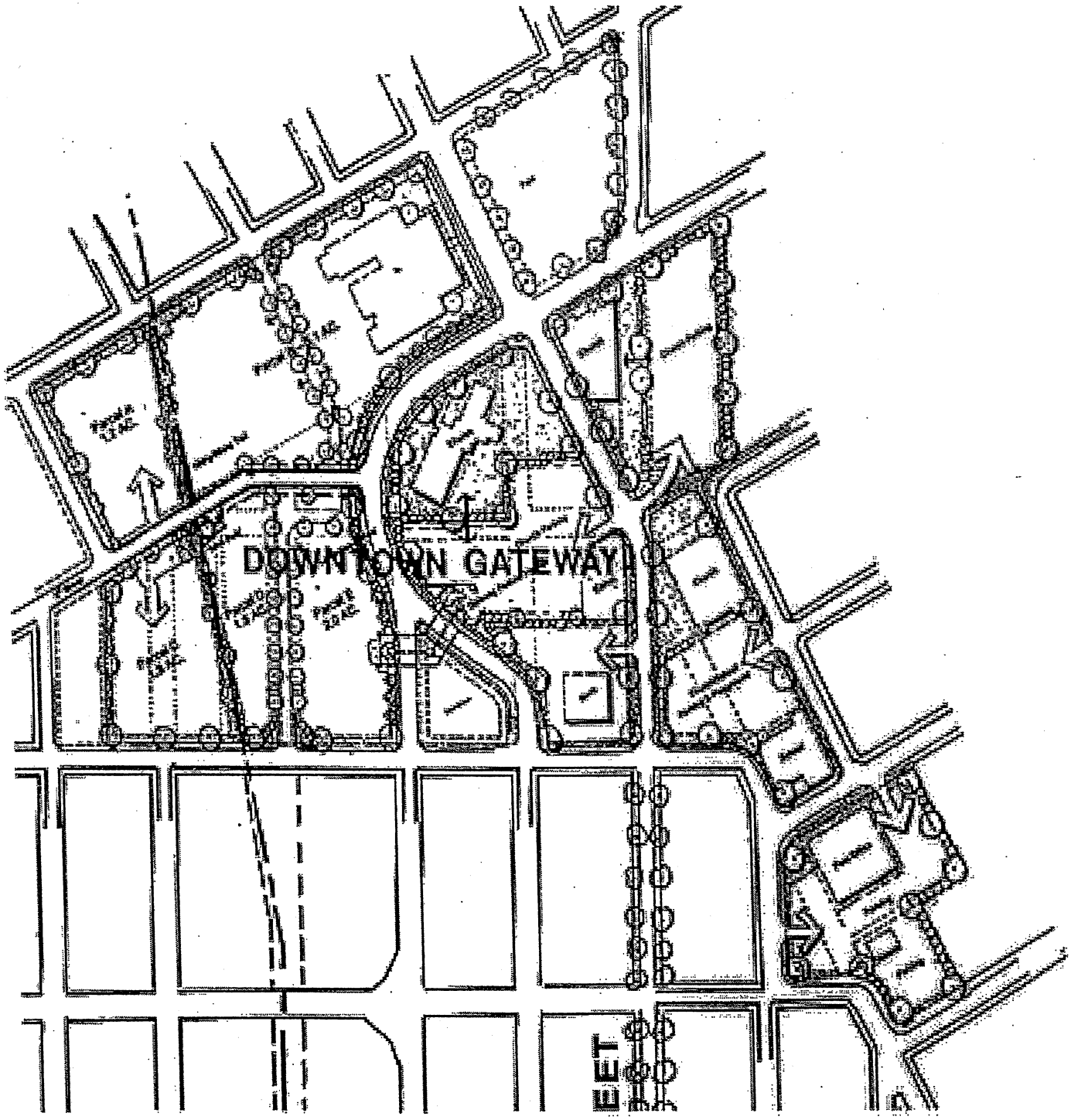
The realignment of Margaret Street at 6th Street will provide an opportunity for Pekin Savings to expand its existing site. The City should explore Pekin Savings' interest in such a possibility in cooperation with the City and IDOT.

8. St. Paul's Expanded Site

The development of the proposed Margaret Street/Ann Eliza Street connector around St. Paul's will provide for the consolidation and expansion of the St. Paul's site. The City should work with St. Paul's and assess their interest in pursuing the proposed development.

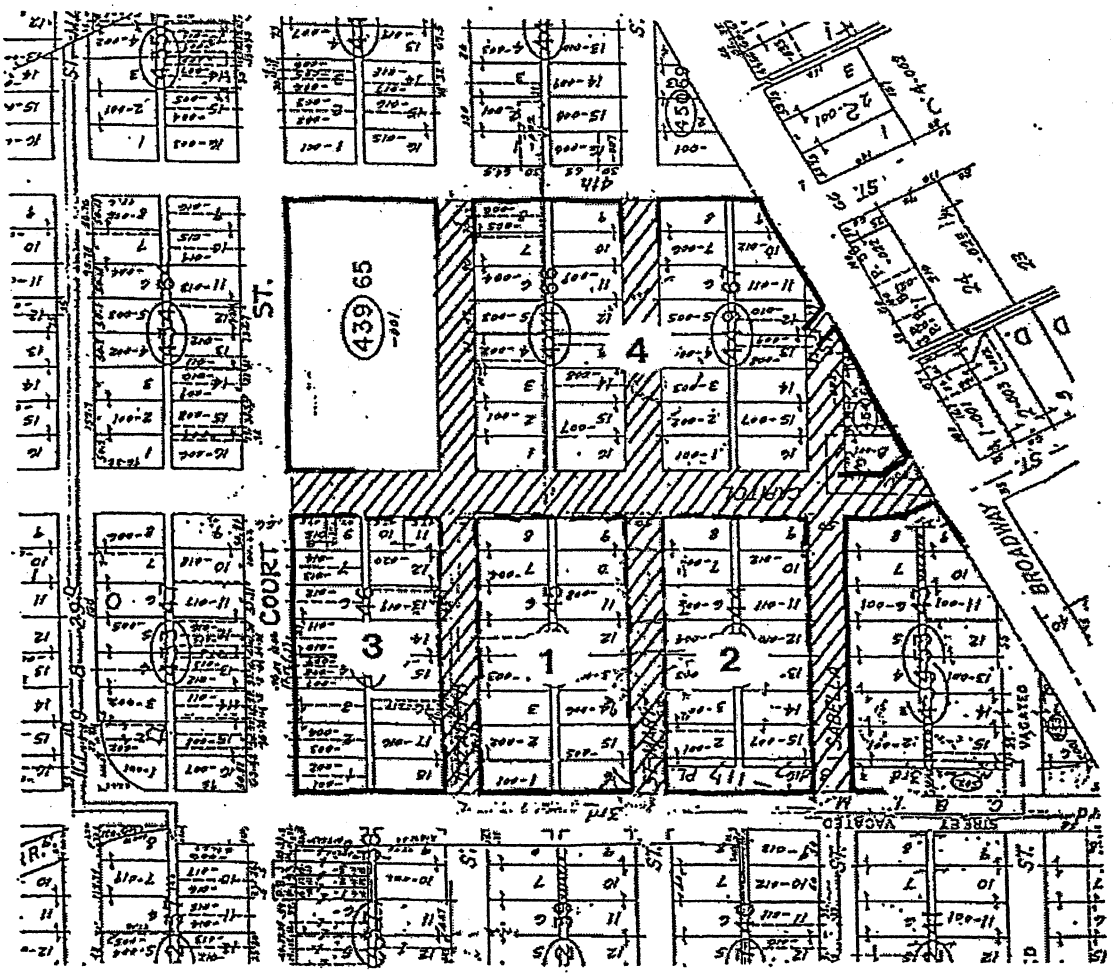
9. Additional Development Opportunities

The preceding discussions represent the eight significant development and reinvestment opportunities which may result from the proposed Downtown Gateway Reinvestment Plan. There are other possibilities which will evolve as the planning moves forward and as redevelopment opportunities are identified and pursued. This particular project could be the most important economic development initiative the City will undertake as part of the Pekin Center Reinvestment Plan. This project will transform the image of the City and positively impact how Pekin is perceived by persons traveling within or through the community.


DOWNTOWN GATEWAY

III. CIVIC CENTER AREA

Downtown Pekin has been the center for governmental services since the incorporation of the City in 1869. It has been the County seat and the location of City Hall for over 100 years. The recent decisions to construct a new City Hall and County Jail facilities in Downtown will allow the area to retain that historic focus and reinforce other reinvestment decisions. Given these two nearly simultaneous actions by the City and County, and the ability to accommodate the new developments on adjacent sites, it is proposed that the City use these projects as the centerpiece of a master-planned Civic Center Campus involving several blocks. The following maps depict the area and properties involved and present the general concept. The idea is that through landscaping, plazas, parking development and selected site consolidation, the overall area can be transformed into an attractive and functional setting at the heart of the Downtown Area.



Civic Center

Following is a discussion of each of the more substantial elements.

1. Tazewell County Jail

On November 7, 2000, Tazewell County voters approved a referendum supporting the construction of a new County Jail & Law Enforcement facility. The County will purchase the site from the City and will construct the proposed 205 bed, 75,000 sq. ft. building in the Fall of 2001. The architect estimates that construction will take approximately 18 months.

2. Pekin City Hall

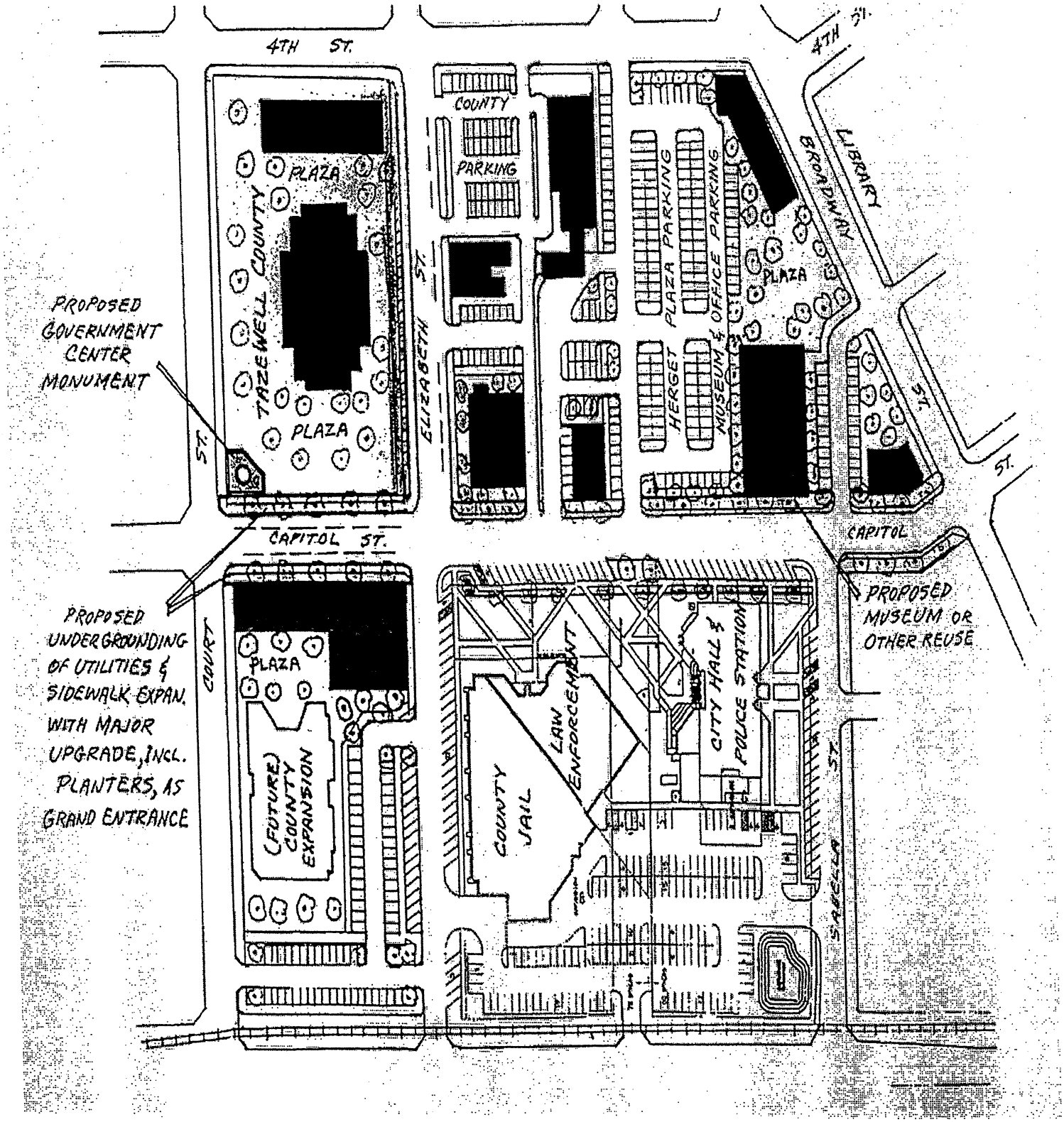
The City will construct a 28,770 sq. ft. building. It is anticipated that construction of the new building will commence during the Summer of 2001 and be completed mid-year 2002.

3. Court Street Plaza

It is proposed that the City give serious consideration to working with the existing property owners and businesses to pursue the redevelopment of this key block in a way which will link the governmental center to Court Street. Such a project could be a mixed use private development involving both retail and office uses, but done in a way that extends the "campus" feel with plazas and coordinated streetscape and shared parking. The site could also be the site for future City or County expansion.

4. Coordinated Parking Project

Another way to extend the campus-like feel into the adjacent blocks is to integrate existing streets, private parking lots and public sidewalks into a master-planned parking lot development scheme as shown on the following conceptual plan. It is proposed that the City work with the existing property owners involved and prepare and attempt to implement such a coordinated development.


4TH ST.
4TH ST.
COUNTY PARKING
PLAZA
TAZEWELL COUNTY
PLAZA
PLAZA PARKING
MUSEUM & OFFICE PARKING
HERGET
PLAZA
LIBRARY
BROADWAY
PROPOSED GOVERNMENT CENTER MONUMENT
CAPITOL ST.
CAPITOL
PROPOSED MUSEUM OR OTHER REUSE
PROPOSED UNDERGROUNDING OF UTILITIES & SIDEWALK EXPAN. WITH MAJOR UPGRADE, INCL. PLANTERS, AS GRAND ENTRANCE
COURT
PLAZA
(FUTURE) COUNTY EXPANSION
COUNTY JAIL
LAW ENFORCEMENT
CITY HALL & POLICE STATION
SARGENT

IV. DOWNTOWN RIVERFRONT AREA

In recent years, the City has recognized the potential the Downtown Riverfront Area has to be transformed into a major community asset. Gaining ownership of the ADM property and pursuing the development of the proposed pier are two examples of the commitment being made to redevelop this important part of the community. Bringing about the redevelopment of this area as planned herein will not only change the image of the overall City, but will be a key element of the Pekin Center Reinvestment Initiative. The concurrent implementation of the Downtown Gateway Project, Civic Center Project and Downtown Riverfront Project will return Downtown Pekin to its historic role in serving the governmental, recreational, and business needs of area residents and visitors.

Therefore, the Downtown Riverfront Reinvestment Plan focuses on addressing the following goals:

1. Redevelop the Downtown Riverfront Area in a manner which optimizes public access and use of recreational, educational and cultural facilities.

2. Redevelop the Downtown Riverfront in a manner which reinforces the Downtown Area as the governmental and business center.

3. Redevelop the Downtown Riverfront in a manner which complements reinvestment efforts in adjoining neighborhoods and serves as a "gateway" to not only the Downtown, but also to the South 2nd Street Business Corridor and the Pekin Lake Recreational Area.

The map which follow depict the overall target area and properties involved as well as present a conceptual plan which is being recommended. Following is a brief discussion of various projects which might be pursued.

1. Pekin Lake, Boat Club & Pier Entrance

It is proposed that the City pursue the consolidation of properties and the development of a grand park-like entrance into the Pekin Lake, Pekin Boat Club and the Pekin Pier recreational areas. Such a development could emphasize the significance of the recreational opportunities which are being provided.

2. Pekin Pier & Boat Launch

The City should continue to pursue its efforts to improve this area with the construction of the proposed Pekin Pier Project as well as through providing additional landscaping, decorative lighting and boat launch parking.

3. Court Street Landing

It is proposed that the City solicit interest from the development community and pursue the construction of a private mixed use development at the end of Court Street which overlooks the Riverfront Park and Boat Launch areas. This project could be an anchor to the Downtown's weekday business and governmental functions, as well as serve as an evening and weekend retail and restaurant activity center.

4. Riverfront Park & Blufftop Promenade ("Boardwalk")

The City should pursue the consolidation and development of this expansive area as the Riverfront Park which would replace Miller Park, and provide additional recreational and passive leisure time opportunities along the blufftop promenade and overlook areas.

5. River Center & Marina

The City should solicit Civic Center Authority and private sector development interests and consider incorporating public meeting space accommodations within this key public/private project which will be a major draw to the Downtown Riverfront Area. The blufftop level could be developed as a mixed use facility which could include private leaseable office and retail space, with a grand meeting room(s) which would overlook the river and the proposed marina, riverboat landing and waterfront park below. The upper level complex could also include elements reflecting Pekin's history and, perhaps, a local sports hall of fame.

A pedestrian elevated walkway would connect the River Center and the upper level of a "lighthouse" restaurant which would be located on the existing concrete and steel pilings which extend into the river. A floating stair system would connect the lower level of the proposed restaurant to a marina and riverboat landing facilities which would be located between the existing pilings and the river's edge. Sheet piling and dredging would be used to establish and maintain the required depth of water for the marina and riverboat landing purposes.

This could be a magnificent development which would not only expand recreational, educational and cultural activities for Pekin residents, but would be a regional draw as well.

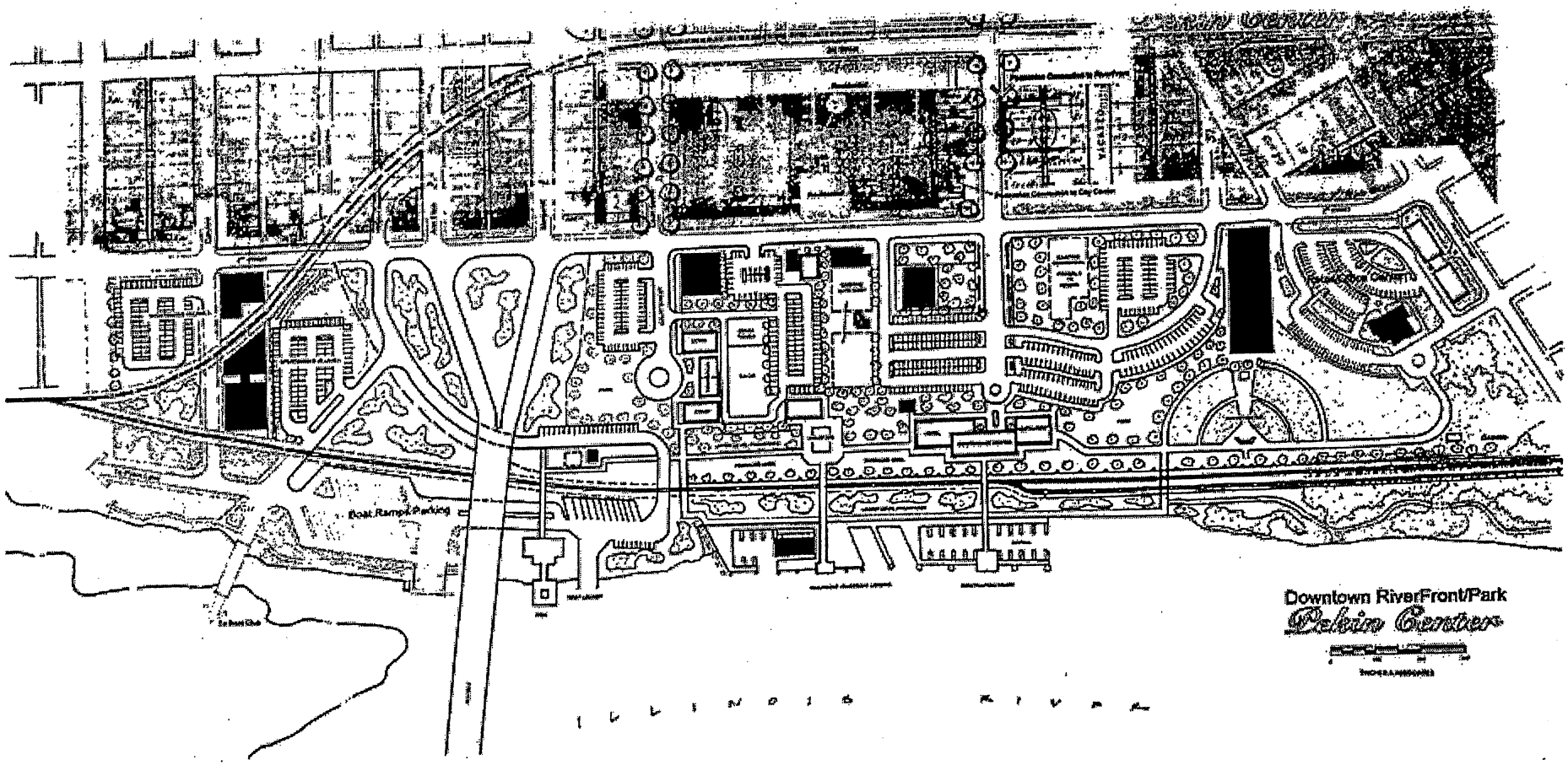
6. Riverfront Amphitheater

It is proposed that the blufftop area be excavated and a terranced outdoor amphitheater be developed adjacent to the proposed River Center development. Public restrooms, ticketing and catering operations could be handled through the River Center while the amphitheater patrons could be offered quality facilities with a spectacular riverfront view.

The potential to pursue a number of public and private cooperative ventures will help in making the overall Riverfront Park Project financially viable. Every effort should be made to pursue projects which complement the envisioned plan.

7. Retail / Office Project

It is proposed that the City work with the owner of the old Franklin School property and establish a redevelopment project which would complement the existing school building and promote new development on the balance of the delineated site. This project could provide a private retail development opportunity at 2nd Street and Fayette Street and accommodate parking to serve the Park and Amphitheater projects.


Boat Ramp Parking
ILLINOIS RIVER
Downtown RiverFront/Park
Pekin Center

V. COURT STREET IMPROVEMENT AREA

As depicted on the following overall Pekin Center Reinvestment Master Plan, the three previous developments discussed will serve as major anchors which will support and reinforce Court Street's historic role and function as a community retail and business center. The City should continue to work with Pekin Main Street and cooperatively prepare and implement a master plan of improvements which might include the following:

1. Gateway Grand Entrance & Signage

Design and construct a grand entrance feature which denotes the fact that one is entering the Downtown Area.

2. Intersection Improvements

Design and construct decorative crosswalks, plazas and signage at designated intersections on Court Street which emphasize the Business District.

3. Sidewalks, Lighting & Streetscape Improvements

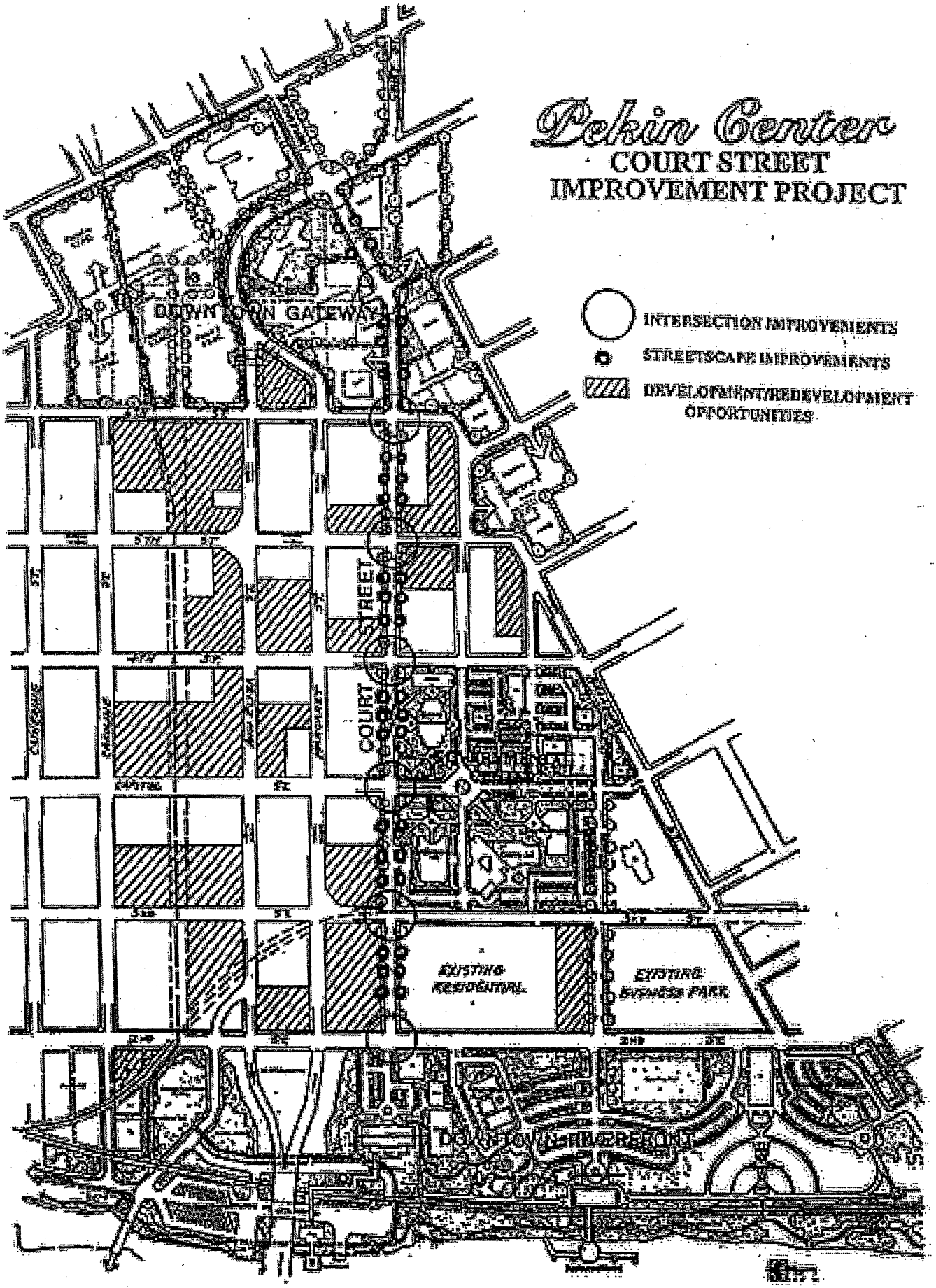
Establish an overall master plan of improvements for Downtown Court Street which includes decorative sidewalks, ornamental lighting and streetscape which complements private sector improvement commitments.

4. Coordinated Façade Treatment & Selective Redevelopment Projects

Establish a master plan for private improvements within the Downtown Court Street Area. Said plan should include a coordinated façade improvement program and the selective redevelopment of dilapidated properties or those not in keeping with the overall plan. With the City's commitment to bring about the three previously discussed anchor projects, considerable new private interest in Downtown reinvestment opportunities should evolve.

5. Ann Eliza Street / Margaret Street Commercial Corridor Improvement Project

The overall image and commercial/business function of the Pekin Center Project and, in particular, the Court Street Improvement Area could be enhanced significantly by the City initiating an aggressive effort to bring about the transition of existing residential properties throughout the Pekin Center Project Area to commercial and/or office use. This is particularly true for properties which are located within the Ann Eliza Street / Margaret Street State highway corridor. Given the overall function of Downtown and the heavy vehicular traffic through this area, it is important to the image of the community and the other efforts set forth in this report, that such an endeavor be pursued as soon as possible. The following map delineates the many properties which provide development and redevelopment opportunities.


Pekin Center
COURT STREET
IMPROVEMENT PROJECT
INTERSECTION IMPROVEMENTS
STREETSCAPE IMPROVEMENTS
DEVELOPMENT/REDEVELOPMENT
OPPORTUNITIES
DOWNTOWN GATEWAY
COURT STREET
EXISTING
RESIDENTIAL
EXISTING
BUSINESS PARK
DOWNTOWN/RIVERFRONT

VI. OVERALL PLAN & PROJECT IMPLEMENTATION

It is recognized that the City will not be in a position to implement all of the proposals contained herein concurrently. However, it is proposed that a continuous ongoing effort be made to ultimately bring about their incremental implementation. Certainly, the Civic Center Area must be given immediate attention given the status of the new City Hall and County Jail commitments. Likewise, the City's growing commitment to bring about a major positive transformation of the Downtown Riverfront must be weighed heavily in setting staffing and funding priorities. On the other hand, the likely continued deterioration of the West Campus buildings, unless development interest can be generated, and Pekin Main Street's ongoing efforts to promote improvements in the area should not be ignored. Given all of these concerns and the funding opportunities and private development interest which are likely to evolve from this overall effort, the following City actions are proposed to be initiated within the next 6 months:

DOWNTOWN GATEWAY AREA

1. Meet with church representatives and other business owners in the area and assess their cooperation and/or interest in participating in the implementation of the overall endeavor.

2. Meet with the owner of the West Campus property and establish a cooperative planning and marketing program to promote the highest and best reuse of said property.

3. Meet with IDOT, State and federal legislative representatives and solicit their support for funding commitments to help carry out at least the street realignment elements of the overall project.

4. Work with the School District and explore the potential to develop James Field as a "signature" project with ample open space and public use and at the same time, replace the recreational element elsewhere.

5. Report back to the City Council the findings and recommendations resulting from this effort.

CIVIC CENTER AREA

1. Work with PSA to pursue the development of the Civic Center Campus concept with the County and other involved property owners. Such an effort would include the owners of the old Shipper & Block and Arcade buildings.

2. Explore the feasibility of gaining property owner support for their sharing in the cost of implementing the coordinated parking, streetscape, sidewalks and ornamental lighting elements of the plan.

3. Ascertain engineering cost estimates for the proposed public improvements and assess potential funding sources.

4. Report back, within 6 months, to the City Council with the results and recommendations from these studies.

DOWNTOWN RIVERFRONT AREA

1. Work with the Park District and assess their interest in joining the City in developing and operating elements of the proposed Riverfront Park.

2. Work with the State Department of Natural Resources and other appropriate entities in establishing a cooperative improvement plan for a grand entrance into the Pekin Lake Area and the Riverfront Park at the proposed Downtown location.

3. Solicit private developer interest in the proposed Court Street Landing Project which involves the "Restaurant/Commercial" and "Retail/Commercial Center" sites located on the bluff overlooking the boat launch and pier areas with a portion facing on South 2nd Street.

4. Solicit private developer and Civic Center Authority interest in the "Marina/River Center" Project which will be the centerpiece of the Riverfront Development Project. In addition, explore ways to include Pekin as one part of a riverboat landing network linking Pekin, Peoria, East Peoria, Havana, Chillicothe, Alton, St. Louis, etc.

5. Solicit private developer interest in pursuing the construction of the proposed "Retail/Office Center" at 2nd Street and Fayette Street.

6. Upon carrying out the above tasks, prepare a detailed implementation strategy based on defined roles and responsibilities, funding availability and timing considerations and report findings and recommendations to the City Council.

7. Concurrent with the above activities, the City should proceed with processing an amendment to the existing Tax Increment Financing District 1 and establishing a new Tax Increment Financing District 3 which will encompass the overall Downtown Riverfront Project Area. The TIF3 Plan will include a detailed funding strategy.

8. Commence discussions with the railroads involved and attempt to negotiate a reduction in the number of railroad spurs between the bluff and the river and establish required vehicular and pedestrian crossings and related safety improvements.

9. Commence discussions with the Corps or Engineers and the State Department of Natural Resources concerning aspects of the plan which will require their approval.

COURT STREET IMPROVEMENT AREA

1. Work with Pekin Main Street and pursue the establishment and implementation of the Court Street Improvement Plan.

2. Identify redevelopment opportunities within the Court Street Corridor which will complement the Improvement Plan. Also, solicit property owner support for said projects and promote developer interest.

3. Identify redevelopment opportunities parallel to, but outside of, the Court Street Corridor which would support the Court Street Improvement endeavor, facilitate the transformation of residential properties to commercial/office uses, and enhance the image of the overall community.

4. Prepare and budget for streetscape and intersection plans as previously described.

OTHER IMPLEMENTATION TASKS

1. The City should retain the services of a consulting firm(s) to support the City staff in carrying out the planning and project development tasks set forth herein.

2. The City should retain the services of a consulting firm to support the City staff in amending the existing TIF1 District and in establishing the proposed TIF3 District.

3. The City should budget sufficient funds to generate the necessary engineering cost estimates, preliminary appraisals of properties involved and to carry out more detailed project design work as required.

4. The City should budget sufficient funds to retain legal support to assist in negotiating and preparing development agreements as opportunities evolve.

5. The City should assess the feasibility of, and opportunities for, the inclusion of residential and mixed use development within the Pekin Center Reinvestment Area.

6. While the Pekin Center Reinvestment Plan has a specific Downtown/Riverfront development focus, further studies need to be pursued which address reinvestment needs and opportunities in the adjoining neighborhoods.

City of Pekin

Finance Department

TO: Mayor Mackaman
Council Members: Blanchard, Dagit, Jones and Maddox

FROM: Robert A. Reis, Sr., Finance Director

SUBJECT: December, 2005 Monthly Financial report

DATE: January 18, 2006

--

Attached is a summary of the City's finances as of December 31, 2005. The report shows the annual budget, current month and year to date, YTD percent of budget, encumbrances for expenditures and available budget balance. The report lists receipts and expenditures summarized in two sections

The first section is GENERAL OPERATIONS which includes the General, Solid Waste, Storm Sewer, Airport and Economic Development funds. The second section is GENERAL OPERATIONS PLUS which includes GENERAL OPERATIONS and Sanitary Sewer, Motor Fuel Tax, HUD, TIF !, Capital Projects, City Bus, School Bus, Insurance, Vehicle Maintenance and Library funds. This section corresponds with Statement 2 from the audit which includes the library.

At the bottom of the form is the cash and Investment total as of the report date. This is shown with the current month change and total and previous year total. The total Cash and Investments for the General Operations Plus do not include the Library.

At December 31, the City is two thirds (66.7%) of the way through the fiscal year. Overall, we are slightly ahead on revenues and roughly 5% under on expenditures.

Revenues

Investment earnings are a significant area exceeding budget. This is due to increased levels of cash and investments this year compared to last and 145% increase in the prime rate during the same period.

The revenue increase is due to several factors. Property taxes are received in the first eight months of the year. Sales tax revenues are running ahead of last year due to two factors: 1) the improving economy and 2) the new businesses in the area of Veterans and Court. The improving economy has also increased other revenue lines such as licenses and permits and fees and charges.

Expenditures

Although two expenditure groups tend to be front loaded, i.e., they are expended in the first part of the fiscal year, the other expenditure categories are at or under expected levels at this time. These offset capital outlay, which exceeds budget primarily due to capital items being purchased at the beginning of the budget year and construction season running more during the same time period. The same holds true for debt service due to the fact that the majority of principal and interest payments this year are paid prior to January 1.

Financial Performance Fundamental

Taxes are the main source of revenue for the city. For General Operations taxes ($9.6 million) comprise 78.3% of revenue ($12.3 million). Sales taxes ($5.1 million), the most volatile of taxes, comprise 52.8% of tax revenue. For General Operations Plus, taxes ($14.0 million) are 56.8% of revenues while sales taxes ($5.4 million) comprise 46.4% of tax revenues.

Personnel Costs, including insurance, amounting to $7.2 million are approximately two-thirds of the expenditures for General Operations. For the total General Operations Plus, the $8.9 million amounts to 46.2% of total expenditures through eight months.

Public Safety, at $6.7 million for eight months, accounts for 62.6% of the General Operations expenditures and 35.0% of General Operations Plus expenditures. Pension costs add another $2.26 million to this total.

While debt service costs this year will be approximately $600,000. Beginning in the fiscal 2007, they will be $980,500, and average approximately $932,000 per year for the next five years. Current debt will run through fiscal 2015, with the final two years averaging approximately $305,000 per year.

Respectfully,

Attachment

cc: Denny Kief, City Manager
Sue E. McMillan, City Clerk

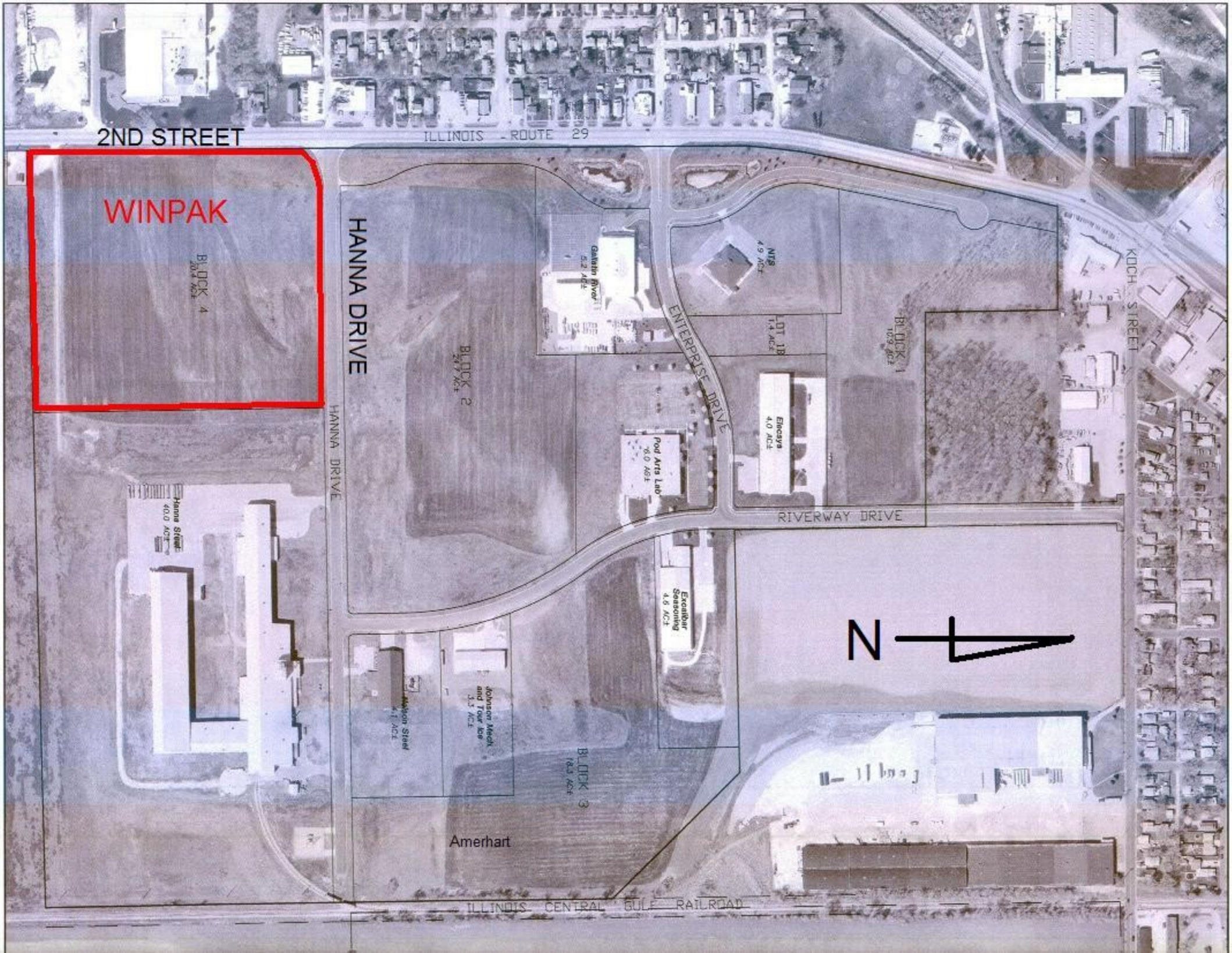
I:\MSW\FINANCE\MONTHLY REPORTS\2005 December 06 01-18.doc

CATEGORY NUMBER	DESCRIPTION	ANNUAL BUDGET	MONTH	YTD @ 12/31/05	66.7% PCT of BUDGET	ENCUM-BERED	BUDGET BALANCE
GENERAL OPERATIONS							
400	**Taxes**	12,926,325	1,203,402	9,648,406	74.6%		3,277,919
410	**Intergovernmental**	159,186	67,000	119,249	74.9%		39,937
420	**Fees/Charges**	1,881,550	190,338	1,565,295	83.2%		316,255
430	**Fines & Forfeitures**	356,550	29,817	265,404	74.4%		91,146
440	**Licenses & Permits**	230,795	11,742	157,215	68.1%		73,580
460	**Investment Earnings**	302,052	110	281,507	93.2%		20,545
470	**Other Revenue**	321,673	12,035	209,318	65.1%		112,355
480	**Debt Proceeds**	20,000	0	0	0.0%		20,000
490	**Transfers In**	1,430,273	8,333	70,792	4.9%		1,359,481
	REVENUE	**17,628,404**	**1,522,777**	**12,317,186**	**69.9%**		**5,311,218**
510	**Personnel**	8,829,179	809,203	5,676,342	64.3%	0	3,152,837
520	**Commodities**	156,123	8,532	84,655	54.2%	382	71,086
530	**Contractual**	3,171,380	484,142	2,166,742	68.3%	(449)	1,005,087
550	**Capital Outlay**	794,153	2,508	562,299	70.8%	146	231,708
560	**Other Expenditures**	530,792	1,451	25,883	4.9%	0	504,909
570	**Benefit Payments**	0	0	0		0	0
580	**Debt Service**	210,612	0	173,034	82.2%	0	37,578
590	**Transfers to Funds**	4,667,400	161,196	2,066,647	44.3%	0	2,600,753
	EXPENDITURE	**18,359,639**	**1,467,032**	**10,755,602**	**58.6%**	**79**	**7,603,958**
	TOTAL GENERAL OPERATIONS [1]	**(731,235)**	**55,745**	**1,561,584**		**(79)**	**(2,292,740)**
GENERAL OPERATIONS PLUS							
400	**Taxes**	15,982,325	1,362,552	12,191,311	76.3%		3,791,014
410	**Intergovernmental**	1,493,977	267,737	1,060,316	71.0%		433,661
420	**Fees/Charges**	6,896,347	741,769	4,708,878	68.3%		2,187,469
430	**Fines & Forfeitures**	370,800	30,564	274,973	74.2%		95,827
440	**Licenses & Permits**	242,595	11,977	164,695	67.9%		77,900
460	**Investment Earnings**	365,489	23,705	406,668	111.3%		(41,179)
470	**Other Revenue**	487,928	50,439	387,379	79.4%		100,549
480	**Debt Proceeds**	20,000	0	0	0.0%		20,000
490	**Transfers In**	5,080,607	211,689	2,263,790	44.6%		2,816,817
	REVENUE	**30,940,068**	**2,700,432**	**21,458,010**	**69.4%**		**9,482,058**
510	**Personnel**	10,774,147	985,004	7,144,011	66.3%	0	3,630,136
520	**Commodities**	836,594	79,013	658,521	78.7%	382	177,691
530	**Contractual**	10,914,764	845,664	6,459,467	59.2%	(399)	4,455,696
550	**Capital Outlay**	2,156,356	85,893	1,920,454	89.1%	146	235,756
560	**Other Expenditures**	534,292	21,829	83,504	15.6%	0	450,788
570	**Benefit Payments**	0	0	0		0	0
580	**Debt Service**	452,257	170,794	387,049	85.6%	0	65,208
590	**Transfers to Funds**	5,474,938	189,356	2,607,638	47.6%	0	2,867,300
	EXPENDITURE	**31,143,348**	**2,377,553**	**19,260,644**	**61.8%**	**129**	**11,882,575**
	TOTAL GENERAL OPERATIONS PLUS [2]	**(203,280)**	**322,879**	**2,197,366**		**(129)**	**(2,400,517)**

Cash and Investments:	**December**	**38,717**	**38,352**	
General Operations	**(47,737)**	**7,869,879**	**7,120,300**	
General Operations Plus	**(33,505)**	**16,353,498**	**13,853,159**	**excludes Library**

[1] GENERAL OPERATIONS comprises the following funds: General, Solid Waste, Storm Sewer, Airport and Economic Development

[2] GENERAL OPERATIONS PLUS includes GENERAL OPERATIONS plus the following funds: Sanitary Sewer, MFT, HUD, TIF #1, Capital Projects, City Bus, School Bus, Insurance, Vehicle Maintenance and Library. It does not include T/P-CCC, Fire or Police Pension funds.


2ND STREET
ILLINOIS - ROUTE 29
WINPAK
BLOCK 4
20.4 AC±
HANNA DRIVE
BLOCK 2
24.7 AC±
Gelatin River
5.2 AC±
NTS
4.9 AC±
LOT 1B
1.4 AC±
BLOCK 1
10.9 AC±
KOCH STREET
ENTERPRISE DRIVE
Elecsys
4.0 AC±
Pool Arts Lab
6.0 AC±
RIVERWAY DRIVE
Hanna Steel
40.0 AC±
Excalibur Seasoning
4.5 AC±
Johnson Mesk and Tour Ice
3.3 AC±
Hixson Steel
4.1 AC±
BLOCK 3
18.3 AC±
N
Amerhart
ILLINOIS CENTRAL GULF RAILROAD

ORDINANCE NO. 2457

AN ORDINANCE AUTHORIZING THE SALE AND TRANSFER OF MUNICIPALLY OWNED REAL PROPERTY WITHIN THE CITY OF PEKIN, ILLINOIS

WHEREAS, the City of Pekin owns the following described property (the "Property"):

Part of Block 4 of the Resubdivision of Riverway Business Park, being a part of the West Half of Section 10, Township 24 North, Range 5 West of the Third Principal Meridian recorded in the Recorders Office in Tazewell County, Illinois on January 12, 1998 as Document Number 9800686, Book 00, Pages 143 and 144 being further described as follows:

All of Block 4 except Lot 1 of Block 4 being further described as follows:

Beginning at the southwest corner of said Block 4, said point being on the east right-of-way line of Illinois Route 29, thence North 0 Degrees 16 Minutes 12 Seconds East along said east right-of-way line and west line of Block 4 a distance of 360.92 feet; thence North 0 Degrees 39 Minutes 40 Seconds East along said east right-of-way and west Block line a distance of 36.12 feet; thence North 0 Degrees 39 Minutes 44 Seconds East along said east right-of-way and west Block line a distance of 551.40 feet to a point on a curve to the right said curve being on the north line of Block 4 and the south right-of-way line of Hanna Drive said curve having a radius of 200.00 feet and its center located South 44 Degrees 02 Minutes 46 Seconds East from said point; thence easterly along the arc of said curved south right-of-way line and north Block line a distance of 153.79 feet; thence South 89 Degrees 59 Minutes 17 Seconds East along said south right-of-way line and north Block line a distance of 747.43 feet to a point at the northwest corner of Lot 1 of Block 4; thence South 0 Degrees 02 Minutes 18 Seconds West along the west line of said Lot 1 of Block 4 a distance of 999.49 feet to a point on the south line of Block 4; thence South 89 Degrees 40 Minutes 48 Seconds West along said south line of Block 4 a distance of 894.36 feet to the Point Of Beginning, Containing 20.44 acres, more or less.

Commonly known as 200 Hanna Drive

Part of PIN # 10-10-10-300-006

WHEREAS, the City Council of the City of Pekin has determined that the above-described real estate is unoccupied and not needed for or used for governmental purposes or proprietary activity and therefore, the said real estate is not required for the use of, or profitable to the municipality; and

WHEREAS, pursuant to Section 1-9-5 of the City Code of the City of Pekin, notice has been given on the questions of the sale of said real estate and was advertised in the Pekin Daily Times, a paper of general circulation in the City of Pekin, Pekin, Illinois, having been published on January 6, 2006; and

WHEREAS, the City of Pekin and WINPAK HEAT SEAL CORPORATION, Delaware corporation (Winpak) have negotiated a Contract for Private Development (attached hereto as Exhibit A and incorporated herein by this reference) wherein Winpak is to acquire the Property for the sum of $300,000.00; and

WHEREAS, after said public hearing on January 23, 2006, the City Council found and determined it in the best interests of the City of Pekin and its residents that the City of Pekin enter into said Contract for Private Development and sell the Property to Winpak pursuant to the terms and conditions of said Contract for Private Development ; and

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

SECTION I. That the City of Pekin finds as facts the recitals herein above set forth.

SECTION II. That the Contract for Private Development attached hereto as Exhibit A is hereby approved and the City of Pekin sell to Winpak the following described real estate:

Part of Block 4 of the Resubdivision of Riverway Business Park, being a part of the West Half of Section 10, Township 24 North, Range 5 West of the Third Principal Meridian recorded in the Recorders Office in Tazewell County, Illinois on January 12, 1998 as Document Number 9800686, Book 00, Pages 143 and 144 being further described as follows:

All of Block 4 except Lot 1 of Block 4 being further described as follows:

Beginning at the southwest corner of said Block 4, said point being on the east right-of-way line of Illinois Route 29, thence North 0 Degrees 16 Minutes 12 Seconds East along said east right-of-way line and west line of Block 4 a distance of 360.92 feet; thence North 0 Degrees 39 Minutes 40 Seconds East along said east right-of-way and west Block line a distance of 36.12 feet; thence North 0 Degrees 39 Minutes 44 Seconds East along said east right-of-way and west

Block line a distance of 551.40 feet to a point on a curve to the right said curve being on the north line of Block 4 and the south right-of-way line of Hanna Drive said curve having a radius of 200.00 feet and its center located South 44 Degrees 02 Minutes 46 Seconds East from said point; thence easterly along the arc of said curved south right-of-way line and north Block line a distance of 153.79 feet; thence South 89 Degrees 59 Minutes 17 Seconds East along said south right-of-way line and north Block line a distance of 747.43 feet to a point at the northwest corner of Lot 1 of Block 4; thence South 0 Degrees 02 Minutes 18 Seconds West along the west line of said Lot 1 of Block 4 a distance of 999.49 feet to a point on the south line of Block 4; thence South 89 Degrees 40 Minutes 48 Seconds West along said south line of Block 4 a distance of 894.36 feet to the Point Of Beginning, Containing 20.44 acres, more or less.

Commonly known as 200 Hanna Drive

Part of PIN #10-10-10-300-006

for the sum of $300,000.00.

SECTION III. In accordance with the terms of said Contract for Private Development , the Mayor of the City of Pekin, for and on behalf of the City of Pekin, is hereby authorized and directed to convey and transfer the aforesaid real estate to Winpak by a proper Municipal Deed, and the City Clerk is hereby authorized to acknowledge and attest such Municipal Deed and to affix thereto the seal of the City of Pekin for and on behalf of the City of Pekin.

SECTION V. That the Mayor and City Clerk are hereby authorized, respectively, for and on behalf of the City of Pekin, to execute and attest said Contract for Private Development and such other documents as may be necessary to consummate the transaction contemplated herein and in said Contract for Private Development.

SECTION VI. All Ordinances or portions thereof in conflict with this Ordinance are hereby repealed.

SECTION VII. That this Ordinance shall be in full force and effect from and after its passage, by a vote of at least three-fourths of the corporate authorities now holding office, and approval in the manner provided by law.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAINING: _____

PASSED in the due form of law by the City Council of the City of Pekin, Illinois, at its regular meeting held on the _____ day of _____, 2006.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CONTRACT FOR PRIVATE DEVELOPMENT

THIS AGREEMENT entered into as of the 23rd day of January 2006, by and between the **CITY OF PEKIN, ILLINOIS**, a municipal corporation, and a home rule unit of local government, exercising its governmental powers pursuant to the 1970 Constitution of the State of Illinois, and having its office at City Hall, 111 S. Capitol Street, Pekin, Illinois (the "City"), and **WINPAK HEAT SEAL CORPORATION**, a Delaware corporation with Illinois offices at 1001 S.W. Washington Street, Peoria, IL 61602 (the "Developer").

WITNESSETH:

WHEREAS, the City is the owner of certain land located in the City of Pekin, Illinois, which the City acquired for the purpose of developing a business park known as Riverway Business Park (the "Business Park") ; and

WHEREAS, the City, to achieve the objectives of the Business Park and of the Developer, intends to assist the Developer by selling to the Developer that undeveloped portion of the Business Park which is described in **Exhibit "A"** attached hereto and made a part hereof (the "Acquisition Site"); and

WHEREAS, the Developer intends to invest a minimum of $4,000,000 in the development of the Acquisition Site; and

WHEREAS, the City believes that the development of the Acquisition Site is in the vital and best interests of the City and the health, safety, morals, and welfare of its residents, and in accordance with the public purposes and provisions of the applicable federal, state and local laws.

NOW, THEREFORE, in consideration of the premises and mutual obligations of the parties hereto, each of them do hereby covenant and agree as follows:

SECTION 1: DEFINITIONS.

A. **Definition of Terms.** Certain terms used in this agreement shall have the following meanings unless their content or use clearly indicates otherwise.

"Acquisition Site" means the real property to be acquired by the Developer, more fully described in **Exhibit "A"** attached hereto.

"Agreement" means this Contract For Private Development.

"Authorized Representative" means such person at the time and from time to time designated to act on behalf of the Developer.

"Certificate of Completion" means the certificate issued by the City pursuant to Section 3B of this Agreement, which evidences completion of the Project in full compliance with the terms of this Agreement.

"City" means the City of Pekin, Illinois, a municipal corporation and home rule unit of local government.

"Site Plan" means the preliminary rendering and preliminary site plan for the "Project" (as hereinafter defined) which are attached hereto as **Exhibit "B"**, and are subject to the approval of both the City and the Riverway Business Park Covenants Committee (the "Covenants Committee"), in accordance with the terms of this Agreement.

"Developer" shall mean Winpak Heat Seal Corporation, an Illinois corporation.

"Project" means the development of the Acquisition Site by the construction, in accordance with the terms and conditions of this Agreement, of a commercial building containing a minimum of 70,000 square feet for use as an office, manufacturing, warehouse, and

distribution facility for the conduct of Developer's business, in accordance with plans and specifications approved by both the City and the Covenants Committee in accordance with this Agreement.

B. **Construction of Words, Etc**. The words "hereof", "herein", "hereunder", and other words of similar import refer to this Agreement as a whole. Unless otherwise specified, references to articles, sections and other subdivision of this Agreement are to the designated articles, sections and other subdivision of this Agreement as originally executed. The headings of this Agreement are for the convenience of reference only and shall not define or limit the provisions hereof.

SECTION 2: GENERAL DEVELOPER COVENANTS. In addition to all other specific covenants and agreements contained in this Agreement, the Developer makes the following expressed covenants:

A. **Time.** All covenants contained in this section shall remain in full force and effect for a period of 10 years unless otherwise stated, or performed, and unless the City expressly, by written document, waives any of same.

B. **General Covenants.** The expressed covenants the Developer makes are as follows:

1. The Developer agrees to acquire the Acquisition Site as described in **Exhibit "A"** from the City for the sum of $300,000, in U.S. funds (the "Purchase Price"), as further described in Section 4 of this Agreement, and the further consideration of the Developer constructing and developing a minimum 70,000 square foot building suitable for offices, manufacturing, and distribution, in

accordance with the plans and specifications to be approved by the City and the Covenants Committee in accordance with this Agreement.

2. The Developer will pay and keep current all City fees that may from time to time apply to the Acquisition Site.

3. The Developer shall use the Acquisition Site for the development of a minimum 70,000 square foot building suitable for offices, manufacturing, and distribution on the Acquisition Site.

4. The Developer shall promptly pay when due all real estate taxes and assessments which are a lien upon the Acquisition Site; provided, however, the Developer shall have the right, in good faith and by appropriate proceeding, to dispute or contest the validity or amount of any such tax or assessment, and during the pendency of any such dispute or contest, the Developer shall not be deemed to be in default under this Agreement provided the Developer has paid the disputed or contested amount under protest.

5. During the ten (10) year period of this Agreement, the Developer will not take any action or in any manner cause the Acquisition Site to be removed from the real estate tax rolls as fully taxable real property. Notwithstanding the foregoing, Developer shall benefit from the Acquisition Site's presence within the Enterprise Zone, and the special treatment available within the Enterprise Zone, as more fully described in **Exhibit "C"** attached hereto, shall be available to the Developer, as owner of the Acquisition Site. Nothing contained in this Section is intended to limit or otherwise affect such Enterprise Zone benefits which the Developer and/or the Acquisition Site would otherwise qualify for, nor shall this

Section preclude the Developer and/or the Acquisition Site from receiving any other real property tax exemptions, abatements, credits, or other incentives which are otherwise applicable and available to the Acquisition Site in the future.

6. The Developer shall execute a Memorandum, in recordable form, to be recorded and indexed in the public records of Tazewell County, indicating in substance that the Acquisition Site is subject to covenants and conditions of this Agreement.

7. The Developer shall promptly pay when due all real estate taxes affecting the Acquisition Site which accrue from the date Developer acquires title to the Acquisition Site.

8. The Developer agrees that the Developer shall not seek to remove the Acquisition Site from the Riverway Business Park Subdivision nor shall it seek to remove the Acquisition Site from the Planned Unit Development (the "PUD") in which the Business Park is located.

9. The Developer shall not commence construction of the Project on the Acquisition Site unless and until the Developer has obtained written approval of a plans and specifications for the Project and Developer's proposed use of the Acquisition Site from both the City and the Covenants Committee. The plans and specifications for the Developer's Project, as approved by the City and the Covenants Committee, are hereinafter referred to as the "Approved Plans and Specifications". Notwithstanding the foregoing, issuance by the City of a Certificate of Completion for the Project shall be conclusive evidence that all approvals by the City and the Covenants Committee has been issued with respect to the Project.

SECTION 3: CITY'S OBLIGATIONS AND RESERVATION OF RIGHTS.

A. **Duties**.

1. The City agrees to convey to the Developer the Acquisition Site in accordance with Section 4 of this Agreement.

2. The City shall cooperate and execute all documentation necessary to timely and fully comply with the provisions of the Responsible Property Transfer Act of 1988 as presently in effect or as periodically amended.

3. The City's approvals and consents are required from time to time for various purposes relating the development, and construction of the Project including, without limitation zoning, land use planning, building code and related approvals, and other matters described in this Agreement. The City agrees to timely take all lawful steps necessary from time to time to furnish all such requisite lawful approvals, consents, ordinances and related official acts, and to cooperate with Developer in all reasonable respects to assure the timely commencement and completion of the Project.

B. **Certificate of Completion.** Promptly after completion of the Project in accordance with the provisions of this Agreement, the City will execute and deliver to the Developer a Certificate of Completion, in recordable form. Said Certificate of Completion shall be (and it shall be so provided in the certification itself) a conclusive determination of satisfaction with respect to the obligations of the Developer and its successors and assigns, that the construction of the Project is completed. Such certification and such determination shall not constitute evidence of compliance with or satisfaction of any obligation of the Developer to any holder of a mortgage, or any insurer of a mortgage, securing money loaned to finance the

Project, or any part thereof. Such certification shall not constitute evidence that the Developer, its successors and assigns have complied with the applicable provisions of federal, state and local laws, regulations and ordinances.

The certification shall be in such form as will enable it to be recorded in the Office of the Recorder of Deeds, Tazewell County, Illinois. If the City refuses or fails to provide any certification in accordance with the provisions of this Agreement, the City shall, within 30 days after written request by the Developer, provide the Developer with a written statement indicating in adequate detail in which respects the Developer has failed to complete the Project in accordance with the provisions of this Agreement, or is otherwise in default and what measures or steps will be necessary, in the opinion of the City, for the Developer to take or perform in order to obtain such certification. The City shall not unreasonably withhold, condition, or delay the issuance to the Developer of the Certificate of Completion, provided all of the Developer's obligations are met under the Agreement..

SECTION 4: SALE AND PURCHASE OF PROPERTY.

A. **Sale and Purchase of the Acquisition Site**. The City agrees to sell and Developer agrees to buy the Acquisition Site for the Purchase Price, on the terms set forth herein.

B. **Title**. Within fifteen (15) days after the execution of this Agreement, City shall deliver to Developer's attorneys (at the address set forth in section "15" below), at City's expense, a title commitment for an owner's Title insurance policy issued by a title insurance company acceptable to Developer in the amount of the Purchase Price, showing title in City subject only to (a) the general exceptions contained in the policy; (b) title exceptions pertaining to liens or encumbrances of an ascertainable amount which may be removed by payment of money at the time of Closing, and which City may so remove at the time by using the funds to be

paid upon delivery of the deed; (c) covenants, conditions, restrictions, reservations and easements of record and zoning laws; and (d) exceptions commonly permitted under the rules for examination of abstracts and title and acceptable to Developer (collectively the “Permitted Exceptions”). If title insurance discloses any exceptions which adversely affect Developer’s proposed use of the Acquisition Site for which render title to the Acquisition Site unmarketable, Developer or its attorneys shall give written notice of such exceptions to the City or its attorney of any such objectionable matters related to title (collectively, "Title Objections"). The City shall use its best efforts to cure any such Title Objections prior to closing. If City is unable to cure any such Title Objections, the Developer shall have the option to terminate this Agreement by written notice to the City, in which case, neither party shall have any further rights or obligations under this Agreement.

C. **Developer's Contingencies**. The Developer's obligation to close its purchase of the Acquisition Site pursuant to this Agreement shall be contingent upon satisfaction or waiver by the Developer of the following contingencies (collectively, the "Contingencies") during the period commencing upon the full execution and delivery of this Agreement and ending on **March 1, 2006** (the "Inspection period"):

1. Inspection. Developer may, at Developer's expense, with reasonable prior notice to the City, at any time during the Inspection Period, have its employees, officers, and agents, including, without limitation, engineers, environmental consultants and/or other appropriate professionals, enter upon the Acquisition Site to inspect the same and to perform such soil borings, soil samplings, ground water sampling, and other tests which are reasonably necessary to determine whether: (i) the Acquisition Site is free of underground storage tanks, environmental contamination, pollution, and other environmental concerns; and (ii) the soil,

subsoil, and underground conditions of the Acquisition Site are structurally sound and suitable in all respects for Developer's intended use of the Acquisition Site. The Developer's obligation to perform under this Agreement shall be contingent upon Developer's receipt of reports from such professionals which are satisfactory to Developer in its sole judgment.

2. Zoning. The Developer shall have confirmed that the Acquisition Site is properly zoned to permit the construction and use by Developer of a commercial building containing a minimum of 70,000 square feet of as an office, manufacturing, warehouse, and distribution facility for the conduct of Developer's business.

3. Approval of Plans and Specifications and Proposed Use. Developer shall have obtained such approvals of the Developer's plans and specifications for the Project and Developer's proposed use of the Acquisition Site from the City, the Covenants Committee, and others, as may be required under the terms of this Agreement and/or any restrictive covenants affecting the Acquisition Site, and such approvals shall be final and not subject to a condition or limitation which is unacceptable to Developer in its sole judgment.

4. Permits and Approvals. The Developer shall have obtained such licenses, permits, and approvals of governmental authorities having jurisdiction as may be required for the lawful development of the Acquisition Site and the operation by Developer of an office, manufacturing, warehouse, and distribution facility for the conduct of Developer's business, including, without limitation, the following (to the extent required): subdivision approval, storm water drainage plan approval, curb cut permits, sign permits, site plan approval by the City of Pekin, Illinois Planning Board, and issuance of a building permit by the Building Department of the City of Pekin, Illinois (collectively "Permits and Approvals"); all such Permits and Approvals

be final and not subject to appeal for reversal, and not subject to any condition or limitation which is unacceptable to the Developer in its sole judgment.

5. Utilities. Developer shall have confirmed that natural gas, electric, water, sanitary sewer, storm sewer, telephone, and other utility facilities are available at the boundaries of the Acquisition Site which are adequate to service the needs of Developer's Project, and all appropriate governmental, regulatory, administrative, and private utility company or approvals shall have been issued to allow Developer to connect to, tap into, and use such utility facilities conditioned solely upon the payment of reasonable tap-in fees and customary utility charges.

If by the end of the Inspection Period, Developer has not notified the City that either (i) all of the Contingencies have been satisfied, or (ii) any of the Contingencies which remain unsatisfied have been waived by Developer, then either party shall thereafter have the right to terminate this Agreement by giving written notice of such termination to the other, in which event, neither party shall have any further rights against the other under this Agreement.

C. **Delivery of Property Information**. Within five (5) business days after the full execution and delivery of this Agreement, the City shall deliver to the Developer copies of any environmental reports, existing surveys, soil borings tests results, engineering studies, and other materials in the City's possession or under its control which pertain to the physical condition of the Acquisition Site.

D. **Developer's Right of Entry**. From and after the full execution and delivery of this Agreement, Developer, its officers, employees, agents, consultants, engineers, and designees shall have the right to enter upon the Acquisition Site to inspect the same and perform such tests as may be reasonably required in order for Developer to satisfy the Contingencies. Developer shall release the City and shall indemnify and hold the City harmless from and against and any

and all losses, liability, claims, damages, causes of action, costs, and expenses brought on account of injury to person or property or loss of life arising from or notice of entry by Developer, its officers, employees, agents, consultants, engineers, and designees on the Acquisition Site between the date of the full execution and delivery of this Agreement and the date of Closing.

E. **Delivery of Municipal Deed**. At Closing, on full payment of the Purchase Price and execution of this Development Agreement by the Developer, the City shall convey said the Acquisition Site to the Developer by municipal deed subject to the Permitted Exceptions, and subject to any acts of the Developer.

F. **Closing.** The closing of the transaction contemplated herein shall be held at the offices of the attorney for the City (at the address set forth in section "15" below) on **March 7, 2006 at 2:00 p.m.**, or at such other location and time as may be mutually acceptable to City and Developer (the "Closing Date" or the "Closing"). Time is not of the essence with respect to the time and date specified herein for Closing. However, either party shall have the right to make time of the essence with respect to the Closing, by giving at least ten (10) days prior written notice to that effect to the other party; provided that the date specified in any such notice making time of the essence with respect to Closing shall be on or after **March 1, 2006**.

E. **Taxes**. The City shall pay the general real estate taxes, if any, for the tax year 2005, payable in 2006, and for the tax year 2006, payable in 2007, on a prorated basis up to the date of closing hereunder. The Developer shall pay the general real estate taxes for the balance of the year 2006 and each year thereafter. Prorating shall be on the basis of the amount of the most recent ascertainable tax.

F. **Possession**. Developer shall be entitled to possession of said property upon payment of the Purchase Price and delivery of deed as herein provided.

SECTION 5: DEVELOPER'S OBLIGATIONS AND RIGHTS.

A. **Conformance to Federal, State and Local Requirements.** All work with respect to the Project shall conform in all material respects to all applicable federal, state and local laws, regulations and ordinances, including but not limited to building codes, life safety codes, storm water retention and sewer codes, and the Prevailing Wage Act.

B. **Improvements Commencement and Completion Requirements.**

1. **Time Limitations**. Absent Unavoidable Delay (as hereinafter defined), the Developer shall commence the construction improvements referred to herein on or before July 1, 2006 (hereinafter referred to as "Commencement Date") and shall substantially complete construction of the improvements on or before March 1, 2007 (hereinafter referred to as "Completion Date"). For Purposes of this Agreement, the term "Unavoidable Delay" shall mean strikes, lockouts, casualties, acts of God, war, unavailability of material or labor, atypical governmental regulation or control, inclement weather that is an impediment to construction, atypical delays initiated by the City or other causes beyond the reasonable control of Developer. The Completion Date set forth above shall be extended for the amount of time of such Unavoidable Delays

2. **Commencements and Completion**. Developer shall cause construction of the improvements to be commenced and to be prosecuted with due diligence and in good faith and without delay. Developer shall cause the improvements to

be constructed in a good and workmanlike manner in material compliance with the Site Plan and the Plans and Specifications approved by the Covenants Committee, and in material compliance with all applicable laws, rules, permits, requirements and regulations of any governmental agency or authorities having jurisdiction over the Acquisition Site or the improvements to be constructed thereon, and will not cause, permit or allow any substantial deviations from such approved Plans and Specifications without the prior written consent of the City.

C. **Use of Acquisition Site**. The Acquisition Site shall be utilized for construction and use by developer of a commercial building containing a minimum of 70,000 square feet of as an office, manufacturing, warehouse, and distribution facility for the conduct of Developer's business, or similar use and which will be occupied by the Developer. Any assignment of this Agreement to an entity other than Developer or an affiliate of Developer prior to the issuance by the City of a Certificate of Completion shall be subject to the prior written consent of the City. Use of the Acquisition Site shall be in accordance with applicable local, state and federal laws and regulations, including but not limited to storm water retention and sewer codes, and in accordance with the Riverway Business Park Covenants.

D. **Changes in Construction Plans.** If the Developer desires to make any substantial change in the construction plans which significantly affects the appearance, function, or structural integrity of the Project, the Developer shall submit the proposed change to the City for its approval. If the construction plans, as modified by the proposed change, conform to the requirements of the PUD and Riverway Business Park Covenants, meet all applicable legal requirements and do not create a substantial change in the nature or aesthetics of the Project, the City shall approve the proposed change and notify the Developer in writing of its approval;

provided however, that, if such change is not so approved or rejected within ten (10) working days of receipt of the submission to the City by the Developer, such change will be deemed approved.

E. **Contract Prohibitions.** Unless otherwise previously agreed by the City in writing or deemed approved in accordance with Section "5.D" above all contracts let by Developer or Developer's contractor in connection with construction of the improvements shall contain a prohibition against any material change in the plans involving a structural, square footage, design change or other substantial change without the City's prior written consent or deemed consent being had thereto; such consent shall not be unreasonably withheld, conditioned, or delayed; provided, however, that, if any such changes are not so approved or rejected within ten (10) working days of receipt of the submission to the City by the Developer, such change will be deemed approved.

F. **Responsibility For Construction.** It is expressly understood that the Developer shall bear the sole responsibility of ascertaining whether or not the construction work was done in an appropriate manner consistent with this Agreement and consistent with any other requirements of this Agreement. The Developer acknowledges and understands that the City shall not have any obligation whatsoever with respect to construction of the Project, it being the sole responsibility of the Developer.

G. **FIRPTA.** Developer shall cooperate and execute all documentation necessary to timely and fully comply with the provisions of the Responsible Property Transfer Act of 1988 as presently in effect or as periodically amended.

H. **Liability Insurance.** Developer or Developer's contractor shall procure and deliver to City at Developer's or such contractor's cost and expense, and shall maintain in full

force and effect until each and every of the obligation of Developer contained herein has been fully paid, or performed, a policy or policies of comprehensive liability insurance in an amount not less than one Million ($1,000,000.00) Dollars per occurrence and One Million ($1,000,000.00) Dollars in the aggregate annually; and, during any period of construction, Developer shall carry or cause its contractors to carry contractor's liability insurance, builder's risk insurance, worker's compensation insurance, all such policies to be in such form and issued by such companies as shall have been approved by the City to protect City and Developer against any liability incidental to the use of or resulting from any accident occurring in or about the Project or the improvements or the construction and improvement thereof. Each such policy or certificate thereof shall contain an affirmative statement by the issuer to give written notice to the City at least 30 days prior to any cancellation or amendment of its policy.

SECTION 6: REPRESENTATIONS OF THE DEVELOPER. The Developer represents, warrants and agrees as the basis for the undertakings on its part herein contained that:

A. **Non-Conflict or Breach.** Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated thereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement, conflicts with or results in a breach of any of the terms, conditions or provisions of any offering or disclosure statement made or to be made on behalf of the Developer or of any restriction, agreement or instrument to which the Developer or any of its partners or venturers is now a party or by which the Developer or any of its partners or its venturers is bound, nor does the consummation of the transactions contemplated thereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement constitute a default under any of the foregoing, or result in the creation or imposition of any prohibited lien, charge or encumbrance whatsoever upon the Project or upon any assets of the Developer, any

related party, or any of its venturers under the terms of any instrument or agreement to which the Developer, any related party, or any of its partners or venturers is now a party or by which the Developer, any related party, or any of its venturers is bound.

B. **Revenue Act Compliance.** Developer certifies pursuant to 65 ILCS 5/11-42.1-1 that it is not delinquent in the payment of any tax administered by the Illinois Department of Revenue.

SECTION 7: ADDITIONAL COVENANTS OF THE DEVELOPER.

A. Sale of Acquisition Site.

1. Developer represents and warrants that it will not, prior to the commencement of construction of the Project, except for the purpose of the securing a mortgage for the purpose of obtaining financing for the purchase of the Acquisition Site and the construction of the Project and for utility easements, make or create any total or partial sale, assignment, conveyance, lease, trust or power or any other transfer ("Transfer") of the Acquisition Site, or any portion thereof, or of this Agreement without the prior written consent of the City; provided, however, that as a condition of any such Transfer, the transferee must agree to be bound by the terms and conditions of this Agreement.

2. Developer may Transfer the Acquisition Site and the Project from and after the Commencement Date and prior to the Completion Date with the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed; provided, however, that as a condition of such Transfer, the transferee must agree to be bound by the terms and conditions of this Agreement.

3. The City shall act reasonably and promptly in responding to any requests for Transfer under this **Section 7A**.

B. **Indemnification Covenants.** The Developer agrees for itself, its successors and assigns, to indemnify and save the City and its officers and employees harmless against all claims by or on behalf of any person, firm or corporation arising from any of the following, to the extent such claims arise between the date of this Agreement and the date on which the Certificate of Completion is issued by the City to the Developer: (i) the conduct or management of, or from any work or thing done on the Project, (ii) any breach or default on the part of the Developer or its successors and assigns in the performance of any of its obligations under this Agreement, (iii) any act of negligence of the Developer or any of its agents, contractors, servants, employees or licensees, (iv) any act of negligence of any assignee, lessee or sublessee of the Developer, or any agents, contractors, servants, employees or licensees of any assignee, lessee or sublessee of the Developer, or (v) any violation by the Developer or any other person of state or federal securities law in connection with the offer and sale of limited partnerships in the Developer or any part of the Project (collectively, "Claims"). The Developer agrees to indemnify and save the City harmless from and against all costs and expenses incurred in or in connection with any such Claim arising as aforesaid or in connection with any action or proceeding brought thereon. In case any such Claim shall be made or action brought based upon any such Claim in respect of which indemnity may be sought against the Developer, upon receipt of notice in writing from the City setting forth the particulars of such Claim or related action, the Developer shall assume the defense thereof, including the employment of counsel reasonably acceptable to the City and the payment of all related costs and expenses. The City shall have the right to employ separate counsel in any such Claim-related action and to participate in the defense thereof, but the fees and expenses of such counsel shall be at the expense of the City unless the employment of the counsel has been specifically authorized by the Developer.

SECTION 8: EQUAL EMPLOYMENT OPPORTUNITY. The Developer, for itself and its successors and assigns, agrees that during the construction of the improvements provided for in this Agreement that the following will apply:

A. **Non-Discrimination.** The Developer will not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex or national origin. The Developer shall take steps to insure that applicants are employed, and the employees are not discriminated against during employment by reason of their race, color, religion, sex or natural origin, in matters including, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

B. **Advertising.** The Developer shall, in all solicitations or advertisements for employees placed by or on behalf of the Developer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

C. **Non-Compliance.** In the event of the Developer's non-compliance with the non-discrimination clauses of this section, this Agreement may be canceled, terminated, or suspended in whole or in part by written notice given by the City to the Developer; provided, however, that no such termination notice shall be given by the City to the Developer unless and until the City has given the Developer prior written notice of the alleged noncompliance and a reasonable opportunity to cure the same.

SECTION 9: FURTHER ASSISTANCE AND CORRECTIVE INSTRUMENTS. The City and the Developer agree that they shall, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such

further instruments as may reasonably be required from time to time, for carrying out the intention of or facilitating the performance of this Agreement.

SECTION 10: UNAVOIDABLE DELAY IN PERFORMANCE. For the purpose of any of the provisions of this Agreement, except with regard to payment of real estate taxes as provided herein, neither the City, nor the Developer, as the case may be, nor any successor in interest, shall be considered in breach of, or default in, its obligations with respect to the purchase of the Acquisition Site, the preparation of the Acquisition Site for development, or the beginning and completion of construction of the improvements, or progress in respect thereto, in the event of enforced delay in the performance of such obligation due to unforeseeable causes beyond its control and without its fault or negligence, including, but not restricted to acts of God, acts of the public enemy, acts of federal, state or local government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, embargoes, acts of nature, unusually severe weather or delays of subcontractors due to such causes; it being the purpose and intent of this provision that in the event of the occurrence of any such enforced delay, the time or times for performance of the obligations of the City with respect to the purchase of the Acquisition Site or of the Developer with respect to construction of the improvements as the case may be, shall be extended for the period of the enforced delay. Provided, that the party seeking the benefit of the provisions of this section shall, within 60 days after the beginning of any such enforced delay, have first notified the other party thereof in writing, of the cause or causes thereof, and request an extension of the period of enforced delay. Any such extension shall be in writing and signed by the parties hereto.

SECTION 11: EVENTS OF DEFAULT AND REMEDIES.

A. **Events of Default.** The following shall be events of default with respect to this Agreement:

1. If any material representation made by the Developer in this Agreement, or in any certificate, notice, demand or request made by the Developer, in writing and delivered to the City pursuant to this Agreement shall prove to be untrue or incorrect in any material respect as of the date made; or

2. Default in the performance or breach of any covenant, warranty or obligation of the Developer or the City in this Agreement, if such default continues for a period of ten (10) business days after notice of default has been given by the City to the Developer; provided, however, that, in the event and that the alleged breach of this Agreement is of such a nature that the same cannot be fully cured within a ten (10) business day period, then the Developer's failure to comply with this Agreement shall not be an enforceable event of default hereunder so long as the Developer commences the curing of such failure within said ten (10) business day period, and proceeds thereafter with diligence and in good faith to fully cure the same; or

3. The entry of a decree or order by a court having jurisdiction granting relief with respect to Developer in an involuntary case under the Federal Bankruptcy Laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of the Developer for any substantial part of its property, or ordering the winding-up or liquidation of its

affairs, provided any such decree or order remains unstayed and in effect for a period of 60 consecutive days; or

4. The commencement by the Developer of a voluntary case for relief under the Federal Bankruptcy Laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Developer to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of the Developer's business or of any substantial part of its property, or the making by Developer of any assignment for the benefit of creditors or the failure of the Developer in furtherance of any of the foregoing.

B. **Remedies on Default.**

2. Default in Construction of Improvements. In the event Developer defaults under the provisions of **Section 5B** of this Agreement, Developer shall reconvey the Acquisition Site to the City, upon demand, by Deed, and the City shall refund to the Developer the Purchase Price. The issuance by the City of a Certificate of Completion to the Developer shall be conclusive evidence that the City has irrevocably waived its right to require the Developer to reconvey title to the Acquisition Site to the City under any circumstances.

3. Injunctive Relief. The parties agree and acknowledge that the remedy at law for any breach of the provisions of **Section 5C** of this Agreement will be inadequate and the City, its successors or assigns, shall be entitled to injunctive relief against any such breach without bond. The injunctive relief shall not be

exclusive, but shall be in addition to any other rights or remedies which the City may have for any such breach.

4. Notice of Default. Except as otherwise provided in this Agreement, in the event of any default in or breach of this Agreement, or any of its terms or conditions, by either party hereto or any successors to such party, such party or successor shall, upon written notice from the other, take immediate action to cure or remedy such default or breach, and, in any event, within 30 days after receipt of such notice. If such course of action is not taken, or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its option to cure or remedy such default or breach.

5. Non-limitation of Remedies. This section shall in no way limit the remedies of the City and Developer pursuant to the other sections of this Agreement and pursuant to law and equity in the event of default by either party.

6. Rights and Remedies Cumulative. The rights and remedies of the parties to this Agreement (or their successors in interest) whether provided by law or by this Agreement, shall be cumulative, and the exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the time or different times, of any other such remedies for the same default or breach by the other part. No waiver made by either such party with respect to the performance, nor the manner of time thereof, or any obligation of the other party or any condition to its own obligation under the Agreement shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other

party or condition to its own obligation beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party.

C. **Agreement to Pay Attorney's Fees and Expenses.** In the event a party should default under any of the provisions of this Agreement and the other party should employ attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement as provided herein, the losing party agrees that it will, on demand therefor, pay to the prevailing party the reasonable fees of such attorneys and such other expenses so incurred by the prevailing party with respect to the issues upon which the prevailing party has prevailed.

D. **No Waiver By Delay.**

1. Any delay by the City in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way (it being the intent of this provision that the City should not be constrained so as to avoid the risk of being deprived of or limited in the exercise of the remedy provided in this section because of concepts of waiver, laches or otherwise) to exercise such remedy at a time when it may still hope to otherwise resolve the problems created by the default involved; nor shall any waiver in fact made by the City with respect to any specific default by the Developer under this section be considered or treated as a waiver of the rights of the City, with respect to any other defaults by the Developer under this section or with respect to any

defaults under any section in this Agreement or with respect to the particular default, except to the extent specifically waived in writing by the City.

2. Any delay by the Developer in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way (it being the intent of this provision that the Developer should not be constrained so as to avoid the risk of being deprived of or limited in the exercise of the remedy provided in this section because of concepts of waiver, laches or otherwise) to exercise such remedy at a time when it may still hope to otherwise resolve the problems created by the default involved; nor shall any waiver in fact made by the Developer with respect to any specific default by the city under this section be considered or treated as a waiver of the rights of the Developer, with respect to any other defaults by the City under this section or with respect to any defaults under any section in this Agreement or with respect to the particular default, except to the extent specifically waived in writing by the Developer.

SECTION 12: PROVISIONS NOT MERGED WITH DEED. None of the provisions of this Agreement are intended to, nor shall they be merged by reason of any deed transferring title to the Acquisition Site from the City to the Developer or any successor in interest, and said deed shall not be deemed to affect or impair the provisions and covenants of this Agreement.

SECTION 13: CONFLICT OF INTEREST. No member, officer, or employee of the City or its designees or agents and no member of the governing body of the City during his or

her tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract or the proceeds thereof, with respect to which this Agreement shall apply.

SECTION 14: REAL ESTATE COMMISSIONS. Each of the parties represents to the other that it has not incurred and will not incur any liability for brokerage fees or agent commissions in connection with this Agreement, and City and Developer each agree to indemnify and hold the other harmless from and against any and all claims or demands with respect to any brokerage fees or agents' commissions or other compensation asserted by any person, firm, or corporation in connection with this Agreement or the transactions contemplated hereby, insofar as any such claim is based upon any conversation or contract with City or Developer, respectively.

SECTION 15: NOTICES. All notices required and provided for in this Agreement shall be sent to the following parties on behalf of the City and the Developer.

To the City:

Dennis Kief
City Manager
City Hall
111 S. Capitol Street
Pekin, IL 61554

with copies to Corporation Counsel.

To Developer:

Winpak Heat Seal Corporation
1001 S.W. Washington Street
Peoria, IL 61602
Attn: Tim Johnson, Vice President & General Manager

With copies to:

Winpak Heat Seal Inc.
21919 Chemin Dumberry

Vaudreuil-Dorion, Quebec
Canada J7V 8P7

All notices given in accordance with this Section shall be deemed to have been sufficiently given if personally delivered or sent by nationally recognized overnight courier service (such as Federal Express, Airborne Express, etc.). Notices given in accordance with this Section shall be deemed to have been given (i) if personally delivered, upon delivery; or (ii) if sent by nationally recognized overnight courier service, one day after sending. Either party may, by written notice given in accordance with this Section, designate a different address or addresses to which such notices shall be sent.

SECTION 16: CONSTRUCTION OF AGREEMENT/VENUE. This Agreement shall be construed pursuant to the laws of the State of Illinois. As a substantial portion of the duties and obligations of the parties created hereunder are performable in Tazewell County, Illinois, Tazewell County, Illinois shall be the sole and exclusive venue for any litigation or other proceedings as between the parties that may be brought, or arise out of , or in connection with or by reason of this Agreement.

SECTION 17: COUNTERPARTS. If this Agreement is executed in two or more counterparts, each shall constitute one and the same instrument and shall be recognized as an original instrument.

SECTION 18: TAX DEFERRED EXCHANGE. The City acknowledges that the Developer may wish to treat this transaction as a tax deferred exchange pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder. Accordingly, the City agrees to cooperate with Developer's efforts to structure such an exchange.

Should the Developer notify the City of its election to do so, this transaction shall be structured and completed so as to constitute as to the Developer a nontaxable exchange of real property held for productive use in a trade or business or for investment within the meaning of Section 1031 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder. The City and the Developer agree to execute such additional riders to this Agreement or such other documentation as may be necessary to insure that the purchase satisfies the requirements of Section 1031. Notwithstanding the foregoing, the City's cooperation and compliance with this Section shall be at no additional expense or liability to the City. Any and all reasonable expenses related hereto shall be reimbursed to the City by the Developer within 30 days of receipt.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and caused their respective seals to be affixed and attested thereto as of the date first written above in this Agreement.

CITY

CITY OF PEKIN, an Illinois municipal corporation

By: _____
Its Mayor

ATTEST:

By: _____
Its City Clerk

DEVELOPER

WINPAK HEAT SEAL CORPORATION,
An Illinois corporation

By: _____
Timothy L. Johnson
Its: Vice President & General Manager

ATTEST:

By:
Its: _____

This Instrument Prepared By:
William P. Streeter
Assistant Corporation Counsel
109 So. Fourth St., P.O. Box 873
Pekin, IL 61555-0873 Telephone: (309) 346-4148

LIST OF EXHIBITS

Exhibit “A”	Legal Description of Acquisition Site
Exhibit “B”	Preliminary Rendering and Site Plan for Project
Exhibit "C"	Description of Enterprise Zone Benefits

EXHIBIT "A" TO DEVELOPER AGREEMENT

Legal Description of Acquisition Site

A part of Block 4 of Riverway Park Subdivision, a subdivision of the West half of Section 10, Township 24 North, Range 5 West of the Third Principal Meridian, being more particularly described as follows:

All of Block 4 except Lot 1 of Block 4 being further described as follows:

Beginning at the southwest corner of said Block 4, said point being on the east right-of-way line of Illinois Route 29, thence North 0 Degrees 16 Minutes 12 Seconds East along said east right-of-way line and west line of Block 4 a distance of 360.92 feet; thence North 0 Degrees 39 Minutes 40 Seconds East along said east right-of-way and west Block line a distance of 36.12 feet; thence North 0 Degrees 39 Minutes 44 Seconds East along said east right-of-way and west Block line a distance of 551.40 feet to a point on a curve to the right said curve being on the north line of Block 4 and the south right-of-way line of Hanna Drive said curve having a radius of 200.00 feet and its center located South 44 Degrees 02 Minutes 46 Seconds East from said point; thence easterly along the arc of said curved south right-of-way line and north Block line a distance of 153.79 feet; thence South 89 Degrees 59 Minutes 17 Seconds East along said south right-of-way line and north Block line a distance of 747.43 feet to a point at the northwest corner of Lot 1 of Block 4; thence South 0 Degrees 02 Minutes 18 Seconds West along the west line of said Lot 1 of Block 4 a distance of 999.49 feet to a point on the south line of Block 4; thence South 89 Degrees 40 Minutes 48 Seconds West along said south line of Block 4 a distance of 894.36 feet to the Point Of Beginning, Containing 20.44 acres, more or less.

Containing 20.44 acres, more or less, situate, lying and being in the County of Tazewell and the State of Illinois.

Part of PIN 10-10-10-300-006

EXHIBIT "B" TO DEVELOPER AGREEMENT

Preliminary Rendering and Site Plan for Project

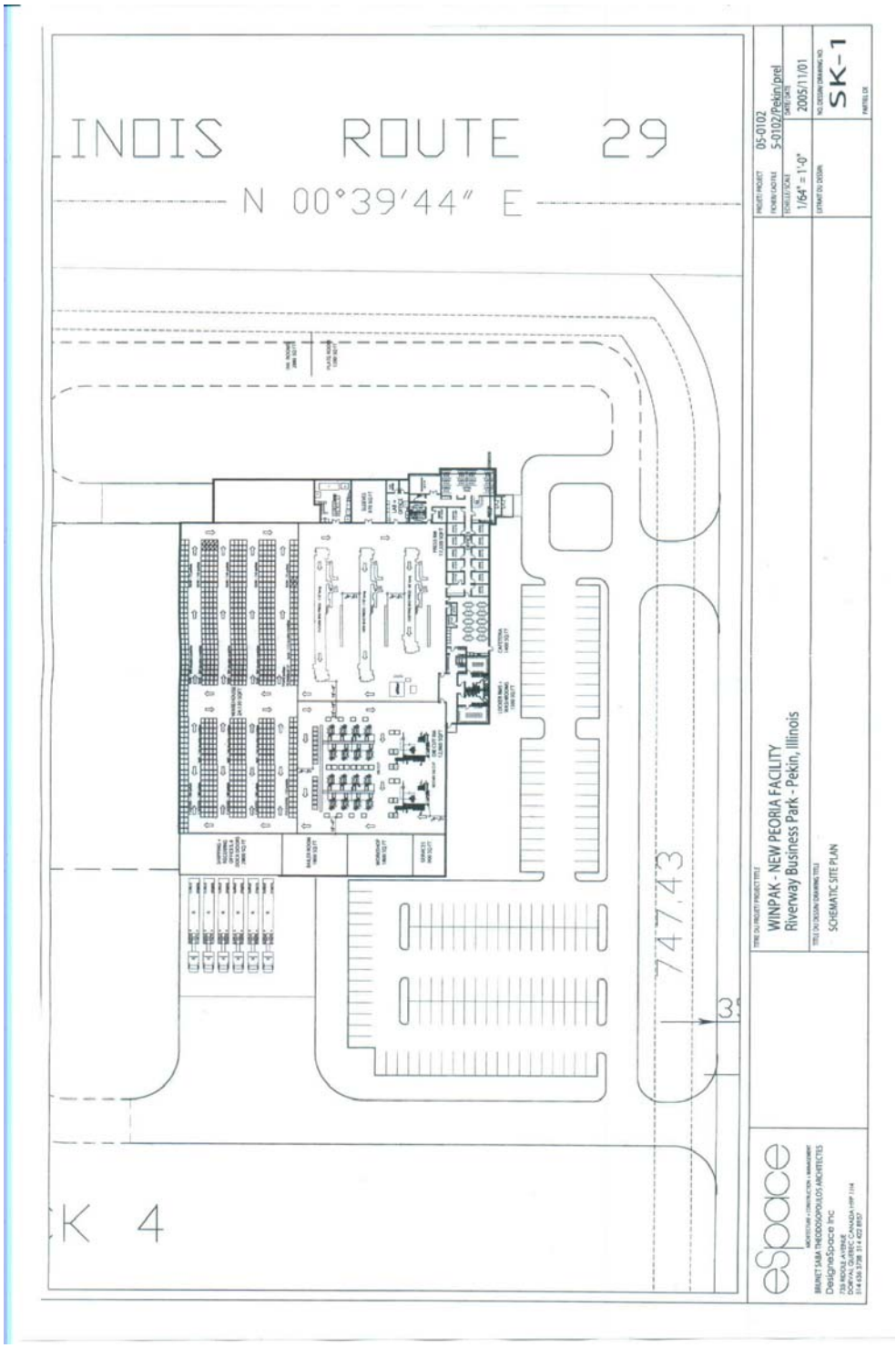


EXHIBIT "C" TO DEVELOPER AGREEMENT

Description of Enterprise Zone Benefits

CHAPTER 10

ENTERPRISE ZONE

SECTION:

1-10-1: Adoption and Applicability of Provisions
1-10-2: Enterprise Zone Designated; State Approval; Term
1-10-3: Zone Administrator
1-10-4: Designated Zone Organization; Enterprise Zone Steering Committee
1-10-5: Intergovernmental Agreement With County
1-10-6: Taxes and Fees Waived
1-10-7: Code and Ordinance Provisions Relaxed
1-10-8: Expedition of Certain Processes

1-10-1: ADOPTION AND APPLICABILITY OF PROVISIONS:

A. The City Council has adopted the recitations set forth in the preamble to Composite Ordinance No. 1982.

B. The City of Pekin has found that the Enterprise Zone as described in Composite Ordinance No. 1982 meets the qualifications of Illinois Compiled Statutes, 20 ILCS 655/4, in that the area is a contiguous area, comprises a minimum one-half (1/2) square mile but not more than ten (10) square miles in total area, exclusive of lakes and waterways, is a depressed area and satisfies all additional criteria established by regulation of the Department of Commerce and Community Affairs consistent with the purposes of the Illinois Enterprise Zone Act. (20 ILCS 655/1 et seq.)

1-10-2: ENTERPRISE ZONE DESIGNATED; STATE APPROVAL; TERM:

A. The City designates as an Enterprise Zone the real estate described on Exhibit A following this Article and incorporated herein by reference.

B. The Enterprise Zone herein designated was subject to the approval of the Department of Commerce and Community Affairs in accordance with the Illinois Enterprise Zone Act. (20 ILCS 655/1 et seq.)

C. The duration or term of the Enterprise Zone thus designated shall be for twenty (20) years from the date of approval of the Department of Commerce and Community Affairs.

1-10-3: **ZONE ADMINISTRATOR:** The Mayor of the City shall, subject to the advice and consent of the City Council, appoint a Zone Administrator. The Zone Administrator shall be an officer or employee of the City and shall be the liaison between the City and the Designated Zone Organization established hereunder and shall perform such other duties as authorized by the City.

1-10-4: **DESIGNATED ZONE ORGANIZATION; ENTERPRISE ZONE STEERING COMMITTEE:** The Mayor of the City and the Tazewell County Board Chairman shall cause to be established a Designated Zone Organization, which Organization shall meet the criteria set forth in section 3(d) of the Illinois Enterprise Zone Act, (20 ILCS 655/1 et seq.) by means of an Enterprise Zone Steering Committee comprised of nine (9) members. This Committee shall, in coordination with the Department of Commerce and Community Affairs, form the Designated Zone Organization. Five (5) members of the Committee shall be appointed by the Mayor and four (4) members shall be appointed by the County Board Chairman. Once established, the Designated Zone Organization, subject to the necessary governmental authorizations, may provide the following services or perform the following functions in coordination with the City and/or Tazewell County:

A. Provide a contract for provision of public services.

B. Exercise authority for the enforcement of any code, permit or licensing procedure within the Enterprise Zone.

C. Provide a forum for business, labor and government action on Zone innovations.

D. Provide for regulatory relief as provided in section 8 of the Illinois Enterprise Zone Act. (20 ILCS 655/1 et seq.)

E. Receive title to publicly-owned land.

F. Perform such other functions as the City may deem appropriate, including offerings and contracts for insurance with businesses within the Enterprise Zone.

G. Agree with local governments to provide such public services within the Zone by contracting with private firms and organizations, where feasible and prudent.

H. Solicit and receive contributions to improve the quality of life in the Enterprise Zone.

1-10-5: **INTERGOVERNMENTAL AGREEMENT WITH COUNTY:** The Mayor of the City of Pekin shall be authorized to enter into an intergovernmental agreement on behalf of the City with Tazewell County for the operation and management of the Enterprise Zone.

1-10-6: **TAXES AND FEES WAIVED:**

A. Ad Valorem Tax Abatement; Conditions: The City authorizes and directs the County Clerk to abate ad valorem taxes imposed upon real property located within the Enterprise Zone upon which new improvements have been constructed or upon which existing improvements have been renovated or rehabilitated, subject to the following conditions:

1. The abatement shall apply only to the taxes corresponding to an increase in assessed valuation after improvements (either new construction or renovation or rehabilitation) have been duly assessed and said abatement shall not exceed the amount attributable to the construction of the improvements and the renovation or rehabilitation of existing improvements.

2. The abatement shall apply only to the increase in assessed valuation due to improvements or renovations which are of the nature and scope for which a building permit is required and has been obtained on or after the first day of zone certification.

3. The abatement for a particular project shall be in effect only for a period of five (5) years commencing with the first tax year after the improvement has been assessed.

4. While the abatement is in effect, this public taxing authority will continue to receive all taxes corresponding to the equalized assessed valuation for the tax year immediately preceding commencement of the project.

5. The said real estate tax abatement incentive shall not take effect after the termination of the Enterprise Zone.

6. The said real estate tax abatement shall not apply to any residential properties. For purposes of this Ordinance, "residential properties" are any real properties which are used solely for residential purposes or for which the residential use encompasses more than 20% of the floor space.

7. Real estate which lies within the Enterprise Zone and also lies within a tax increment redevelopment district, shall not be eligible for said real estate tax abatement.

B. City Taxes and Fees:

1. Each retailer who makes sales at retail of building materials to be incorporated into real estate located in the enterprise zone known as the Pekin Area Enterprise Zone from a location within the corporate limits of the City of Pekin may deduct the receipts of such sales from Illinois Retailer's Occupation Tax only to the extent that a building permit is issued for the construction of a value of $25,000 or more or for construction by remodeling or rehabilitation where a building permit is not required and is of a value of $25,000 or more, and the project is approved by the Enterprise Zone Administrator.

2. The City of Pekin, for the term of the enterprise zone, waives all sewer permit fees, building permit fees, plumbing and electrical permit and inspection fees, and driveway permit fees for improvements within the enterprise zone, excepting only that such fees shall not be waived for residential properties. The provisions of this section apply only to improvements that qualify under Section 1-10-6-B-1.

1-10-7: **CODE AND ORDINANCE PROVISIONS RELAXED:** With respect to all improvements within the enterprise zone, except for those relating to residential properties, the City of Pekin, for the term of the enterprise zone, relaxes code and ordinance requirements, providing any such relaxation shall not constitute a threat to the health and safety of the City residents or be in violation of State law. The provisions of this section apply only to improvements that qualify under Section 1-10-6-B-1.

1-10-8: **EXPEDITION OF CERTAIN PROCESSES:** The City of Pekin shall expedite the plan review process and the zoning, variance and special use process with respect to any improvements within the enterprise zone for the term of the enterprise zone, excepting that such expedited process shall not be available for residential properties. The provisions of this section apply only to improvements that qualify under Section 1-10-6-B-1.

EXHIBIT "A"

PEKIN AREA ENTERPRISE ZONE BOUNDARY LEGAL DESCRIPTION

Beginning at the SE corner of Section 13, Cincinnati Township, T. 24 N., R. 5 W., Tazewell County, State of Illinois, head due W. a distance of 3 ¼ miles to the SW corner of the E ½, SE ¼ Section 16, Cincinnati Township, thence, head N to the NW centerline of Section 16 to its intersection with the centerline of Section 17, Cincinnati Township, thence, W. along said centerline to its intersection with the SW corner of the E ½, NW ¼, Section 17, thence head due N. a distance to the point of intersection with SE shoreline of the Mackinaw River, thence, head NE along the shoreline to the point of intersection with the SE shoreline of the Illinois River, thence, head NE and along the Illinois River to the point of intersection with the E - W centerline of Section 27, Pekin Township, T. 25 N., R. 5 W., Tazewell Co., State of Illinois, thence, head E. a distance to the point of intersection with the E. R.O.W. line of Illinois State Route 29, thence, head N. along the R.O.W. a distance to the point of intersection with the S. R.O. W. line of Illinois State Route 98, thence head E. along the R.O.W. a distance to the NE corner of the W. ½ of the S.E.¼ of Section 23, Pekin Township, thence, head S. a distance of 900 feet to a point, thence, head E. a distance of 900 feet to a point, thence, head N. a distance to the point of intersection with S. R.O.W. line, of Illinois State Route 98, thence, head E. along the R.O.W. a distance to the point of intersection with the SW shoreline of Lick Creek, thence, head SE along the shoreline of the creek a distance to the SE corner of Lot D in P.B. R, p.88, thence, continue SE along the shoreline of the Creek a distance of 104.3 feet, thence, head due N. a distance to the point of intersection with the S. R.O.W. line of Illinois State Route 98, thence, head E. along the R.O.W. to the point of intersection with the W. R.O.W. line of Parkway Drive, thence S. along the R.O.W. to the point of intersection with the N. R.O.W. line of Sheridan Road, thence, head W. along the R.O.W. line to the point of intersection with the W. boundary line of the E ½, of the SW ¼, Section 25, Pekin Township, thence head due N. along the W. boundary line of said ½ quarter section to its NW corner, thence head W. along the E-W center line of Section 25 a distance to the NW corner of Holiday Hills Section 8, thence, head S. along the W. boundary of Holiday Hills a distance of 1,325.31 feet, thence, head W. a distance of 100 feet, to the NE corner of North Side Manor No. 6 Ext., thence, head W. along the N. boundary of North Side Manor a distance to the intersection of the center line of 14th Street, thence, head W. along the N. boundary of Suncrest Addition to the SE corner of Northlake Village, thence, N. along the E. boundary of Northlake Village to the NE corner of Northlake Village, thence, head W. along the N. boundary of Northlake Village to the NW corner of Northlake Village, thence, head S. along the W. boundary of Northlake Village to the

intersection of the SW corner of Northlake Village and the W. R.O.W. line of Crescent Drive, thence, S. along the W. R.O.W. line of Crescent Drive to the point of intersection with the center line of Coolidge Avenue, thence, W. along the Coolidge Avenue center line to the point of intersection with the center line of Illinois State Route 29, thence, S. along the center line of Illinois State Route 29 to its point of intersection with the center line of Lakeside Street, thence W along the centerline of Lakeside Street to its point of intersection with the center line of Sommerset Street, thence, S. along the center line of Sommerset Street, to its point of intersection with the center line of 3rd Street, thence, SW along the center line of 3rd Street to its point of intersection with the NE R.O.W. line of Margaret Street, thence, SE along the NE R.O.W. line of Margaret Street to its point of intersection with the S. corner of Lot 14 Block 73, Pekin Original Town, thence, head SW to the E. corner of Lot 3, Block 72, Pekin Original Town, thence head SW to the S corner of said Lot 3, thence, head NW along the SW boundaries of Lots 3, 2 and 1, Pekin Original Town, to the W. corner of lot 1, thence, head NE to the intersection of said Lot 1 and the SW R.O.W. line of Margaret Street, thence head NW along the SW along the SW R.O.W. line of Margaret Street to its point of intersection with the center line of 3rd Street, thence head SW along the center line of 3rd Street to its point of intersection with the NE R.O.W. of St. Mary Street, thence head SE along the NE R.O.W. line of St. Mary Street a distance of 150 feet, thence, head SW across St. Mary Street to the S. corner of Lot 3, Block 44, Pekin Original Town, thence, head NW along the SW boundaries of Lots 3, 2 and 1, Block 44, Pekin Original Town, a distance to the point of intersection with the center line of 3rd Street, thence head SW alone said center line a distance to the point of Intersection with the center line of Derby Street, thence, head W. along the Derby Street center line to its point of intersection with the center line of Mechanic Street, thence, head S. on the Mechanic Street center line to its point of intersection with the center line of Koch Street, thence, head E. along the Koch Street center line to its point of intersection with the 14th Street center line, thence, head S. along the 14th Street center line to its point of intersection with the NE corner of the W ½, NE ¼, Section 14, Cincinnati Township, T. 25 N R.4 W., thence, head W to the NW corner of the W ½ NE ¼, Section 14, Cincinnati Township, thence head S. to the center of said Section 14, thence, head E. along the E-W center line a distance of l½ miles to a point on the E. boundary line of Section 13, Cincinnati Township, thence head S. a distance of 1/2 mile, to the point of beginning, for this described tract, a contiguous area of 9.6 square miles, exclusive of lakes and waterways, all being part of Tazewell County, State of Illinois.

ALSO:

Beginning at the SE corner of the East half of the SW 1/4 of Section 17, Cincinnati Township, T24N, R5W, of the Third PM, Tazewell County, State of Illinois; thence head West along the South line of the SW 1/4 of Section 17; thence head North along the West line of the E half of the SW 1/4 of Section 17 to the NW corner of the said East half of the SW 1/4 of Section 17 as occupied; thence head East along the North line of the E half of the SW 1/4 of Section 17 as occupied to the NE corner of the West half of the SE 1/4 of Section 17. Thence head South along the East line of the West half of the SE 1/4 of Section 17 to the intersection of the said East line with the Northwesterly right-of-way line of the Chicago and Illinois Railroad; thence head SW along the said Northwesterly right-of-way line to the intersection of said Northwesterly right-of-way line with the West line of the West half of the SE 1/4 of Section 17; thence head South along the said West line to the point of beginning, for this described tract, a contiguous area of 0.18 square miles, all being part of Tazewell County, State of Illinois.

ALSO:

Beginning at the SE corner of Section 34, Pekin Township, T.25 N., R. 5 W., Tazewell County, State of Illinois head due West a distance along the North R.O.W. of Broadway to the intersection of the centerline of 3rd Street, thence head Northeast along said centerline a distance to the point of intersection with the Northeast R.O.W. line of Market Street (abandoned railroad), then head Southeast along the Northeast R.O.W. of Market Street (abandoned railroad), a distance to the point of intersection with the centerline of 4th street, thence head Northeast along the said centerline a distance to the intersection of the centerline of Willow Street, thence head due East along the said centerline a distance to the intersection of the centerline of 9th Street, thence head due South along the said centerline a distance to the intersection of the centerline of Caroline Street, thence head due West along the said centerline a distance to the intersection of the centerline of 8th Street, thence head South along the said centerline a distance to the point of intersection with the North R.O.W. of Broadway, thence head due West along the R.O.W. a distance to the point of beginning, for this described tract, a contiguous area of 0.2 square miles, all being-part of Tazewell County, State of Illinois.

EXCLUSION

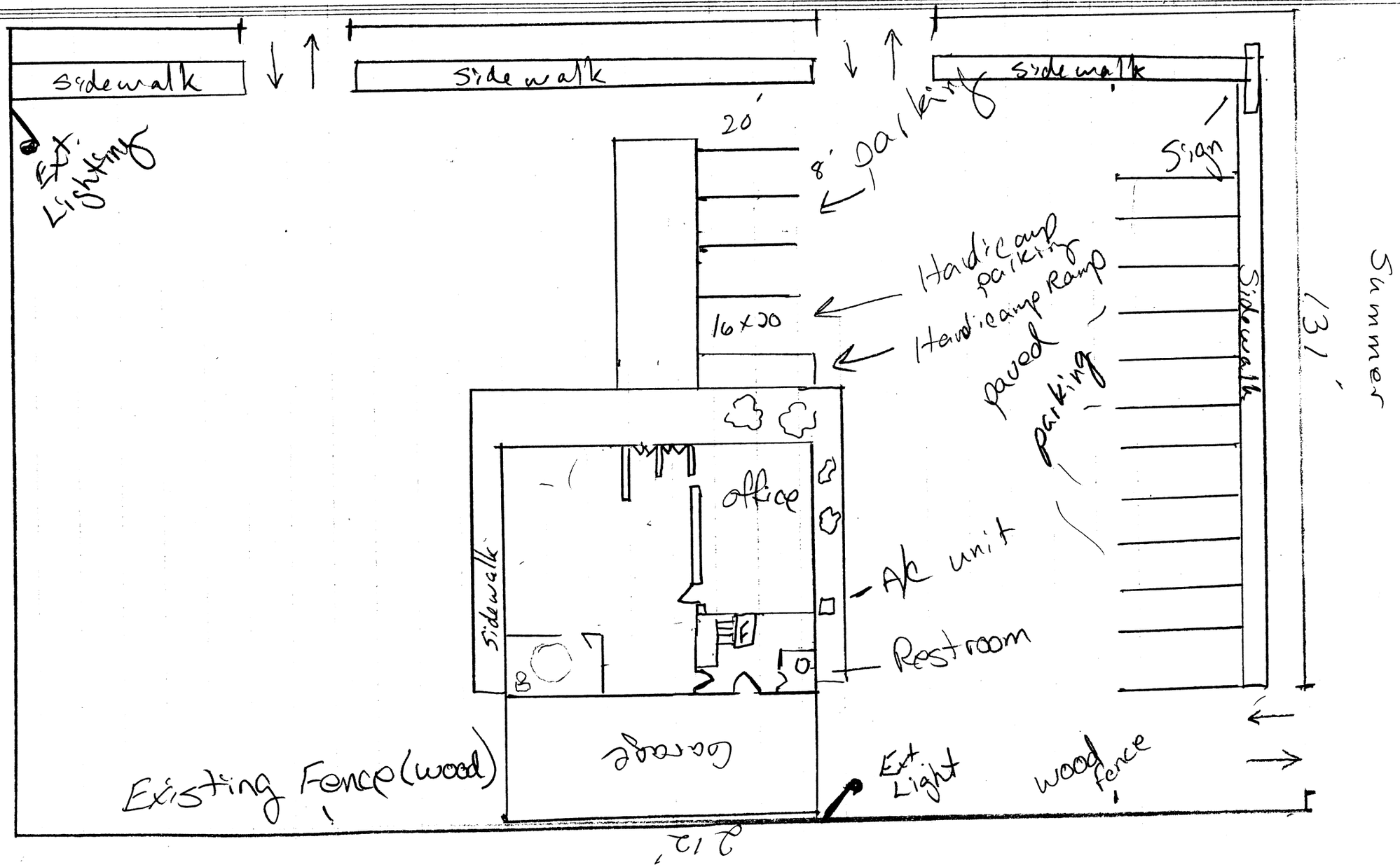
Beginning at the point of intersection of the center line of 3rd Street with the Northeast R.O.W. line of Margaret Street, thence Southeast along the Northeast R.O.W. line of Margaret Street to its point of intersection with the South corner of Lot 13, Block 73, Pekin Original Town, thence head Southwest to the East corner of Lot 3 Block 72, Pekin Original Town, thence head Southwest to the South corner of said Lot 3, thence head Northwest along the Southwest boundaries of Lots 3, 2, and 1, Pekin Original Town, to the West corner of Lot 1, thence head Northeast to the intersection of said Lot 1 and the Southwest R.O.W.line of Margaret Street, thence head Northwest along the Southwest R.O.W. line of Margaret Street to its point of intersection with the centerline of 3rd Street, thence Northeast along the centerline of 3rd Street to the Northeast R.O.W. line of Margaret Street, the point of beginning of the exclusion.

794573

Sub PT SE Corner Sec 3
PUN pg. 347
Legal: 04-10-03-4116-007
Lot B

Derby

Sec 3 T24N R5W Lot B of Lot 45 SO



ORDINANCE NO. 1462-A246

**AN ORDINANCE AMENDING TITLE 8, CHAPTER 1, SECTION 9 A.
OF THE CODE OF THE CITY OF PEKIN 1995
REGARDING WEIGHT LIMITATIONS - TRUCK ROUTES**

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

WHEREAS, the City Council has determined that it is in the best interests of the City to amend the City Code regarding movement of trucks traveling within the City.

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

1. That Title 8, Chapter 1, Section 9 be amended by deleting Subsection A. in its entirety and substituting the following as truck routes:

8-1-9: **WEIGHT LIMITATIONS - TRUCK ROUTES:**

A. Truck Routes Designated: The movement of all trucks traveling within the City of Pekin shall be confined to the following truck routes, except as hereinafter provided: (Ord. 1462, 12-15-80)

ALL STATE HIGHWAYS.
BROADWAY: Eastern City limits west to Eighth Street.

DISTILLERY ROAD: From Second Street west to Front Street.

FAYETTE STREET: From Third Avenue west to Front Street.

FRONT STREET: From Distillery Road north to Ann Eliza Street.

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

MALL ROAD: From ~~Court Street~~ Commercial Drive to Southern City Limits (Ord. No. 01-23-06)
PARKWAY DRIVE: From Court Street to Broadway Road.

VETERANS DRIVE From ~~Court Street~~ Commercial Drive to Broadway Road (Ord. No. 1462-A216 10-13-03) (Ord No. 01-23-06)

VFW ROAD: From Illinois Route 29 east to Illinois Central Railroad

VFW ROAD: From Fourteenth Street easterly 950 feet

(Ord. 1462, 12-15-80; amd. Ord. 1462-A64, 9-19-88; Ord. 1462-A65, 10-3-88; Ord. 1462-A102, 12-16-91, eff. 12-28-91)

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

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

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

PASSED AND APPROVED at the regular meeting of the City Council of the City of Pekin, this _____ day of _____, 2006; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2006.

_____
Mayor

ATTEST:

_____
City Clerk

ORDINANCE NO. 1462-A 247

AN ORDINANCE AMENDING TITLE 8, CHAPTER 4, SECTION 7 OF THE CODE OF THE CITY OF PEKIN 1995 REGARDING PENALTY FOR VIOLATION OF HANDICAPPED PARKING AND FIRE LANE ZONES

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

WHEREAS, the City Council has determined that it is in the best interests of the City to amend the City Code regarding handicapped parking spaces.

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

1. That Title 8, Chapter 4, Section 7 Subsection 9.1 (2.) be amended by deleting Subsection 9.1 (2) in its entirety and replacing Subsection 2 with the following language:

2. The penalty for violations of "Handicapped Parking Zones," "Fire Hydrant Zones" and "Fire Lane Zones" shall be as follows:

   A) Two Hundred Fifty dollars ($250.00) ~~One Hundred dollars ($100.00)~~ if paid within seven (7) days;

   B) Two Hundred Fifty dollars ($250.00) ~~One Hundred dollars ($100.00)~~ if paid prior to or at the first hearing date;

   C) Three Hundred dollars ($300.00) ~~One Hundred Twenty-five dollars ($125.00)~~ if paid after the first hearing date but prior to or at the second hearing date;

   D) Three Hundred Fifty dollars($350.00) ~~One Hundred Fifty dollars ($150.00~~) if paid after the second hearing date but prior to or at the third hearing date;

   E) Four Hundred dollars ($400.00) ~~One Hundred Seventy-five dollars ($175.00)~~ if paid after the third hearing date.

BE IT FURTHER ORDAINED that all other parts of the Code of the City of Pekin 1995 as

amended except as modified herein are hereby reaffirmed and ratified and are in full force and effect.

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

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

PASSED AND APPROVED at the regular meeting of the City Council of the City of Pekin, this _____ day of _____, 2006; and upon roll call the vote was as follows:

AYES:
NAYS:
ABSENT:
ABSTAINING:

APPROVED this _____ day of _____, 2006.

_____
Mayor

ATTEST:

_____
City Clerk

ORDINANCE NO. 1462-A 248

AN ORDINANCE AMENDING TITLE 8, CHAPTER 4, SECTION 1 OF THE CODE OF THE CITY OF PEKIN 1995 REGARDING NO PARKING SCHEDULE THIRD STREET FROM BROADWAY TO FRANKLIN STREET

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

WHEREAS, the City Council has determined that it is in the best interests of the City to amend the City Code NO PARKING SCHEDULE regarding parking on Third Street.

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

1. That Title 8, Chapter 4, Section 1. D. be amended by deleting the existing No Parking Schedule dated December 12, 2005 in its entirety, and inserting the No Parking Schedule dated January 23, 2006 attached hereto and incorporated herein by this reference.

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

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

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

PASSED AND APPROVED at the regular meeting of the City Council of the City of Pekin, this _____ day of _____, 2006; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2006.

_____
Mayor

ATTEST:

_____
City Clerk

2006 Illinois River Country Cooperative Marketing Campaign

The following media components (*number of ads and media buys will depend on partner participation*) are being considered for the 2006 campaign.

The primary component (items 1 & 2) is the Illinois Bureau of Tourism Spring & Fall Newspaper Insert(s). This is the media purchase that has produced the highest level of results for the past three years.

The new purchase will be the Oprah Magazine. Based on tourism research, this magazine targets the demographic for the highest tourism results. The advertisement will collaborate with the Illinois Section and will be leveraged by the State tourism advertising campaign. Depending on funding levels, we will consider ads in items 4 & 5.

1) Illinois Bureau of Tourism Spring newspaper insert, 2-4 four-color pages, 1.2 million distribution; brochure ads
2) Illinois Bureau of Tourism Fall newspaper insert, 1/8 page ad, four-color; brochure ads
3) Oprah Magazine, Illinois Section, 700,000 distribution, four color, full page
4) Midwest Living (Illinois coop) or a new GoTravel option; full page or travel section; four color
5) Midwest Vacation Newspaper Insert; brochure ad; 3.8 million distribution

As in years past, we plan to market as a destination. Most ads will be destination advertisements; however, as a participating partner you will receive individual "ad" placement in the IBOT Spring Insert. We anticipate the following specs based on participation level:

Remember, these aren't actually ads; for levels $5000 and higher, they include photo(s) and copy (words). Keep in mind, we're giving you ranges of word counts. If you use more words, your picture(s) may be smaller. If you use less words, your picture(s) may be larger. PHOTOS/IMAGES NEED TO BE AT LEAST 300 DPI, 3 INCHES X 5 INCHES, AND SAVED AS A .TIF OR .JPG FILE.

$15,000 partners	3 pictures; 150-175 words.
$10,000 partners	2 pictures; 100-125 words.
$7,500 partners	1-2 pictures; 50-100 words.
$5000 partners	1 picture; 25-50 words.
$3500 partners	Your logo, and you'll receive a listing including Name, Address, Phone & Website and 10 words
$2500 partners	Your logo, and you'll receive a listing including Name, Address, Phone & Website
$1500 partners	You'll receive a listing including Name, Address, Phone & Website

For those partners who will receive brochure ads ($10,000+ partners; possibly $7,500 partners), please provide us with two copies of your brochure and copy: 200 characters including spaces and punctuation.

Peoria Area Convention and Visitors Bureau

456 Fulton St., Suite 300, Peoria, Illinois 61602
Phone: 309-676-0303 or 800-747-0302 Fax: 309-676-8470
Contact Vickie Clark: 309-282-3274 or vclark@peoria.org
www.peoria.org

ILLINOIS RIVER COUNTRY

SO MANY WAYS TO PLAY

Illinois River Country Cooperative Marketing Campaign Results

April 2002-March 2003	1,560 information inquiries
April 2003-March 2004	9,440 information inquiries
April 2004-March 2005	10,446 information inquiries
April 2005-January 2006*	10,309 information inquiries (ytd)

- 2004/05 inquiries were 569% higher than initial year
- 2004/05 inquiries were 11% higher than 2004
- 2005/06 inquiries for 10 months are 561% higher than initial year
- 2005/06 inquiries for 10 months have almost reached last year's level, with 2 months to go