



**REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, JANUARY 8, 2025
5:00 PM**

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

4.1. Minutes from the November 13, 2024, Meeting

5. City Council Action Report

5.1. City Council Action Report November 25, 2024

6. New Business

- 6.1. **Case V 2025-01** A Variance request submitted by Mauer-Stutz, Inc on behalf of Illinois American Water for the property located at 328 Broadway Street to reduce the minimum rear building setback from 10 feet to 2 feet.
- 6.2. **Case V 2025-02** A Variance request submitted by Michael S. Guengerich for the property located at 1211 S. 9th Street to reduce the minimum building setback for a detached accessory structure from 10 foot to 1 foot.
- 6.3. **Case V 2025-03** A Variance request submitted by Force Properties for the property located at 211 Veterans Drive to defer the requirement of providing an improved parking lot surface on the property.
- 6.4. **Case SU 2025-01** A Special Use request submitted by Robinson Outdoor, LLC for the construction and operation of an Off-Premises Electronic Multiple Message Billboard at 3405 Court Street.
- 6.5. **Case SU 2025-02** A Special Use request submitted by Clean Energy Design Group, Inc on behalf of the Pekin Park District for the construction and operation of a Ground Mount Solar Array on the property near the intersection of Stadium Drive and North Parkway Drive.

- 6.6. **Case SPR 2025-01** A Site Plan Review request submitted by Clean Energy Design group, Inc on behalf of the Pekin Park District for the construction and operation of a Ground Mount Solar Array on the property near the intersection of Stadium Drive and North Parkway Drive.
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7. Any Other Business Before the Board

- 7.1. Tobacco License Discussion
-

8. Public Input

9. Adjourn

**REQUEST FOR COUNCIL ACTION**

Agenda Date: January 8, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Minutes from the November 13, 2024, Meeting

DESCRIPTION: Minutes from the November 13, 2024, Meeting

FINANCIAL IMPACT:
 N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 1/4/2025



City of Pekin

**PROCEEDINGS OF THE REGULAR MEETING
OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON WEDNESDAY, NOVEMBER 13, 2024 AT 5:00 PM
CHAIRMAN DON HILD PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hild.

Call to Order

The regular meeting of the Pekin Zoning Board of Appeals was called to order and all members were physically present. A quorum was declared by Chairman Hild.

Attendee Name	Organization	Title	Status	Arrived
Chris Deverman	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Donald Hild	Zoning Board of Appeals	Chair	Present	5:00 PM
David Huskisson	Zoning Board of Appeals	Commissioner	Absent	--:-- PM
Kim Joesting	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Mary Lanane	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Kelly Madden	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Absent	--:-- PM

Approve Agenda

RESULT: PASSED (UNANIMOUS) MOVER: Commissioner Deverman SECONDER: Commissioner Lanane AYES: Commissioners Deverman, Hild, Joesting, Lanane and Madden.

Motion to approve the agenda was made by Commissioner Deverman and seconded by Lanane.

Approval of Minutes

4.1. Meeting Minutes from the October 9, 2024 Regular Meeting

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Joesting
SECONDER:	Commissioner Lanane
AYES:	Commissioners Deverman, Hild, Joesting, Lanane and Madden.

Motion to approve the minutes from October 9, 2024 was made by Commissioner Joesting and seconded by Lanane.

City Council Action Report

5.1. City Council Action Report From October 14, 2024

City council approved all cases from October 14, 2024.

New Business

6.1. Case SU 2024-11 A Special Use request submitted by Core Pekin LLC for the operation of a drive-through pick-up lane at 3440 Court Street.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Lanane
AYES:	Commissioners Deverman, Hild, Joesting, Lanane and Madden.

Public Input Open: 5:02pm Public Input Closed: 5:02pm

Motion made to approve by Deverman and seconded by Lanane.

Nic Maquet explained that after review, Core Pekin LLC has met all code requirements.

6.2. Case SU 2024-12 A Special Use request submitted by Hawk-Attollo LLC on behalf of Tazewell Lutheran School for the installation and operation of a ground mounted community solar garden at 3219 Court Street.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Lanane
AYES:	Commissioners Deverman, Hild, Joesting, Lanane and Madden.

Public Input Open: 5:05pm Public Input Closed: 5:10pm

Jason Hawsworth, with Hawk-Attollo, met with Good Shepherd Lutheran School (previously) in regards to the school creating a community solar garden. Jason explained that they want to use community solar and they will be able to use the energy for the school, affiliated churches and the homes that some families own (who attend the Lutheran school). Jason explained that the design is a ground mounted fix system and it will produce 650 Kw

hours per year. Jason explained what he feels are the benefits to this community solar garden.
Motion to approve made by Commssioner Deverman and seconded by Lanane.

6.3. Case RZ 2024-05 A Rezoning request submitted by the City of Pekin from I-1 Light Industrial to I-2 General Industrial for the property located at 300 Hanna Drive.(Case RZ 2024-05)

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Madden
SECONDER:	Commissioner Lanane
AYES:	Commissioners Deverman, Hild, Joesting, Lanane and Madden.

Public Input Open: 5:17pm Public Input Closed: 5:18pm
Joshua Wray, City of Pekin (Economic Development Director) explained they are trying to better utilize the Riverway Business Park. Josh states that they have had several requests for the use of this parcel but the uses are a bit outside the I-1 District. The city would like to change this parcel from I-1 to I-2. Motion made to approve made by Madden Seconded by Lanane

6.4. Case ZTA 2024-01 City of Pekin, applicant, is requesting the approval of a Zoning Text Amendment to the City of Pekin Zoning Ordinance. Specifically, the request is to Subdivision VII.- I-2 General Industrial District

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Lanane
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Lanane and Madden.

Public Input Open: 5:24pm Public Input Closed: 5:24pm
Commissioner Lanane asked about the term "semi finished" and Josh Wray, City of Pekin, Economic Development Director, explained that it's a product that isn't fully developed to go to market. The product moves onto another assembly before going to another plant. Josh also explained the changes he is seeking to make this less restrictive.
Motion to approve made by Commissioner Deverman and seconded by Commissioner Lanane

6.5. Case ZTA 2024-02 City of Pekin, applicant, is requesting the approval of a Zoning Text Amendment to the City of Pekin Zoning Ordinance. Specifically, the request is to create Subdivision X.– Riverway Business Park Overlay District

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Lanane
AYES:	Commissioners Deverman, Hild, Joesting, Lanane and

Madden.

Public Input Open: 5:31pm Public Input Closed: 5:31pm

Commissioner Hild asked if this parcel was to be sold, would the city still have control over the parcel? Nic and Josh both state that the city would have control over the parcel due to the protective land convenance that was established in the 90's. Josh gave a history of the Riverway Business Park Committee and the disbanding of the land convenance. Commissioner Hild asked if there was still a Riverway Business Park Committee and Josh said that there technically is, but it's only providing another layer of red tape that they are looking to get rid of given we have a Zoning Committee.

Commissioner Lanane asked for clarification with regard to the selling of alcohol at a restaurant facility and alcohol can be sold, but it must be 400 feet away from the park.

Motion to approve made by Commissioner Deverman and seconded by Commissioner Lanane.

Any Other Business Before the Board

The committee agreed that the new city attorney, James Vasselli, can be available by phone (during the zoning meetings) rather than in person (unless necessary).

Chairman Hild had a question about the property at 12th St. and Coolidge. Nic Maquet explained that the neighbors bought the property and combined all the parcels, and they are building a garage.

Commissioner Joesting asked what the weight allowance is on 5th Street?

Commissioner Joesting noticed a lot of trucks are using 5th Street and the trucks are tearing the road up. Joesting would like to see signs and enforcement on 5th Street. Nic will discuss this with the chief and the engineer. Commissioner Madden asked about 12th / 13th and Derby, as they do not seem to be maintaining the property, Nic has driven past the lots and this would be addressed.

Public Input

No public input was given

Adjourn

Motion to adjourn made by Madden and seconded by Lanae.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: January 8, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: City Council Action Report November 25, 2024

DESCRIPTION: City Council Action Report November 25, 2024

FINANCIAL IMPACT:
 N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 1/4/2025

City Council Action Report
Meeting Date
November 25, 2024 5:30 PM

All zoning cases that were recommended for approval during the regularly scheduled Zoning Board of Appeals meeting held on Wednesday November 13, 2024 were presented at the regularly scheduled City Council meeting held on Monday November 25, 2024. The results of each case are listed below:

- Case SU 2024-11 was Approved
- Case RZ 2024-05 was Approved
- Case ZTA 2024-01 was Approved
- Case ZTA 2024-02 was Approved
- Case SU 2024-12 was Denied

**REQUEST FOR COUNCIL ACTION**

Agenda Date: January 8, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case V 2025-01** A Variance request submitted by Mauer-Stutz, Inc on behalf of Illinois American Water for the property located at 328 Broadway Street to reduce the minimum rear building setback from 10 feet to 2 feet.

DESCRIPTION: **Case V 2025-01** A Variance request submitted by Mauer-Stutz, Inc on behalf of Illinois American Water for the property located at 328 Broadway Street to reduce the minimum rear building setback from 10 feet to 2 feet. Said property is zoned OS-1 Office Service district with a legal description, SEC 3 T24N R5W WATER WORKS ASSESSMENT PLOT OF LOT 3 LOT A NE 1/4, with the following PIN: 04-10-03-229-001 in Tazewell County, Illinois.

Summary

Illinois American water is looking to construct a new maintenance garage at its Pekin facility located at 328 Broadway Street. Currently the Pekin facility is in need of additional space for its vehicles and equipment. The facility is also limited on space for a new garage but is planning to demolish an abandoned brick building along the South property line next to an existing garage. Illinois American plans to construct a new garage that will match the size, layout and material of the existing garage, and place it on the east side of the existing garage. The existing garage is located 3-feet off the south property line. For the new garage, the location will need to have space for access of vehicles into and out of the garage that is limited because of the location of the existing generator. The new garage is proposed to have an offset of 3-feet on the southwest corner and 2.4-feet on the southeast corner from the property line. Illinois American is requesting a variance from the required 10-foot building setback on the south side of the property and requests that it be reduced to 2-feet which is 8-feet less than code would require. The construction of the new garage will also include a new 6-foot chain-link privacy fence along the south property line, a new concrete entrance and new 6-foot chain link fence around the entrance and east side of the property.

Staff Notes

Staff does recommend this variance be granted. Staff believes that this property is unique in shape and use and that Illinois American is limited in how they can best configure the property. The granting of the variance will allow for construction of a new garage that will be in harmony with the previously built garage that was approved by the city. It will also allow for the dilapidated and abandoned brick building to be demolished and the construction of the new building will enhance the view of the area and will further remove any company vehicles and equipment from view of the surrounding residential neighbors.

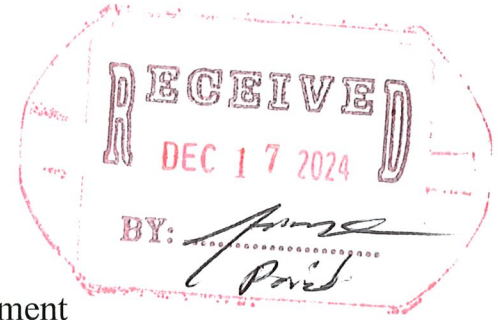
FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 1/5/2025



Case U-2025-01

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☐ A. Special Use (\$125) ☐ B. Residential Variance (\$125) ☒ C. Non-Residential Variance (\$125) ☐ D. Map Amendment/Rezoning (\$125) ☐ E. Annexation (\$125)	Request Property Address or PIN: 328 Broadway (PIN 04-10-03-229-001) Current Zoning (if known): OS-1 Proposed Zoning (if rezoning request): N/A Current Use: Office & Maintenance Facility Proposed Use (if different): N/A
--	--

Property Owner Name:	Illinois American Water Company
Mailing Address:	328 Broadway, Pekin, IL 61554
Phone:	309-346-2172
Alternative Phone:	309-258-9151
E-Mail Address:	charles.barton@amwater.com

Applicant Name (if different):	Maurer-Stutz, Inc.
Mailing Address:	1670 East Ash Street
Phone:	309-647-7831
Alternative Phone:	309-693-7615
E-Mail Address:	kjplavec@mstutz.com or jamyetich@mstutz.com



Planning and Zoning Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

Illinois American is looking to construct a new maintenance garage at its Pekin facility at 328 Broadway. Currently the Pekin facility is in need of additional space for its vehicles and equipment. The facility is also limited on space for a new garage, but is planning to demolish an abandoned brick building along the south property line next to an existing garage. Illinois American plans to construct a new garage that will match the size, layout, and material of the existing garage, and place it on the east side of the existing garage. The existing garage is located 3.0-feet off the south property line. For the new garage, the location will need to have space for the access of vehicles into and out of the garage that is limited because of the location of the existing generator. The new garage is proposed to have an offset of 3.0-feet on the southwest corner and 2.4-feet on the southeast corner from the property line. Illinois American is requesting a variance of the required 10.0-foot building setback on the south side of the property. The construction of the new garage will also include a new 6-foot privacy fence along the south property line, a new concrete entrance, and new 6-foot chain link fence around the entrance and east side of the property.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Owner Signature

12/16/2024

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

12/17/2024

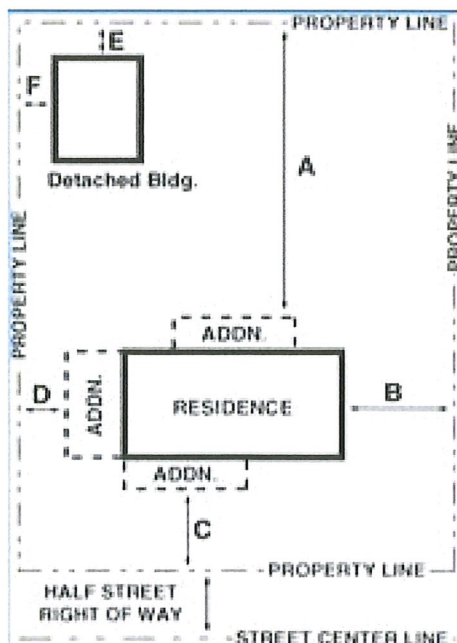
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

The following attachments are required for consideration of your request:

- I. Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale. **See Attachment B**
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys. **See Attachment B**
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
See Attachment A, C, D, E & F
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).
See Attachment A





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

The proposed garage is necessary for the lack of vehicle and equipment storage space at the Pekin facility.

The proposed location is the best fit for a new garage and to match the location of the existing garage. The space to the north of the garage is needed for vehicle access between the new garage and existing generator.

2. Is the variance needed due to special and unique circumstances not caused by the applicant’s or owner’s own actions?

There are no special or unique circumstances.

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No. A new 6-foot privacy fence will be installed along the south property line to block the view and noise from the operations at the facility for the south residence.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes, the variance will help with the purpose of the City zoning requirements.

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes, the removal of the abandoned brick building and the construction of a new maintenance garage, entrance and fencing will enhance the view of the area and further remove any company vehicles and equipment from the view of the area residents.

ATTACHMENT A

Proposed Maintenance Garage

Illinois American Water Company
328 Broadway Street
Pekin, IL 61554

Architects:

PCM+Design Architects
905 West Main Street
Peoria, IL 61606
309-694-5012

Stacy Kidd skidd@pcmplusd.com
Jacob Fisher jfisher@pcmplusd.com

Engineers:

Site Civil

Maurer Stutz, Inc.
1670 East Ash Street
Canton, IL 61520
309-647-7831

Keith Plavec kjplavec@mstutz.com
Jason Myetich jamyetich@mstutz.com

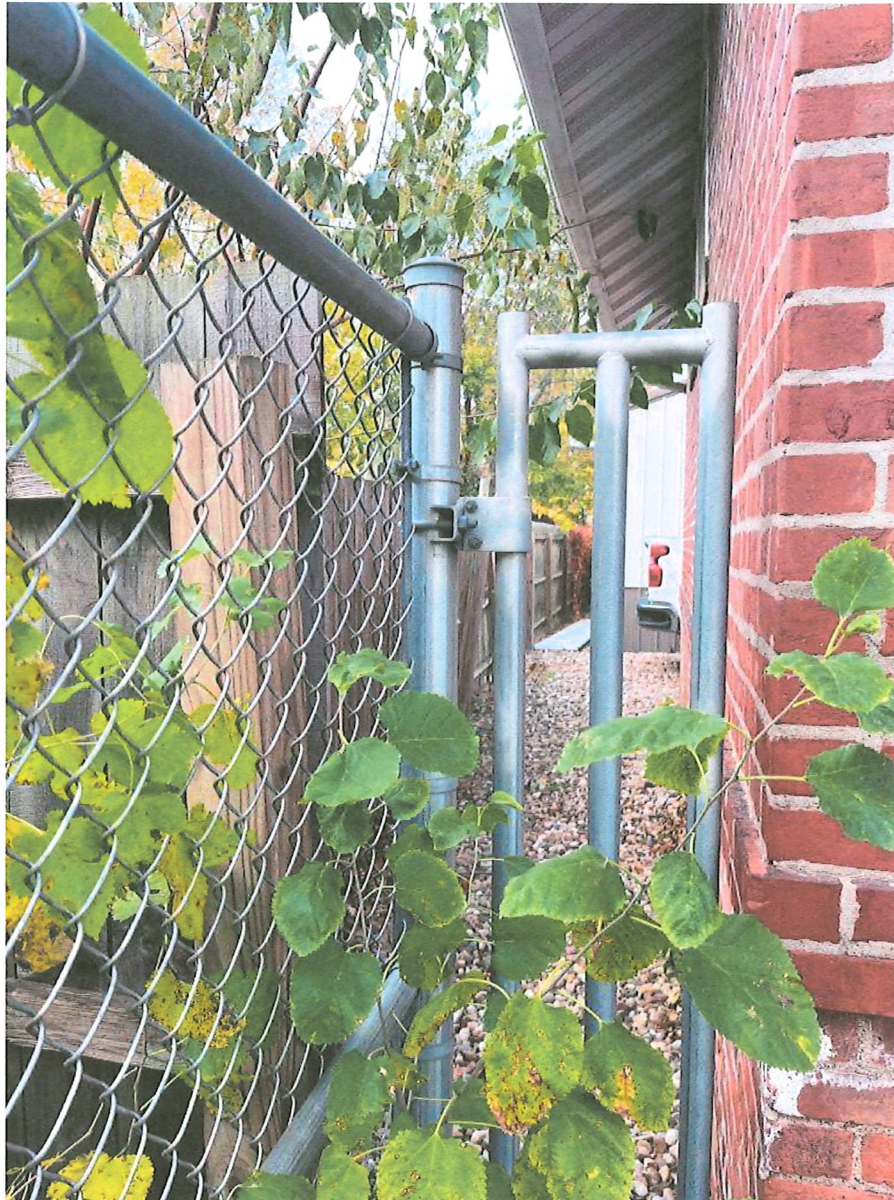
Mechanical, Electrical, Plumbing & HVAC

KEDbluestone Group
707 NE Jefferson Avenue
Peoria, IL 61603
309-938-4005

Brian Keith brian.keith@kedbluestone.com
Luke Knapp luke.knapp@kedbluestone.com



Looking west along South Property Line with existing fence and Existing Garage



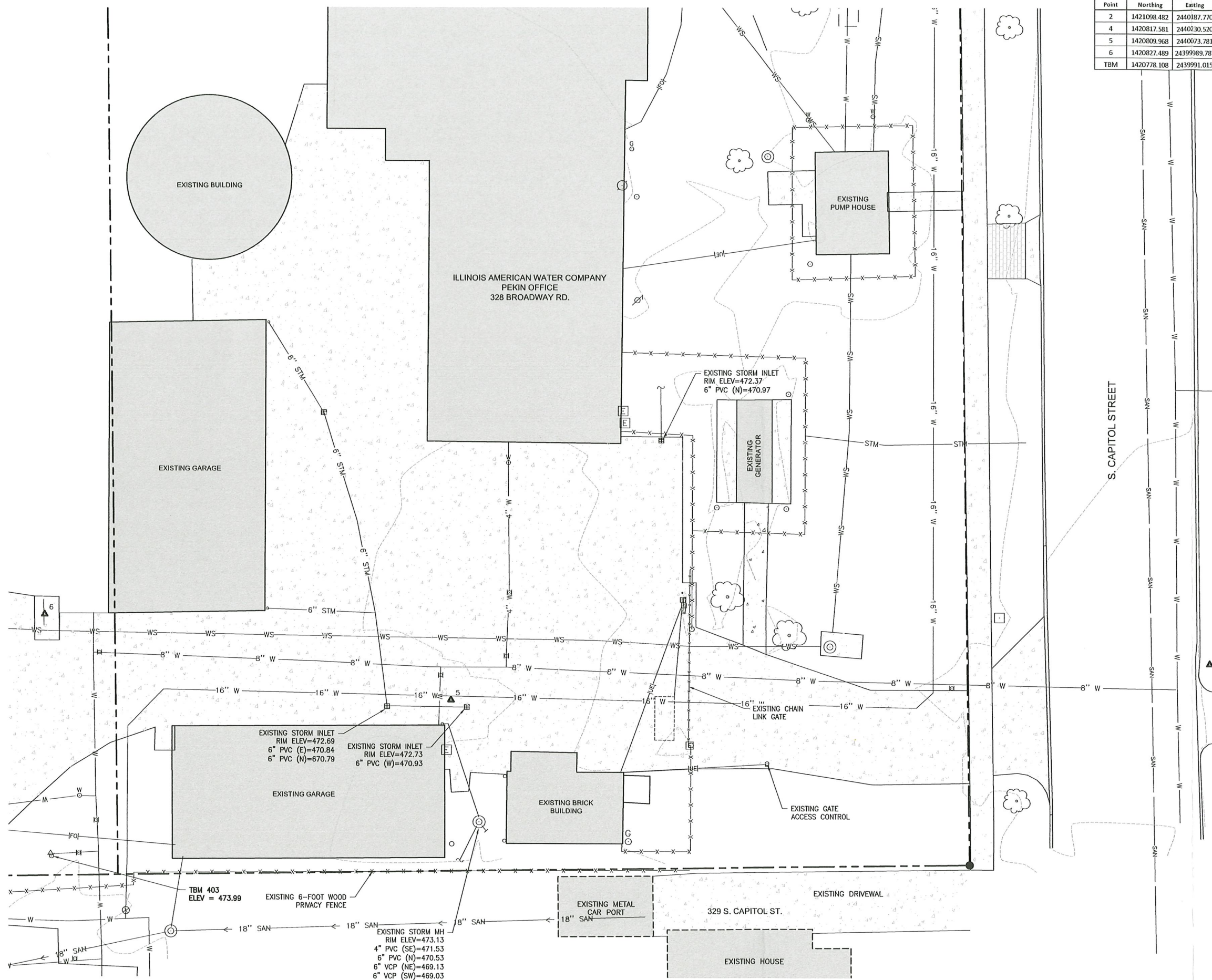
**Looking West along South Property Line
from East Side of Existing Brick Building to be Demolished**



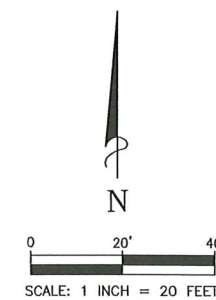
Looking west from Capitol Street along the South Property Line



Existing Garage - Proposed Garage is to be a similar building



Point	Northing	Easting	Elevation	Description
2	1421098.482	2440187.770	473.07	Nail Set in Crack in Concrete Island @ Capitol & Broadway
4	1420817.581	2440230.520	471.38	Nail Set 2' BOC E. Side Capital across Front Ent.
5	1420809.968	2440073.781	472.87	Black Mark Concrete 4' N. of Bldg Corner
6	1420827.489	2439989.887	472.97	Black Mark on F/C12 Vault
TBM	1420778.108	2439991.015	473.99	NNE Cap Bolt on Hydrant inside S. Gate E. Side



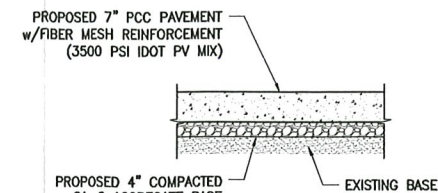
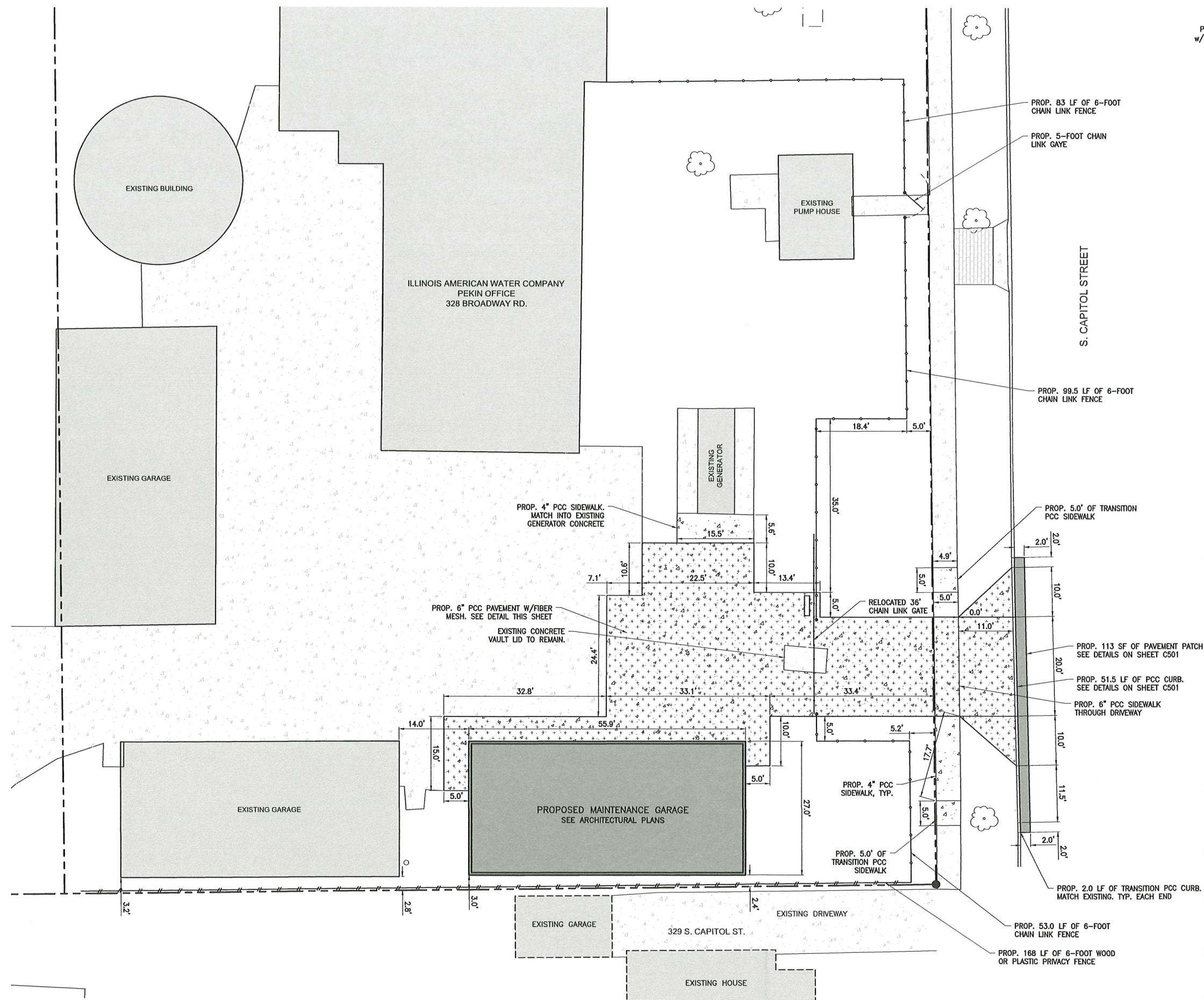
MAURER-STUTZ
ENGINEERS & SURVEYORS

EXISTING SITE PLAN

Illinois American Water Company

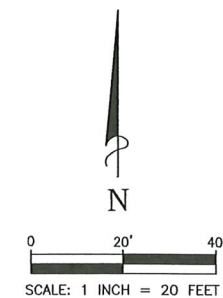
Designed By:	KJP
Drawn By:	JAM
Reviewed By:	KJP
Date:	09 December 2024
Project No.:	23124021.00
Drawing:	

5/31/2024 23124021.00 IAWC Pekin Maintenance Garage Design (C50) IAWC Pekin 2024.dwg



PROPOSED CONCRETE PAVEMENT DETAIL
N.T.S.

NOTES:
FIBER MESH SHALL BE STRUX 60/40 SYNTHETIC
MACRO FIBERS WITH A DOSAGE RATE OF 3.0 LB/CY.



ATTACHMENT D

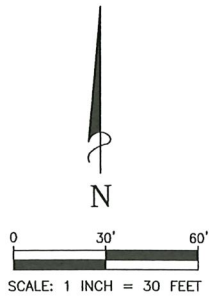
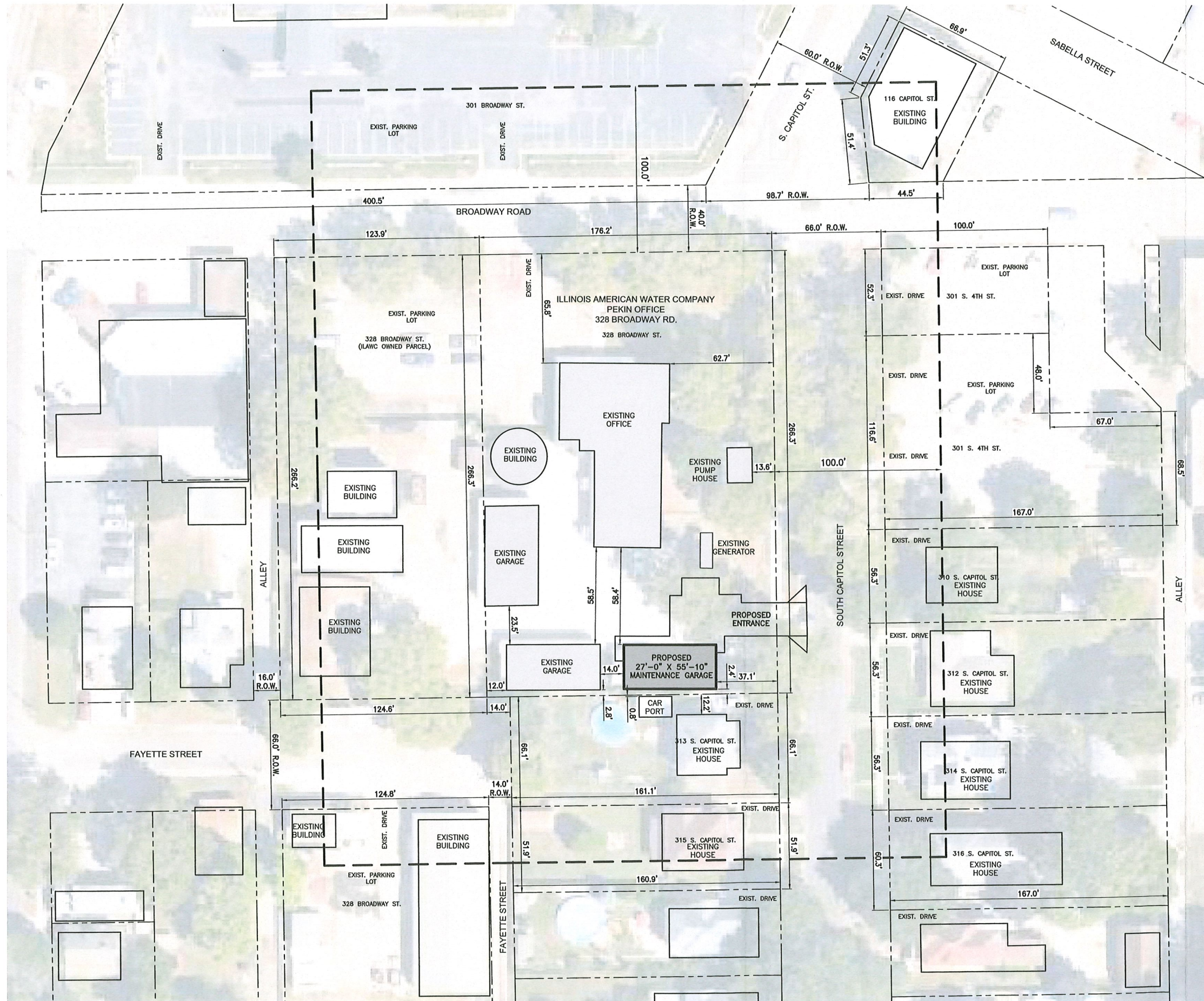
REVISIONS	
No.	Description

MAURER-STUTZ ENGINEERS SURVEYORS	PROJ. NO. 23124021.00
	CLIENT: ILLINOIS AMERICAN WATER COMPANY
	DATE: 09 DECEMBER 2024
	DRAWN BY: JAM

DESIGNED BY: KJP
DRAWN BY: JAM
REVIEWED BY: KJP
DATE: 09 DECEMBER 2024
PROJECT NO.: 23124021.00
DRAWING: C201

5	OF	X
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S:\231\2024\23124021.00 ILAWC Pekin Maintenance Garage Design\CD\Plan 228_Visitors_Plan.dwg



ATTACHMENT B

REVISIONS	
No.	Description

MAURER-STUTZ
ENGINEERS
SURVEYORS

3114 N. CHESTNUT ST. SUITE 200 | PEORIA, IL 61604 | (309) 693-7515 | FAX (309) 693-7616
CANTON, IL 61820 | (309) 647-7931 | FAX (309) 647-4155
MUNCE, IN 47354 | (765) 273-6238 | FAX (309) 693-7616
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE #384-05754
www.mstutz.com *WORKING WITH YOU BY DESIGN*

SITE PLAN FOR VARIANCE

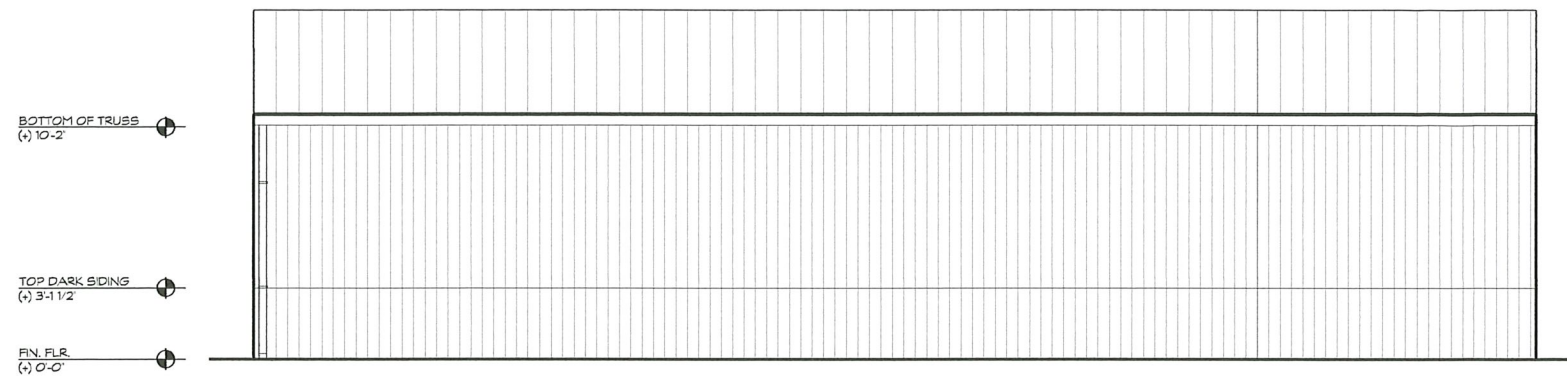
Pekin Maintenance Garage Improvements

Client:
Illinois American Water Company

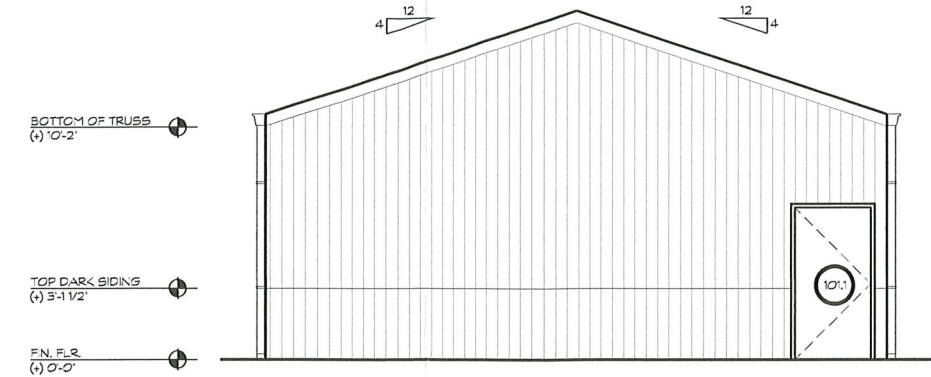
Designed By:
KJP
Drawn By:
JAM
Reviewed By:
KJP
Date:
09 December 2024
Project No.:
23124021.00
Drawing:

C1

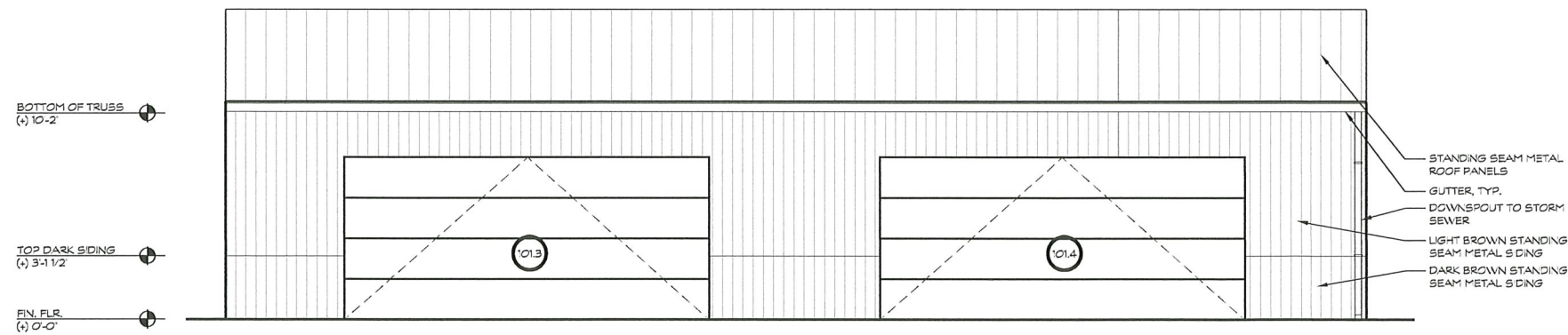
X OF X



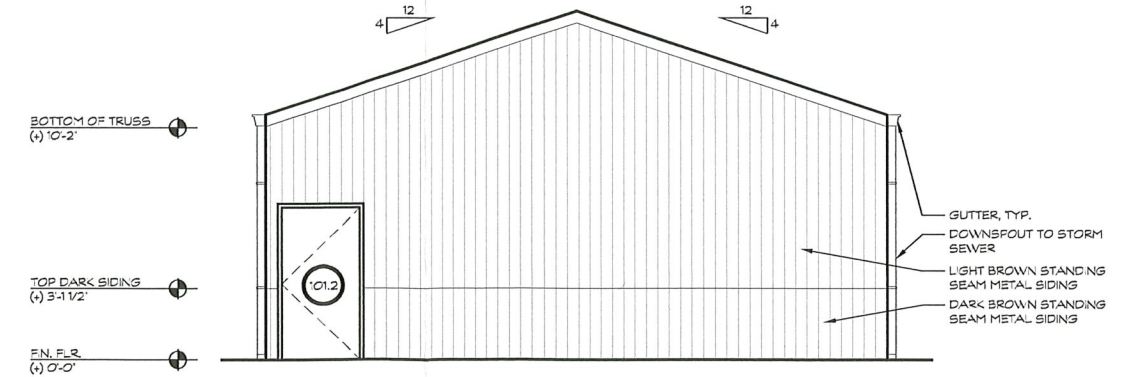
3 SOUTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"

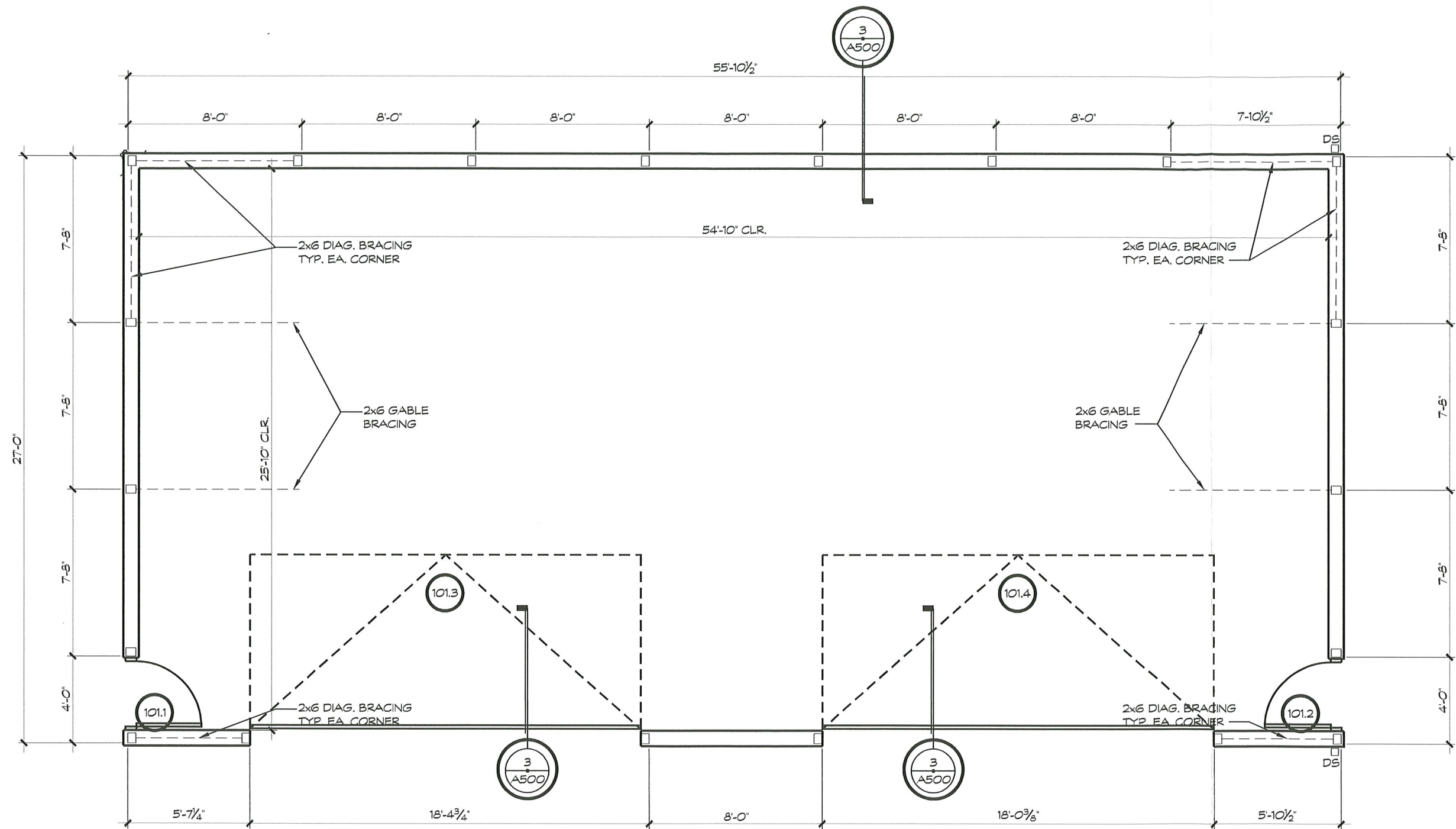


1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

ATTACHMENT E



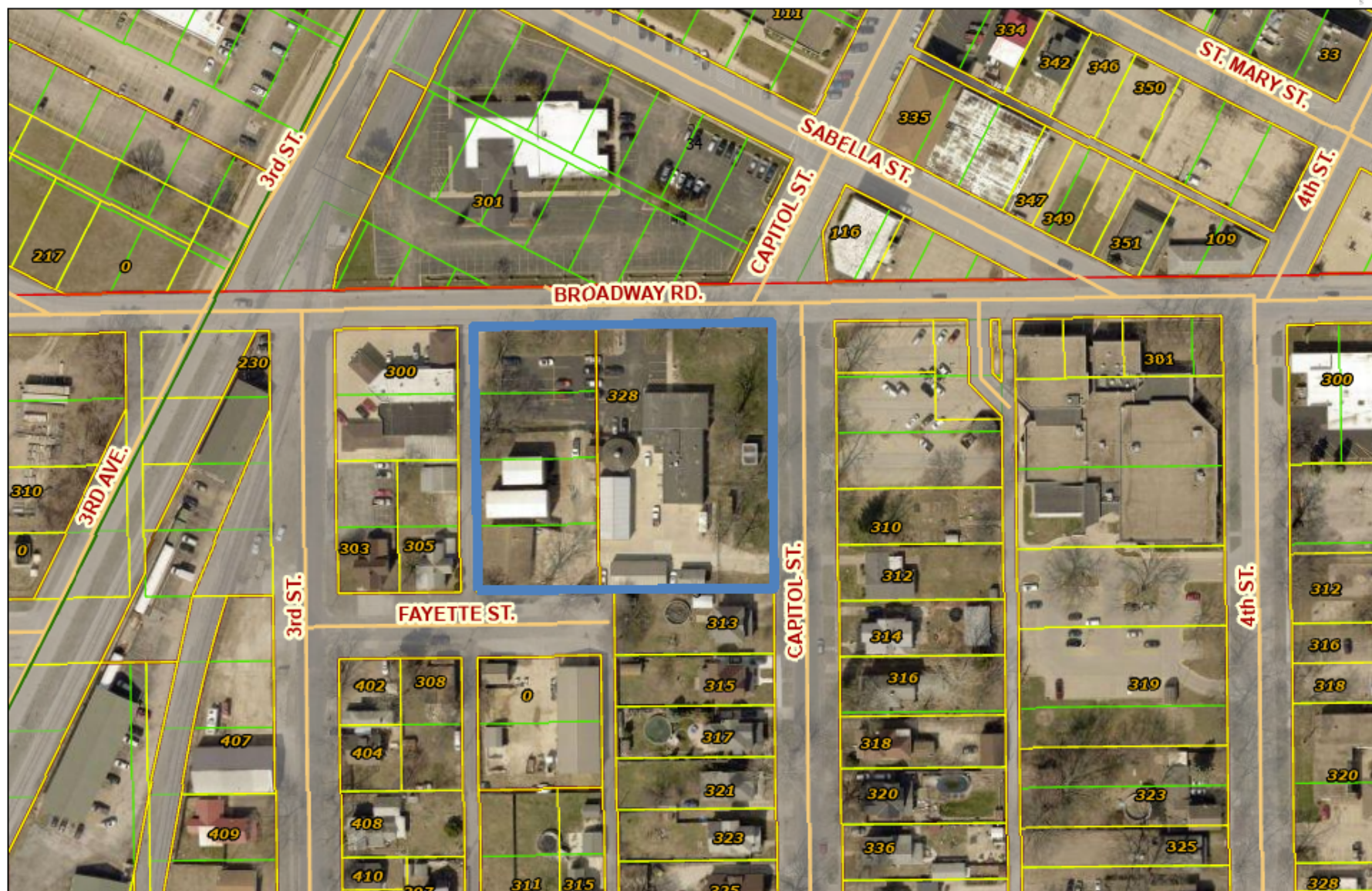
1 FLOOR PLAN

1/4" = 1'-0"



ATTACHMENT F

Tazewell County GIS



Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.



1:2,191
0 0.02 0.04 0.09 mi

**REQUEST FOR COUNCIL ACTION**

Agenda Date: January 8, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case V 2025-02** A Variance request submitted by Michael S. Guengerich for the property located at 1211 S. 9th Street to reduce the minimum building setback for a detached accessory structure from 10 foot to 1 foot.

DESCRIPTION: **Case V 2025-02** A Variance request submitted by Michael S. Guengerich for the property located at 1211 S. 9th Street to reduce the minimum building setback for a detached accessory structure from 10 foot to 1 foot. Said property is zoned OS-1 Office Service district with a legal description, SEC 2 T24N R5W TUDOR VILLAGE 2 (EX SOUTHERLY TRACT) LOT 12 BLK 2 SW 1/4, with the following PIN: 04-10-02-317-016 in Tazewell County, Illinois.

Summary

The Petitioner Mr. Michael S. Guengerich is seeking a variance to reduce the minimum distance of a detached accessory building from the primary building from 10 feet to 1 foot which is 9 feet closer than code would allow. Staff has looked at the property and provided Mr. Guengerich with options that would allow for the accessory building to be built and still meet code.

Applicants Comments

The applicant provided notes and comments on the application that is found within the packet. The applicant is seeking the variance out of concerns for his and his wife's health and safety. He has stated that they have medical issues, and it would be difficult and or dangerous for them to walk an extended distance to the accessory building. The applicant has also stated to build the accessory building to code would cost him an additional \$8000 in concrete work.

Staff Comments

Staff does not recommend issuing a variance as we do not believe a hardship has been established, as there are other options to build the accessory structure and be in compliance with code

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 1/5/2025



received
12-18-24

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$125) ☒ B. Residential Variance (\$125) ☐ C. Non-Residential Variance (\$125) ☐ D. Map Amendment/Rezoning (\$125) ☐ E. Annexation (\$125)	Request Property Address or PIN: <u>1211 S. 9th St. Pekin IL. 61554</u> Current Zoning (if known): <u>R-4</u> Proposed Zoning (if rezoning request): _____ Current Use: _____ Proposed Use (if different): _____
---	---

Property Owner Name:	<u>Michael S. Guengerich</u>
Mailing Address:	<u>1211 S. 9th Pekin IL. 61554</u>
Phone:	<u>309-241-7797</u>
Alternative Phone:	
E-Mail Address:	<u>mikeg12553@gmail.com</u>

Applicant Name (if different):	<u>SAME</u>
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

I am asking approval for an enclosed Aluminum structure on my driveway next to the house because it would only be eight feet from the back door to the side door on the structure. I am terrified by any ice because in 2007 I fell on ice and three weeks later I had a blood clot going to my lung. I was on blood thinners for five years. I also have a pelvis alignment problem which causes pain sometimes. My wife has neuropathy of the feet. Pouring concrete would have us walking about 26' to the enclosure door. Pouring concrete would also cost around \$8000.00 to which we cannot afford. Our car would have some protection along with some storage! Thanks

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Michael S. Guengerich

Owner Signature

12/18/2024

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Michael S. Guengerich

Applicant Signature

12/18/2024

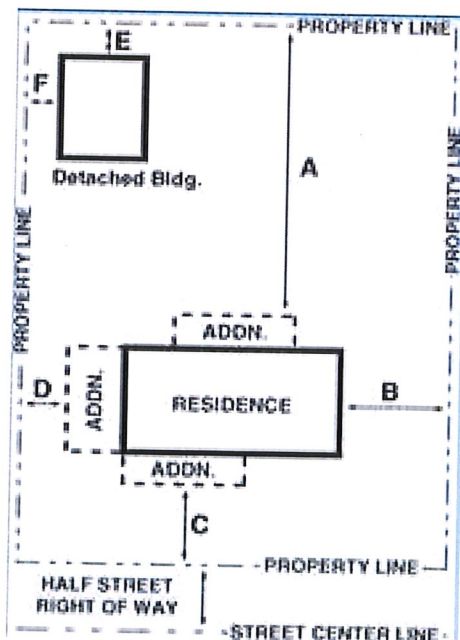
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

The following attachments are required for consideration of your request:

- I. Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

I cannot afford the concrete, and its to far to walk for
our safety concerns

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

Our health concerns from Ice and our health.

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

It would not affect the adjoining properties.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

No!

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

No!

Tazewell County GIS



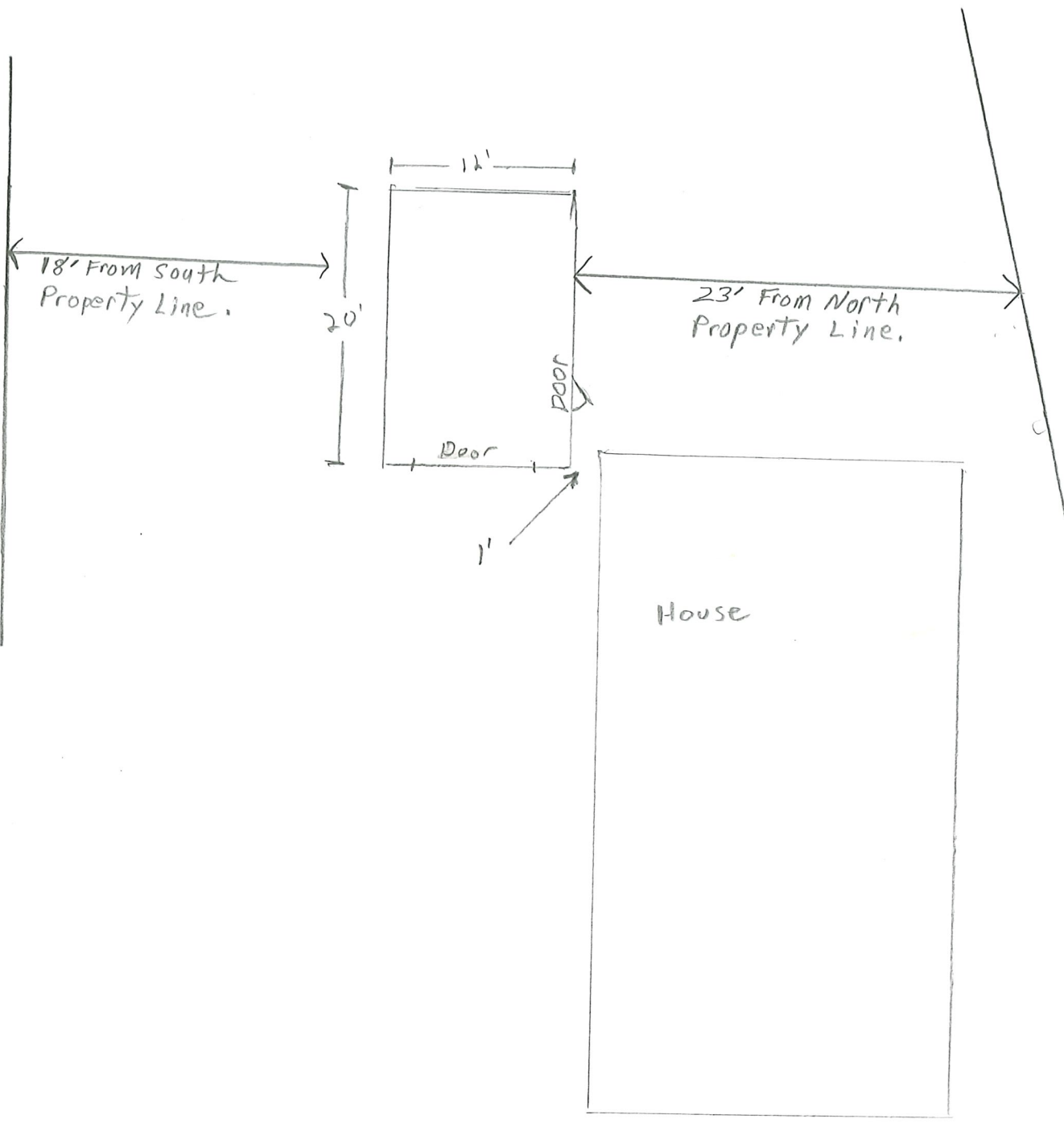
- Streets
- Lots
- Sections
- ROW
- OwnershipParcels
- Blocks

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.



1:500

0 0.01 0.01 0.02 mi



1211 S. 9th St.

Land

Parcel ID	Alt. PIN	Parcel Address	Data as of
04-10-02-317-016		1211 S 9TH ST, PEKIN	11/18/2023

Legal Description SEC 2 T24N R5W TUDOR VILLAGE 2 (EX SOUTHERLY TRACT) LOT 12 BLK 2 SW 1/4

Land Type - 2 Residential

Dimensional Attribute				Valuation	
Effective Frontage	51.0	Actual Frontage	60.0	Base Rate	130.00
Effective Depth	142.0	Depth Factor	1.00	Influence Code 1	L Influence Factor Code 1 8
Acreage	.17	Acreage Factor	1.00	Influence Code 2	Influence Factor Code 2 0
Square Footage	7242.00	Influence Code 3		Influence Factor Code 3	0
Soil ID		Soil Productivity Factor	.0		

**REQUEST FOR COUNCIL ACTION**

Agenda Date: January 8, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case V 2025-03** A Variance request submitted by Force Properties for the property located at 211 Veterans Drive to defer the requirement of providing an improved parking lot surface on the property.

DESCRIPTION: **Case V 2025-03** A Variance request submitted by Force Properties for the property located at 211 Veterans Drive to defer the requirement of providing an improved parking lot surface on the property. Said property is zoned B-3 General Business with a legal description, SEC 5 T24N R4W M & B SUB FINAL PLAT LOT 2 NW 1/4 11.51 AC, with the following PIN: 11-11-05-101-023 in Tazewell County, Illinois.

Summary

The Petitioner Force Properties is requesting that a variance be granted that would defer the time requirement to install concrete around all of the storage units and parking areas on the property. He is seeking permission to build 3 additional storage buildings with a 3-year grace period after completion of the final building before requiring the hard surfacing. Additionally Force Properties is proposing that the gravel that is being used as drive lanes now was used for maximum compaction over time and not to be aesthetically pleasing since they were figuring on pouring concrete over it. If the above request is granted, they will quickly scrape off the top few inches of the existing rock and replace with White rock Not CA6 white rock, so it stays looking bright and clean. They also have contacted a landscaping company to plant large Pine trees South of the South entrance about 60 feet off the road for a nice natural screen and will plant the same trees along the North property line.

Staff Notes

Included in this packet is the previously granted variance and special use for the property as well as the engineered site plan. Also included in the packet is a letter from Mr. Jacob Force addressed to the Zoning Board of Appeals explaining his request.

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 1/5/2025

Case
U 2025-03



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☐ A. Special Use (\$125) ☐ B. Residential Variance (\$125) ☒ C. Non-Residential Variance (\$125) ☐ D. Map Amendment/Rezoning (\$125) ☐ E. Annexation (\$125)	Request Property Address or PIN: 211 Veterans <i>Dr</i> Current Zoning (if known): <i>B-3</i> Proposed Zoning (if rezoning request): _____ Current Use: Storage Facility Proposed Use (if different): _____
--	--

Property Owner Name:	Force Properties
Mailing Address:	3505 Edgewater Dr Pekin
Phone:	309 642 8840
Alternative Phone:	
E-Mail Address:	jake@forcemasonry.net

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

I currently have 2 - 9,000 sqft buildings being used for Mini Storage. I was told that I would need to hard surface all drive lanes if I wanted to build anymore storage buildings but I could build my office and shop for my other companies before needing hard surface. I am asking the city to allow me to build the other 3 proposed storage buildings and allowing me 5 years after the 5th building is up before being required to hard surface. I would like to say I was approved to build with only 1 100' concrete apron and everything else be white rock. Last minute after discussing with the bank I was told I needed concrete for ADA purposes so I complied and paid out of pocket. I then was told I needed a 2nd 100' apron and now I'm being told I need to do other things on top of concrete that will cost nearly \$100k

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Jacob Force

Owner Signature

11/25/2024

Date

CERTIFICATION BY THE APPLICANT *(if different)*

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

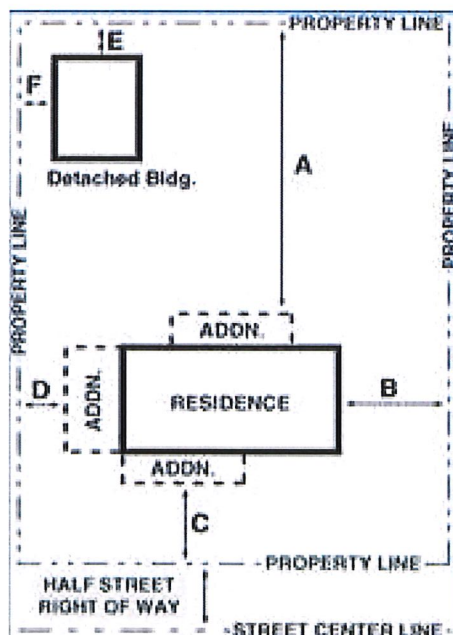
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

The following attachments are required for consideration of your request:

- I. Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

When we first talked we did not consider future construction of the other 3 buildings. Due to heavy machinery the concrete will get damaged

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

No

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

No

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

No

Request for Zoning Variance and Consideration of Alternative Plans

Property Address: 211 Veterans Drive, Pekin, IL (Force Storage)

To the Honorable Members of the Zoning Board of Appeals,

I am submitting this formal request to seek an extension of time or approval for an alternative plan regarding the drive lanes at my property, located at 211 Veterans Drive.

Background and Economic Contribution

While this request pertains to Force Storage, I want to emphasize the broader impact my other businesses and personal efforts have on the Pekin community.

- **Economic Impact of My Primary Business:** My other company employs 35 individuals and contributes significantly to Pekin's economy. Employees alone generate an estimated \$27,016 annually in local tax revenue through gas, fuel, and material purchases. With projected growth to 180 employees in the next 8–9 years, this figure could exceed \$138,939 annually. (That's not factoring inflation)
- **Community Contributions:** Beyond business operations, I prioritize giving back to the community. Such as hosting a community event at a local ice cream shop, funding nearly \$10,000 to feed as many residents the small ice cream shop could keep up with. Additionally, I have completed several donated projects, including a \$25,000 driveway replacement for Marsha Stamper, addressing a need she had for over 15 years.

Current Project Challenges

Force Storage faces the challenge of building 3 more proposed storage building traveling over newly poured concrete creating a good possibility of damaging the concrete not to mention it costing nearly \$400k to have only the existing drive lanes poured:

- In early 2022, we agreed to hard surfacing all drive lanes before constructing a third storage building. At this time we did not factor in the fact I still needed to build 3 more buildings and there would be heavy equipment in and out including the possibility of steel tracked machines. This will cause significant damage to the concrete leaving me no other option but to repair it after the fact.
- After my original plans were approved with just one concrete apron the city asked me to put in a second. I did this with no dispute. This cost \$40k by the time you factor grading, base, reinforcement bars, and being 8" thick next to the road. (reinforcement bars are not in the 8" part as requested by the city)

Financial Viability of Force Storage

Force Storage operates on tight margins:

- The first building, even when fully occupied, generates only \$100/month in cash flow under ideal conditions.
- At 100% occupancy, current cash flow across both buildings is \$2,900/month. December of 2024 is the first month in 2 years we actually started seeing cash flow.

- Hard surfacing all drive lanes would cost over \$350k closer to \$400k if completed by my construction company and even more if outsourced.

Request for Variance

I respectfully request:

1. **Permission to build the proposed three additional storage buildings with a three-year grace period after the completion of the final building before requiring hard surfacing.** This timeline would allow Force Storage to stabilize cash flow and financially plan for compliance.

Additional Proposal

The gravel that is being used as drive lanes now was used for maximum compaction over time and not to be aesthetically pleasing since I was figuring on pouring concrete over it. If the above request is granted I will quickly scrape off the top few inches of the existing rock and replace with White rock Not CA6 white rock so it stays looking bright and clean. I also have contacted a landscaping company to plant large Pine trees South of the South entrance about 60' off the road for a nice screenage and will plant the same trees along the North property line.

Conclusion

My businesses are committed to fostering growth and giving back to Pekin. I deeply value the city's collaboration and support in enabling local businesses to thrive. With your consideration, I hope to move forward with this project and continue contributing to Pekin's success.

Thank you for your time and understanding.

Sincerely,
Jacob Force
Owner, Force Storage
211 Veterans Drive, Pekin, IL

IDOT STANDARDS

000001-06	STANDARD SYMBOLS, ABBREVIATIONS AND PATTERNS
001001-02	AREAS OF REINFORCEMENT BARS
001006	DECIMAL OF AN INCH AND FOOT
280001-07	TEMPORARY EROSION CONTROL SYSTEMS
728001-01	TELESCOPING STEEL SIGN SUPPORT
701901-08	TRAFFIC CONTROL DEVICES
BLR 17-4	TRAFFIC CONTROL DEVICES - DAY LABOR CONSTRUCTION

CONSTRUCTION PLANS FOR FORCE COMPANIES, LLC PEKIN, ILLINOIS 61554

PERMITS		
AGENCY	SUBMITTED	GRANTED
IEPA NOI	SEPT-2022	OCT-25-2022

UTILITY COMPANIES

STRATUS NETWORK 4700 N. PROSPECT RD. PEORIA, IL 61616	JOE HUFFMAN PHONE: (309) 678-8977
AMEREN CILCO ELECTRIC 8400 N. UNIVERSITY AVE. PEORIA, IL 61615	WAHEED SHAZAD PHONE: (309) 573-4477
AMEREN CILCO GAS 8420 N. UNIVERSITY AVE. PEORIA, IL 61615	KENT KOWALSKI PHONE: (309) 677-5327
ILLINOIS AMERICAN WATER CO. WATER 7500 N. HARKER DRIVE PEORIA, IL 61615	ALBERT HUFF PHONE: (309) 883-6045
CITY OF PEKIN SANITARY STORM 111 S. CAPITOL ST. PEKIN, IL 61554	DEREK WOLFE PHONE: (309) 390-3995
CITY OF PEKIN SEWER INSPECTOR	JOSE ESKER PHONE: (309) 478-5399 CELL: (317) 254-7290 NAC MAQUET PHONE: (309) 294-3404
AT&T 8515 INDUSTRIAL DR. PEORIA, IL 61615	BILL CONOVER PHONE: (309) 550-8043 NATHAN CIOTA PHONE: (309) 586-3333
TAZEWELL COUNTY HEALTH DEPT. 21308 IL RTE 9 TREMONT, IL 61569-8252	PHONE: (309) 925-4100



LOCATION MAP

FORCE COMPANIES, LLC
141 S. VETERANS DRIVE, PEKIN, IL 61554

CALL JULIE 811 HOURS BEFORE YOU DIG
EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS



LOCATION OF IMPROVEMENTS -

INDEX OF SHEETS

C1	COVER SHEET
C2	GENERAL NOTES AND SPECIFICATIONS
C3	OVERALL EXISTING SITE AND DEMOLITION PLAN
C4	OVERALL LAYOUT SITE PLAN
C5	NORTH LAYOUT SITE PLAN
C6	SOUTH LAYOUT SITE PLAN
C7	NORTH GRADING AND UTILITY SITE PLAN
C8	SOUTH GRADING AND UTILITY SITE PLAN
C9	CONSTRUCTION DETAILS
C10	STORM SEWER DETAILS
C11	STORM WATER POLLUTION PREVENTION PLAN
C12	STORM WATER POLLUTION PREVENTION DETAILS

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. Prospect Road, Suite 6B
Peoria, Illinois 61614
www.mohrandkerr.com
Office: (309) 692-8500
Fax: (309) 692-9501
Professional Design Firm #184.005091

GENERAL NOTES

ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER STANDARD SPECIFICATIONS) LATEST EDITION, WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13, AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.

ALL WORK SHALL BE IN CONFORMANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND ILLINOIS PLUMBING CODE.

ALL REFERENCES TO THE "DEPARTMENT" OR "ENGINEER" IN THE STANDARD SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS SHALL BE CONSTRUED TO MEAN THE OWNER OR OWNERS REPRESENTATIVE, IF APPLICABLE. REFERENCES TO "INSPECTION" OF "INSPECTOR" IN THE STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND SPECIFICATIONS/SPECIAL PROVISIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR OWNERS REPRESENTATIVE.

THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED LIGHTING OF OPEN TRENCHES, EXCAVATIONS, THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED LIGHTING OF OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD TO THE DAILY OPERATIONS WITHIN THE CONSTRUCTION LIMITS.

PRIOR TO BEGINNING THE PROJECT, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND DIMENSIONS SHOWN AND SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES WHICH MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.

ALL WORK MUST BE FULLY COORDINATED WITH OWNERS SITE ACTIVITIES OVER THE CONSTRUCTION PERIOD. ALL WORK MUST BE FULLY COORDINATED WITH OWNERS SITE ACTIVITIES OVER THE CONSTRUCTION PERIOD.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, IF ANY, FROM ALL LOCAL AGENCIES.

CONTRACTORS BIDDING THIS PROJECT SHALL VISIT THE SITE BEFORE BIDDING.

ALL SECTIONS, DETAILS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS OTHERWISE SHOWN.

ADJUSTMENT OF NEW GRADES TO MATCH EXISTING FIELD CONDITIONS MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.

CONTRACTOR PARKING SHALL BE COORDINATED WITH THE OWNER, IF APPLICABLE.

ALL EXCESS MATERIALS (SUITABLE AND UNSUITABLE), INCLUDING EXCAVATED AND DETRITUS MATERIALS, SHALL BE HAULED AND LEGALLY DISPOSED OF OFF-SITE.

FIELD TILE NOTE: PRIOR TO EARTHWORK OPERATIONS, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE ENGINEER AND THE ADJACENT LANDOWNER(S) TO DISCUSS FIELD TILE RECONNAISSANCE AND TO DETERMINE PROCEDURES TO IMPLEMENT WHEN THE FIELD TILES ARE ENCOUNTERED.

IF FIELD TILE ARE ENCOUNTERED DURING CONSTRUCTION, THE TILE SHALL BE REPAIRED AND LOCATION DOCUMENTED. NOTIFY THE ENGINEER AND THE OWNER PRIOR TO PLACING ANY BACKFILL.

ELECTRONIC FILES FOR SITE GRADING ACTIVITIES WILL BE AVAILABLE UPON REQUEST.

EXAMINATION OF EXISTING CONDITIONS

IT IS THE RESPONSIBILITY OF EACH BIDDER TO SATISFY HIMSELF/HERSELF AS TO CONDITIONS HE/SHE WILL ENCOUNTER IN PERFORMING THE WORK. FAILURE TO DO SO WILL NOT BE CONSIDERED AS GROUNDS FOR ADDITIONAL COMPENSATION FOR UNFORESEEN ADVERSE CONDITIONS ENCOUNTERED DURING THE PROGRESS OF THE WORK.

PLANS, SPECIFICATIONS, AND/OR SPECIAL PROVISIONS - CONFLICTS WITH CIVIL/SITE ITEMS

IF THERE IS A CONFLICT BETWEEN THE PLANS, SPECIFICATIONS, AND/OR SPECIAL PROVISIONS, THE MORE STRINGENT AS DETERMINED BY THE ENGINEER AND THE OWNER PRIOR TO PLACING ANY BACKFILL.

MATERIAL TESTING

THE CONTRACTOR SHALL EMPLOY A MATERIAL TESTING COMPANY WITH A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ILLINOIS TO PROVIDE QUALITY CONTROL, VERIFICATION THAT THE FOLLOWING ITEMS MEET THE MINIMUM REQUIREMENTS OF THE CONTRACT DOCUMENTS:

AGGREGATE MATERIALS
BITUMINOUS MATERIALS
CONCRETE MATERIALS
EARTHEN MATERIALS

THE RESULTS SHALL BE SUBMITTED ELECTRONICALLY (PDF FORMAT) TO THE OWNER OR THE ENGINEER, IF APPLICABLE, AS SOON AS POSSIBLE. THE FREQUENCY OF MATERIAL TESTING AND THE TESTING OF MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT IDOT MANUALS, POLICIES, AND PROCEDURES. THE MATERIAL TESTING COMPANY SHALL BE AN ILLINOIS LICENSED ENGINEERING FIRM.

CONSTRUCTION LAYOUT & STAKING

THE CONTRACTOR SHALL PROVIDE CONSTRUCTION LAYOUT AND STAKING BASED ON GRADES AND HORIZONTAL LOCATIONS SHOWN ON THE PLANS. ELECTRONIC FILES AND CONTROL WILL BE PROVIDED BY THE ENGINEER.

JULIE & EXISTING UNDERGROUND FACILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS. THE JULIE NUMBER IS 800-892-0123 OR 811. A MINIMUM OF FORTY-EIGHT (48) ADVANCE NOTICE IS REQUIRED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL USE A SUBCONSULTANT, IF NECESSARY, TO LOCATE ALL UNDERGROUND UTILITIES. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE PRESENCE, SPECIFIC SIZE OR LOCATION OF ANY UNDERGROUND UTILITIES. DAMAGED UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE CURRENT AND/OR FUTURE OWNER OF THE UNDERGROUND UTILITY. NO RESPONSIBILITY FOR THE PROTECTION OF SAID UNDERGROUND SYSTEMS WILL BE ASSUMED BY THE OWNER EXCEPT WHERE DESIGNATED OTHERWISE.

THE LOCATIONS AND/OR DEPTHS OF UNDERGROUND UTILITIES SHOWN HAVE BEEN TAKEN FROM THE BEST AVAILABLE INFORMATION AND MUST BE CONSIDERED APPROXIMATE.

THE COST TO REPAIR DAMAGED UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE CONTRACTOR TO LOCATE THE UTILITIES AND FOR THE CONTRACTOR TO UNCOVER AND/OR HAND DIG AROUND EXISTING UTILITIES.

KEEPING ROADS OPEN TO TRAFFIC

THE CONTRACTOR MAY SHUT DOWN ACCESS TO THE CONSTRUCTION AREA AS LONG AS IT DOES NOT CONFLICT WITH THE OWNERS OPERATIONS.

TRAFFIC CONTROL AND PROTECTION

THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING, SURVEILLANCE WHEN REQUIRED, RELOCATING AND REMOVAL OF ALL TRAFFIC CONTROL REQUIRED FOR THE PURPOSE OF REGULATING, WARNING OR DIRECTING TRAFFIC FOR CONSTRUCTION ACTIVITIES. THIS WORK INCLUDES, BUT IS NOT LIMITED TO, PROVIDING, RELOCATING AND REMOVING SIGNS AND BARRICADE. THIS WORK SHALL BE DONE IN ACCORDANCE WITH ARTICLE 107.14 AND SECTION 701 OF THE STANDARD SPECIFICATIONS, APPLICABLE HIGHWAY STANDARDS AND SPECIAL PROVISIONS.

ALL SIGNS, TRAFFIC CONTROL DEVICES, ETC. SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS - CURRENT EDITION, ALL SIGNS, TRAFFIC CONTROL DEVICES, ETC. SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS - CURRENT EDITION, THE APPLICABLE GUIDELINES IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - CURRENT EDITION, THE APPLICABLE GUIDELINES IN THE ILLINOIS MANUAL ON TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS - CURRENT EDITION, THE SPECIFICATIONS/SPECIAL PROVISIONS, ANY SPECIAL DETAILS, AND ILLINOIS DEPARTMENT OF TRANSPORTATION HIGHWAY STANDARDS INCLUDED IN THE CONTRACT DOCUMENTS.

ALL CONSTRUCTION ACTIVITIES WHICH REQUIRE TRAFFIC CONTROL MAY NOT BE IDENTIFIED AND MAY REQUIRE ADDITIONAL SIGNING AND BARRICADES DUE TO THE CONTRACTORS ACTIVITIES.

EXISTING REGULATORY TRAFFIC SIGNING SHALL BE REMOVED OR RELOCATED AS NEEDED FOR EACH CONSTRUCTION OPERATION. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ANY TEMPORARY REGULATORY OR WARNING SIGNS NECESSARY. TEMPORARY SIGNS SHALL REMAIN IN PLACE AS REQUIRED.

CLEANING

THE CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR THE PROTECTION AND CLEANING OF ALL WORK UNDER THE CONTRACT, UNTIL FINAL COMPLETION AND LEGALIZATION THEREOF, UNLESS AN EARLIER DATE IS AGREED UPON.

THE CONTRACTOR SHALL PROVIDE REMOVAL AND CEASE DISPOSAL OF ALL DEBRIS FROM THE SITE AT A MINIMUM OF A DAILY BASIS.

THE CONTRACTOR SHALL KEEP ALL PAVED SURFACES CLEAR OF MUD, DIRT AND DEBRIS DURING CONSTRUCTION. CLEANING SHALL BE DONE IN AN ACCEPTABLE MANNER AS REQUESTED BY THE ENGINEER, WITH EQUIPMENT THAT DOES NOT DAMAGE THE EXISTING PAVEMENT.

ALL PAVED SURFACES SHALL BE SWEEP TO THE SATISFACTION OF THE ENGINEER AT THE END OF EACH WORKING DAY. THE LIMITS OF THE SWEEPING SHALL BE DETERMINED BY THE ENGINEER. THE TYPE OF STREET SWEEPING MACHINE SHALL BE A MOTORIZED VEHICLE SIMILAR TO WHAT IS USED TO CLEAN/SWEEP CITY STREETS.

DAMAGE TO EXISTING STRUCTURES

IF DAMAGE IS DONE TO EXISTING OR NEW STRUCTURES DURING CONSTRUCTION OF THE NEW IMPROVEMENT, THE DAMAGED STRUCTURE SHALL BE REPLACED OR REPAIRED IN A SATISFACTORY MANNER BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER.

STORM SEWER

PIPE LENGTH ON THE PLANS IS THE LENGTH FROM INSIDE STRUCTURE WALL TO INSIDE OF STRUCTURE WALL ALONG THE CENTERLINE THE PIPE. PIPES WITH END SECTIONS ARE MEASURED TO THE INVERT OF THE END SECTION.

COORDINATES FOR MANHOLE STRUCTURES ARE GIVEN TO THE CENTER OF THE STRUCTURE. COORDINATES FOR INLET AND INLET-MANHOLE ARE GIVEN TO THE CENTER BACK OF THE CASTING.

COORDINATES AND ELEVATIONS FOR END SECTIONS ARE GIVEN AT THE OUTFALL OF THE END SECTION.

PRIOR TO ORDERING STORM SEWER MATERIALS, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING MANHOLE INVERT ELEVATIONS (THAT ARE BEING TIED INTO AS A PART OF THIS PROJECT), FIELD VERIFYING INVERT ELEVATIONS AT ALL EXISTING STORM SEWER PIPES AT THE NEW CONNECTION LOCATIONS, AND FIELD VERIFYING ELEVATIONS AT ALL UTILITY CROSSESS AS PART OF THE PROJECT.

ALL VOIDS BETWEEN A STRUCTURE WALL (MANHOLE, INLET, INLET-MANHOLE, ETC) AND THE OUTSIDE WALL OF A PIPE PENETRATION SHALL BE INFILLED WITH BRICKS AND NON-SHRINK GROUT.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW ON ALL STORM SEWER COMPONENTS 7 DAYS AFTER THE NOTICE TO PROCEED.

ALL BACKFILL SHALL BE CONTROLLED LOW STRENGTH MATERIAL (CLSM) WITH IN 2" OF SIDEWALKS AND EDGE OF PAVEMENT WITHIN THE CITY R.O.W. AND FA-6 WITH THE PRIVATE PROPERTY AS SHOWN ON THE APPLICABLE DETAILS UNLESS OTHERWISE NOTED IN THE PLANS.

PAVEMENT, SIDEWALK, AND CURB REMOVAL

PAVEMENT, SIDEWALK, AND CURB (COMBINATION CURB AND GUTTER AND/OR CURB) REMOVAL SHALL BE IN ACCORDANCE WITH SECTION 440 OF THE STANDARD SPECIFICATIONS EXCEPT THE REMOVAL SHALL INCLUDE THE AGGREGATE BASE COURSE/SUBBASE GRANULAR MATERIAL LOCATED BENEATH THE PAVEMENT, SIDEWALK, CONCRETE MEDIAN, AND CURB (COMBINATION CURB AND GUTTER AND/OR CURB).

AS PROVIDED FOR IN ARTICLE 107.16 OF THE STANDARD SPECIFICATIONS, PAVEMENT, SIDEWALK, CURB AND GUTTER AND STRUCTURES ON OR ADJACENT TO THE WORK SHALL BE PROTECTED IN A MANNER SATISFACTORY TO THE OWNER(S) OF THE PAVEMENT, SIDEWALK, CURB AND GUTTER, AND STRUCTURE FROM DAMAGE BY LOGS OR CLEATS OR TREADS OR WHEELS OF EQUIPMENT. THE CONTRACTOR WILL BE RESPONSIBLE FOR PATCHING ANY PAVEMENT, SIDEWALK, CURB AND GUTTER, DISTURBED, DESTROYED, OR REMOVED AS A RESULT OF HIS/HER OPERATION, AT THE CONTRACTORS EXPENSE.

CONCRETE AND BITUMINOUS SAW CUT

FULL DEPTH CONCRETE AND BITUMINOUS SAWING SHALL BE PERFORMED AT ALL REMOVAL LIMITS ILLUSTRATED ON THE PLANS AND AS DIRECTED BY THE ENGINEER. THE CONTRACTOR WILL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS NEEDED TO ACCOMPLISH THIS WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED. FINAL PAVING OPERATION SHALL NOT COMMENCE.

HOT - MIX ASPHALT SURFACE AND BASE COURSE

THIS WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 406 OF THE STANDARD SPECIFICATION.

AGGREGATE BASE COURSE, TYPE B

THIS WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS IN THE PLANS AND SECTION 351 OF THE STANDARD SPECIFICATIONS EXCEPT, ALL LIFTS SHALL BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR DENSITY.

CONCRETE CURE / SEALANT

THIS WORK SHALL BE ACCORDING TO SECTION 587 OF THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED HEREIN. THE CONCRETE CURE/SEALANT SHALL BE APPLIED WITHIN 10 MINUTES AFTER ALL FINISHING WORK TO THE CONCRETE SURFACE HAS BEEN COMPLETED.

THE APPLICATION RATE AND TYPE OF EQUIPMENT REQUIRED TO APPLY THE CONCRETE CURE/SEALANT, SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

THE CONCRETE CURE/SEALANT SEALER SHALL BE CHEMMASTERS BLENCURE 5RT OR EQUIVALENT APPROVED IN WRITING BY THE ENGINEER.

THE CONCRETE CURE/SEALANT SHALL BE APPLIED TO ALL CONCRETE PAVEMENT, UNLESS DIRECTED OTHERWISE. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THIS WORK.

JOINT SEALANT

ALL THE NEW SIDEWALK EXPANSION JOINTS, ALL COMBINATION CONCRETE CURB AND GUTTER JOINTS (CONTRACTION/TRANSVERSE, CONSTRUCTION, LONGITUDINAL, AND EXPANSION), ALL CONCRETE CURB JOINTS (CONTRACTION/TRANSVERSE, CONSTRUCTION, LONGITUDINAL, AND EXPANSION), IF APPLICABLE, ALL EXPANSION JOINTS ADJACENT TO STRUCTURES, AND ALL P.C.C. PAVEMENT JOINTS (CONTRACTION, CONSTRUCTION, EXPANSION, LONGITUDINAL, AND TRANSVERSE) SHALL BE SEALED WITH SELF-LEVELING JOINT SEALANT OF THE COLOR "GREY". EXPANSION JOINTS IN THE SIDEWALK SHALL BE ROUTED TO THE DEPTH NOTED ON THE SIDEWALK DETAILS IN THE PLANS, IMMEDIATELY AHEAD OF THE PLACEMENT OF THE SEALER. DUST AND DEBRIS SHALL BE BLOWN FROM THE JOINT WITH A POWER BRUSH OR WITH COMPRESSED AIR AT A MINIMUM PRESSURE OF 90 PSI. IF COMPRESSED AIR IS USED, THE PNEUMATIC TOOL LUBRICATOR MUST BE BYPASSED AND A FILTER INSTALLED ON THE DISCHARGE VALVE TO KEEP WATER AND OIL OUT OF THE LINES. THE JOINT SHALL ALSO BE DRY. THE RESERVOIR SHALL BE FILLED FLUSH WITH SEALANT.

HOT-POURED JOINT SEALANT

THIS WORK SHALL BE IN ACCORDANCE WITH SECTIONS 451 AND 452 OF THE STANDARD SPECIFICATIONS AND SHALL BE PLACED AT THE LOCATIONS INDICATED IN THE PLANS. HOT-POURED JOINT SEALANT SHALL BE INCLUDED IN THE CONTRACT AND WILL NOT BE PAID FOR SEPARATELY. JOINT SEALANT SHALL BE GREY IN COLOR.

JOINT MATERIALS

EXPANSION JOINT MATERIAL SHALL BE FLEXFORM EXPANSION JOINT, OF THE THICKNESS SPECIFIED, AS MANUFACTURED BY RIGHT POINTE COMPANY, OR APPROVED EQUAL. THIS EXPANSION MATERIAL SHALL BE USED ON PAVEMENTS, CURBS AND GUTTER, SIDEWALK, ENTRANCES, PAVED DITCH OR ANY OTHER REQUIRED EXPANSION JOINT.

P.C.C. PAVEMENT

THE P.C.C. PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 420 OF THE STANDARD SPECIFICATIONS EXCEPT: THE CONCRETES COURSE AGGREGATE SHALL CONSIST OF CRUSHED LESTMONE AND ALL JOINTS (CONTRACTION, CONSTRUCTION, EXPANSION, LONGITUDINAL, AND TRANSVERSE) SHALL BE SEALED AS SPECIFIED.

CONTRACTOR TO PROVIDE POUR SCHEDULE AND NEW JOINT LOCATIONS. (MAX. JOINT SPACING SHALL BE 10')

P.C.C. SIDEWALK

THE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 424 OF THE STANDARD SPECIFICATIONS EXCEPT: THE CONCRETES COURSE AGGREGATE SHALL CONSIST OF CRUSHED LESTMONE AND ALL EXPANSION JOINTS SHALL BE SEALED WITH GREY SELF LEVELING SEALANT.

SUBGRADE

ALL PAVEMENT, SIDEWALK, COMBINATION CURB AND GUTTER, AND LANDSCAPED AREAS SHALL BE PREPARED IN ACCORDANCE WITH ARTICLE 301 OF THE STANDARD SPECIFICATIONS.

EARTHWORK COMPLETE

THIS WORK SHALL CONSIST OF ALL CLEARING, STRIPPING OF VEGETATION, TOPSOIL REMOVAL, EMBANKMENT, DRYING AGENTS, MIXING OF DRYING AGENTS, EXCAVATION, AND TRANSPORTATION OF ALL EARTHWORK SUCH THAT THE NEW FINISHED SURFACE ELEVATIONS MEET THE LINES AND GRADES INDICATED IN THE PLANS. THE EARTH EXCAVATION AND EMBANKMENT SHALL CONFORM TO SECTIONS 202 AND 205 OF THE STANDARD SPECIFICATIONS UNLESS INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS. EMBANKMENT SHALL CONFORM TO THE DENSITY REQUIREMENTS OUTLINED IN ARTICLE 205.06 OF THE STANDARD SPECIFICATIONS EXCEPT ALL LIFTS SHALL BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR DENSITY. THE THIRD PARAGRAPH OF ARTICLE 205.06 OF THE STANDARD SPECIFICATIONS SHOULD ALSO BE REVISED TO READ: "ALL EMBANKMENT CONSTRUCTED OF COHESIVE SOILS SHALL BE CONSTRUCTED WITH NOT MORE THAN 110% OF OPTIMUM MOISTURE CONTENT, DETERMINED BY THE STANDARD PROCTOR TEST. COHESIVE SOIL SHALL BE DEFINED AS ANY SOIL WHICH CONTAINS GREATER THAN 10% OF PARTICLES BY WEIGHT PASSING THE #200 SIEVE. THE 100% OF OPTIMUM MOISTURE LIMIT MAY BE WAIVED IN FREE DRAINING GRANULAR MATERIAL WHEN APPROVED BY THE ENGINEER. THE CONTRACTOR MAY, AT THEIR OPTION, ADD A DRYING AGENT TO LOWER THE MOISTURE CONTENT AS SPECIFIED ABOVE. THE DRYING AGENT MUST BE APPROVED BY THE MATERIALS TESTING COMPANY PRIOR TO USE. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE USE OF A DRYING AGENT."

DISPOSAL OF EXCESS EXCAVATED MATERIALS, INCLUDING TOPSOIL, SHALL BE IN ACCORDANCE WITH THE GENERAL NOTES IN THE PLANS UNLESS DIRECTED OTHERWISE BY THE ENGINEER IN WRITING.

THE COST TO PROTECT AND EXCAVATE AROUND THE UTILITIES WITH APPURTENANCES AT THE SURFACE (MANHOLES, INLETS, INLET-MANHOLE, FRAMES AND LOS, VALVE VAULTS/BOXES, CABINETS, FIRE HYDRANTS, CLEANOUTS, ETC.) SHALL BE CONSIDERED INCIDENTAL AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE CONTRACTOR TO PROVIDE A TANDEN AXLE DUMP TRUCK WITH AT LEAST 25 TONS GROSS WEIGHT DRIVEN OVER THE NEW PAVED AREAS PRIOR TO THE PLACEMENT OF THE PAVING. PROOF ROLLING CONSISTS OF TWO PASSES IN PERPENDICULAR DIRECTIONS. THE OWNER SHALL BE PRESENT TO OBSERVE THE PROOF ROLLING OF THE BASE COURSES NEW FINISHED SURFACE ELEVATION.

THE CONTRACTOR SHALL PROOF ROLL THE BASE COURSE UNTIL IT IS APPROVED BY THE OWNER. IF THERE IS INCLEMENT WEATHER AFTER THE BASE COURSE HAS BEEN PREPARED, THE OWNER MAY REQUEST THAT THE BASE COURSE BE RE-PROOF ROLLED MULTIPLE TIMES IF NECESSARY) UNTIL REAPPROVED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED TO REPROCESS AND RECOMPACT PREVIOUSLY APPROVED BASE COURSE (INCLUDING REPROCESSING AND RECOMPACTING DUE TO INCLEMENT WEATHER). REPROCESSING AND RECOMPACTING SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

MAINTAINING STORM WATER CONVEYANCE

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS AND SUBSEQUENTLY MAINTAINING THE FLOW BETWEEN EXISTING STORM WATER CONVEYANCE SYSTEMS AND NEW STORM WATER CONVEYANCE SYSTEM(S). THIS MAY CONSIST OF BUT IS NOT LIMITED TO: TEMPORARY PIPING, DITCHING, PUMPING, AND DE-WATERING OPERATIONS.

SHORING AND SUPPORTING EXISTING UTILITIES AND STRUCTURES TO REMAIN IN PLACE

THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIALS NEEDED TO SAFELY AND ADEQUATELY SHORE AND/OR SUPPORT EXISTING UTILITIES, STORM SEWER SYSTEMS, SANITARY SEWER SYSTEMS, WATER DISTRIBUTION SYSTEMS, ETC. AND STRUCTURES TO REMAIN IN PLACE. THE EXISTING UTILITIES, STORM SEWER SYSTEMS, SANITARY SEWER SYSTEMS, WATER DISTRIBUTION SYSTEMS, ETC. AND STRUCTURES SHALL BE SHORED AND SUPPORTED TO THE SATISFACTION OF THE UTILITY OWNER AND/OR THE ENGINEER.

LANDSCAPING COMPLETE

THIS WORK SHALL BE IN ACCORDANCE WITH SECTIONS 211, 250, AND 251 OF THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED HEREIN. ITEMS INCLUDED IN THIS WORK ARE:

ROUGH AND FINAL GRADING THE AREAS DISTURBED BY THE NEW IMPROVEMENTS.

TOPSOIL, FURNISH AND PLACE 4" IN ALL DISTURBED LANDSCAPED AREAS. TOPSOIL SHALL BE FREE OF DEBRIS, ROCKS AND CLODS GREATER THAN 1/2" IN SIZE.

SEEDING, CLASS 1A IN ALL DISTURBED, NON-PAVED AREAS.

FERTILIZER/NUTRIENTS (NITROGEN, POTASSIUM, AND PHOSPHOROUS) IN ALL DISTURBED LANDSCAPED AREAS.

MULCH, METHOD 2, PROCEDURE 2 IN ALL DISTURBED LANDSCAPED AREAS.

COMBINATION CONCRETE CURB AND GUTTER

THE WORK SHALL BE IN ACCORDANCE WITH SECTION 606 OF THE STANDARD SPECIFICATIONS EXCEPT: THE COURSE AGGREGATE SHALL CONSIST OF CRUSHED LESTMONE.

PAINT PAVEMENT MARKING - LINE & PAINT PAVEMENT MARKING - LETTERS AND SYMBOLS

THIS WORK SHALL BE IN ACCORDANCE WITH SECTION 780 OF THE STANDARD SPECIFICATIONS

MANHOLES AND INLETS

THIS WORK SHALL BE IN ACCORDANCE WITH THE SECTION 602 OF THE STANDARD SPECIFICATIONS.

SIGNS

ALL SIGNS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION HIGHWAY STANDARDS 720008 TYPICAL SECTION FOR URBAN LOCATION.

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

PROJECT NO.
22-005

SHEET 2 OF 12

DRAWING NO.
C2

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.

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REV	DATE	NATURE OF REVISION	CHECKED	SCALE

SURVEYED	MDP
DRAWN	CEH
CHECKED	SDK
CHECKED	NA
DATE	10-25-22

CLIENT:

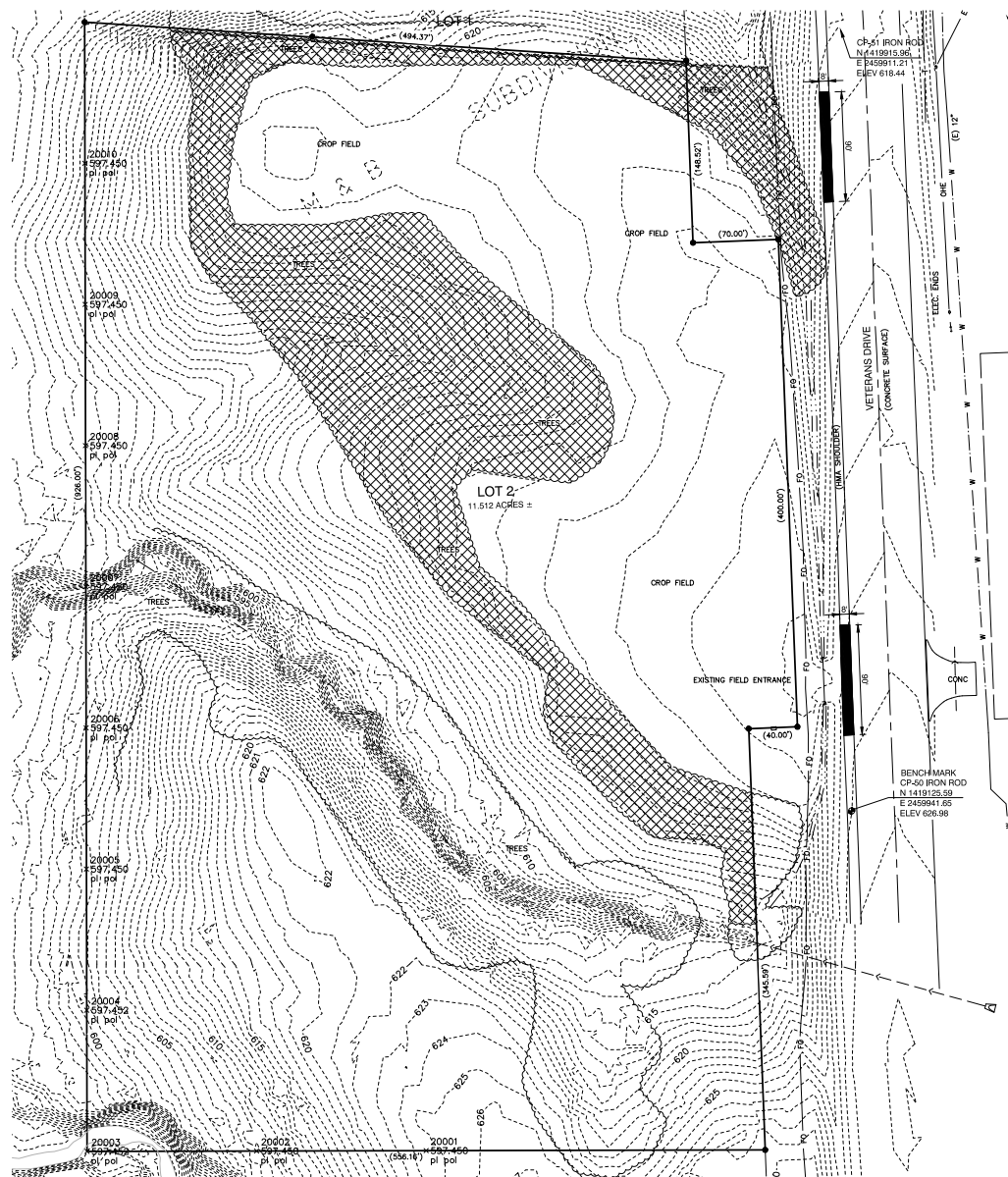
FORCE COMPANIES, LLC
141 S. VETERANS DRIVE
PEKIN, ILLINOIS 61554

GENERAL NOTES AND SPECIFICATIONS

FILE NAME: N:\024-006 Force Properties Veterans Drive\024-006 General Note - SPICS 22-0402.dwg, Oct 25, 2022

DATE: 10-25-22

Page 42 of 153



NOTE: EXISTING FIRE 475 ±
NORTH OF PROPERTY LINE

LEGEND

- DEED LINE
- - - ADJACENT PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - EXIST. SANITARY SEWER SERVICE
- FO — EXIST. UNDERGROUND FIBER OPTIC SERVICE
- OHE — EXIST. OVERHEAD ELECTRIC SERVICE
- E — EXIST. UNDERGROUND ELECTRIC SERVICE
- G — EXIST. UNDERGROUND GAS SERVICE
- W — EXIST. WATER MAIN SERVICE
- - - EXIST. STORM SEWER
- T — EXIST. TELEPHONE / COMMUNICATION SERVICE
- FO — EXIST. FIBER OPTIC SERVICE
- - - EXIST. CONTOUR LINE
- (40.00') — EXIST. SURVEY MONUMENT
- — RECORD DISTANCE
- ⊕ — EXIST. WATER VALVE
- ⊕ — EXIST. FIRE HYDRANT
- ⊕ — EXIST. LIGHT
- ⊕ — EXIST. SIGN
- ⊕ — EXIST. COMMUNICATION PEDESTAL
- ⊕ — EXIST. POWER POLE W/ LIGHT
- ⊕ — EXIST. DECIDUOUS TREE
- (E) — EXISTING
- LS — LANDSCAPE
- CONC — CONCRETE
- HMA — HOT MIX ASPHALT
- ▨ — TREE REMOVAL AREA (CLEARED SEP/OCT 2022)
- HMA SHOULDER REMOVAL

GENERAL DEMOLITION NOTES:

FULL DEPTH SAW CUTS SHALL BE REQUIRED FOR THE REMOVAL LIMITS OF SIDEWALKS, DRIVEWAYS, AND PAVEMENT. ALL SAW CUTS SHALL BE TO THE NEAREST CONTROL JOINT. ALL SAW CUTTING OF EXISTING PAVEMENT SHALL BE INCLUDED IN THE PRICE OF THE CONTRACT.

ALL DEMOLITION MATERIAL, TREE REMOVAL, SURPLUS AND UNSUITABLE SOILS TO BE REMOVED FROM SITE PER SECTION 202 OF I.D.O.T. STANDARD SPECIFICATION.

ALL VEGETATION, ROOTS, SOFT SOILS, TOPSOIL AND DEMOLITION DEBRIS SHALL BE STRIPPED AND REMOVED FROM THE SITE.

PLAN IS INTENDED TO SHOW ALL MAJOR REMOVAL ITEMS. SITE SHALL BE CLEARED OF ALL OBSTRUCTIONS, FENCES, WALLS, FOUNDATION, LANDSCAPING, BUILDINGS, RUBBISH, TREES, SHRUBS, STUMPS, ETC. TO ALLOW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND CONFIRMING DEMOLITION PLAN. NO ADDITIONAL PAYMENT SHALL BE MADE TO CLEAR THE SITE.

NEW FILL AND BACKFILL MATERIAL FOR THE PROJECT SHALL BE: WELL GRADED GRANULAR OR NON-EXPANSIVE COHESIVE MATERIAL FREE OF ORGANIC DEBRIS.

ALL FILL AREAS SHALL BE COMPACTED TO 95% MIN. DRY DENSITY. THE MATERIAL SHOULD BE COMPACTED BETWEEN - 2% AND 3% OF THE OPTIMUM MOISTURE VALUE.

NOTE: EXISTING FIRE 120' ±
SOUTH OF PROPERTY LINE



EXISTING OVERALL SITE PLAN

SCALE: 1" = 50'

SEE SHEET C2 FOR GENERAL NOTES

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REV.	DATE	NATURE OF REVISION	CHECKED	DATE
1	10-25-22	Force Properties Vector Drive/C3 DRAFTING SITE AND DEMO 22-406.dwg	10-25-22	10-25-22

SURVEYED	MDP
DRAWN	QEH
CHECKED	SDK
SCALE	1" = 50'
DATE	10-25-22

CLIENT:

FORCE COMPANIES, LLC
141 S. VETERANS DRIVE
PEKIN, ILLINOIS 61554

TITLE:

OVERALL EXISTING SITE AND DEMOLITION PLAN

PROJECT NO.	22-406
SHEET	3 OF 12
DRAWING NO.	C3

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

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Force - Pekin Veterans 22-406
October 25, 2022

West Detention Calculations Modified Rational Method - Bulletin 76 Intense

Existing Allowable Discharge - 2-year storm to Pekin storm sewer

Area Acres - Impervious 0
C Value Impervious 0.95
Area Acres - Agriculture 3.15
C Value Agriculture 0.25
T_c Minutes 30
Rainfall Intensity - 2 yr/30 min(in/hr) 2.24
Allowable Discharge CFS 1.76

Outlet Rating

$A = (C \cdot S)^{0.57} (Q^{0.848})^{0.885}$
q 1.76 cfs
g 32.2 ft/s
h 4.50 feet
C 0.95
Allowable Area 0.108 sf
Allowable Diameter 4.47 inches Use 4" Outlet Office

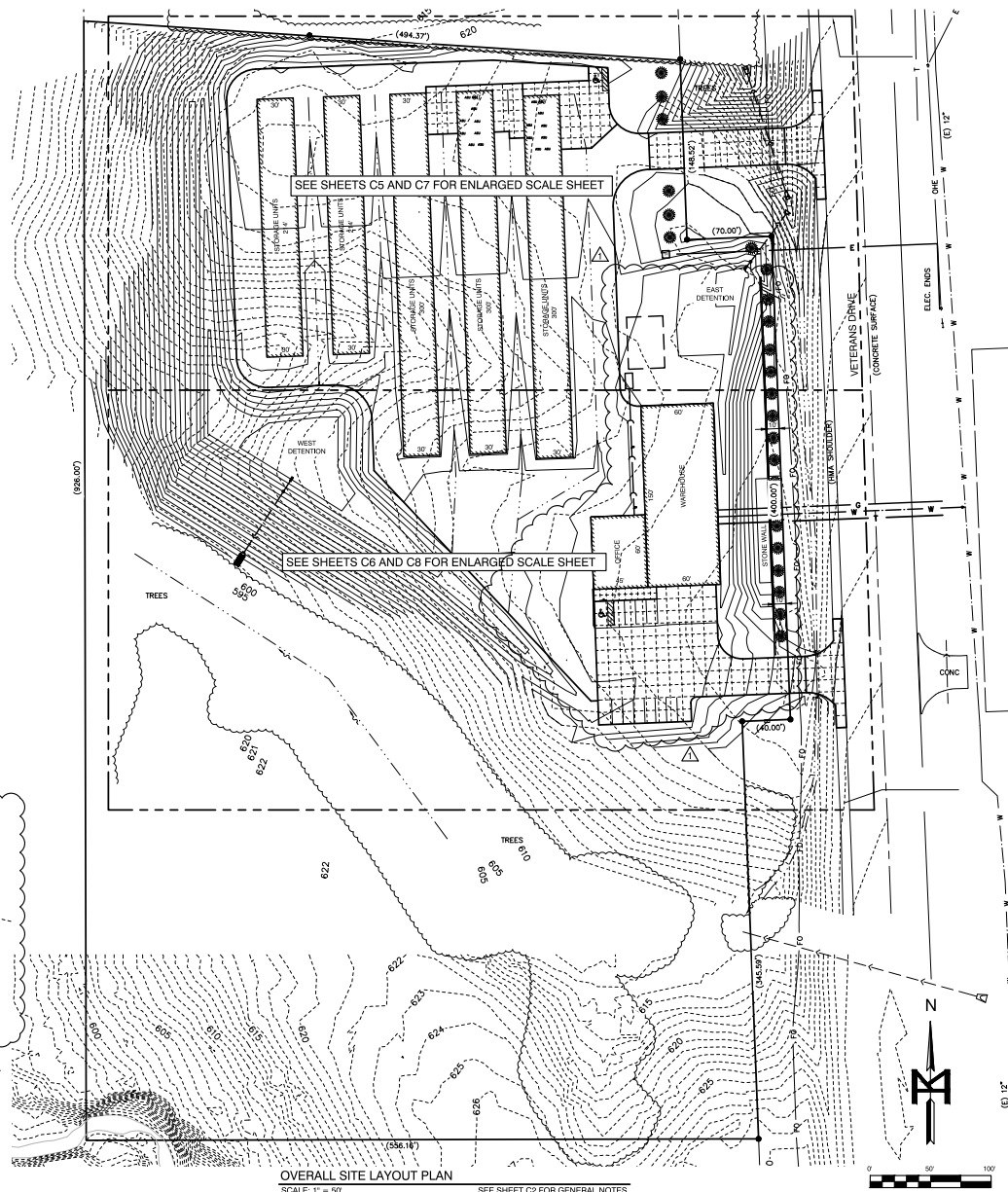
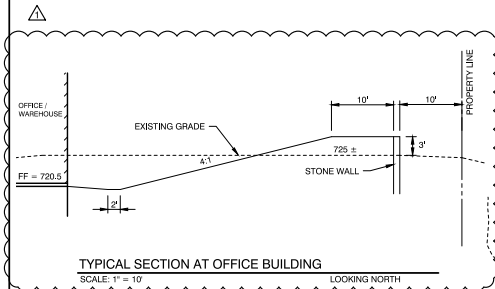
Proposed Storage - 25 year proposed inflow using 2 year existing outfall

Area - Ac	C	CA
Paved/roof	3.33	0.95 3.16
Impervious/Grass	7	0.25 1.75
Total Composite C	3.33	0.95

Runoff Coeff C	Storm Duration T min	Intensity I in/hr	Area A Acres	Inflow Rate Q _i cfs	Release Rate Q _o cfs	Storage Rate S cfs	Storage Q _o cfs
0.95	5	6.86	3.33	28.06	1.76	26.30	7688
0.95	10	7.80	3.33	24.68	1.76	22.91	13747
0.95	15	8.68	3.33	21.13	1.76	19.37	17451
0.95	20	9.53	3.33	17.81	1.76	16.05	19256
0.95	25	10.33	3.33	15.62	1.76	14.86	21065
0.95	30	11.08	3.33	14.48	1.76	12.72	22903
0.95	35	11.79	3.33	12.97	1.76	11.21	24553
0.95	40	12.46	3.33	11.86	1.76	10.10	26238
0.95	45	13.07	3.33	10.98	1.76	9.21	26976
0.95	50	13.63	3.33	9.21	1.76	7.44	28795
0.95	60	14.40	3.33	7.59	1.76	5.83	31473
0.95	120	18.00	3.33	5.66	1.76	3.90	25548

Proposed Stage Storage Table

Elevation	Area - sf	Volume	Cumulative Volume
613.00	0	0	0
614.00	3720	1800	1800
615.00	8103	8912	7712
616.00	12822	10313	18084
617.00	17966	10344	33328



LEGEND

- DEED LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- EXIST. SANITARY SEWER SERVICE
- EXIST. UNDERGROUND FIBER OPTIC SERVICE
- EXIST. OVERHEAD ELECTRIC SERVICE
- EXIST. UNDERGROUND ELECTRIC SERVICE
- EXIST. UNDERGROUND GAS SERVICE
- EXIST. WATER MAIN SERVICE
- EXIST. STORM SEWER
- EXIST. TELEPHONE / COMMUNICATION SERVICE
- EXIST. FIBER OPTIC SERVICE
- EXIST. CONTOUR LINE
- EXIST. SURVEY MONUMENT
- RECORD DISTANCE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. LIGHT
- EXIST. SIGN
- EXIST. COMMUNICATION PEDESTAL
- EXIST. POWER POLE W/ LIGHT
- EXIST. DECIDUOUS TREE
- EXISTING
- LANDSCAPE
- CONC
- HMA
- HOT MIX ASPHALT

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Force - Pekin Veterans 22-406
October 25, 2022

West Detention Calculations Modified Rational Method - Bulletin 76 Intense

Existing Allowable Discharge - 2-year storm to Pekin storm sewer

Area Acres - Impervious 0
C Value Impervious 0.95
Area Acres - Agriculture 3.14
C Value Agriculture 0.25
T_c Minutes 30
Rainfall Intensity - 2 yr/30 min(in/hr) 2.24
Allowable Discharge CFS 0.93

Outlet Rating

$A = (C \cdot S)^{0.57} (Q^{0.848})^{0.885}$
q 0.93 cfs
g 32.2 ft/s
h 1.70 feet
C 0.95
Allowable Area 0.122 sf
Allowable Diameter 4.73 inches Use 4" Outlet Office

Proposed Storage - 25 year proposed inflow using 2 year existing outfall

Area - Ac	C	CA
Paved/roof	0.1	0.95 0.10
Impervious/Grass	8.41	0.25 2.14
Total Composite C	0.57	0.41

Runoff Coeff C	Storm Duration T min	Intensity I in/hr	Area A Acres	Inflow Rate Q _i cfs	Release Rate Q _o cfs	Storage Rate S cfs	Storage Q _o cfs
0.41	5	6.86	0.57	2.10	0.93	1.17	471
0.41	10	7.80	0.57	1.84	0.93	0.91	789
0.41	15	8.68	0.57	1.60	0.93	0.67	940
0.41	20	9.53	0.57	1.33	0.93	0.40	940
0.41	25	10.33	0.57	1.18	0.93	0.25	940
0.41	30	11.08	0.57	1.09	0.93	0.15	940
0.41	35	11.79	0.57	0.97	0.93	0.04	940
0.41	40	12.46	0.57	0.89	0.93	0.01	940
0.41	45	13.07	0.57	0.82	0.93	0.00	940
0.41	50	13.63	0.57	0.69	0.93	0.00	940
0.41	60	14.40	0.57	0.57	0.93	0.00	940
0.41	120	18.00	0.57	0.42	0.93	0.00	940

Proposed Stage Storage Table

Elevation	Area - sf	Volume	Cumulative Volume
617.50	0	0	0
618.00	1041	364	364
619.00	5567	3314	3678

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5901 N Prospect Road, Suite 6B
Peoria, Illinois 61614
www.mohrskerr.com

Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm #184.005091

SURVEYED	MDP
DRAWN	DEH
CHECKED	SDK
SCALE	1" = 50'
DATE	10-25-22

CLIENT:

FORCE COMPANIES, LLC
141 S. VETERANS DRIVE
PEKIN, ILLINOIS 61554

TITLE:

OVERALL SITE LAYOUT PLAN

PROJECT NO. 22-406
SHEET 4 OF 12
DRAWING NO. C4



NORTH GRADING AND UTILITY SITE PLAN

SCALE: 1" = 20'

SEE SHEET C3 FOR CONTROL POINTS

P.C.C. CONCRETE SURFACE

AGGREGATE SURFACE, 12"

ADA STORAGE UNIT REQUIREMENTS: (ASU)

5% ACCESSIBLE UNITS LESS THAN 200 UNITS

10 UNITS PER 200, PLUS 2% OVER 200 UNITS.

50 SMALL UNITS @ 5% = 2.5 UNITS (3 ACCESSIBLE SHOWN)

228 LARGE UNITS AT 10 UNITS FOR 200 UNITS

PLUS 28 UNITS x 2% = 0.56 UNITS (1 UNIT)

TOTAL = (11 LARGE UNIT SHOWN)

NOTE: ELECTRICAL, GAS, COMM. AND WATER ARE LOCATED ON THE EAST SIDE OF VETERANS DRIVE. ALL UTILITIES SHALL BE BORED UNDER VETERANS DRIVE PAVEMENT. SEE SHEET C4 FOR UTILITIES LOCATIONS ON THE EAST SIDE OF VETERANS DRIVE.

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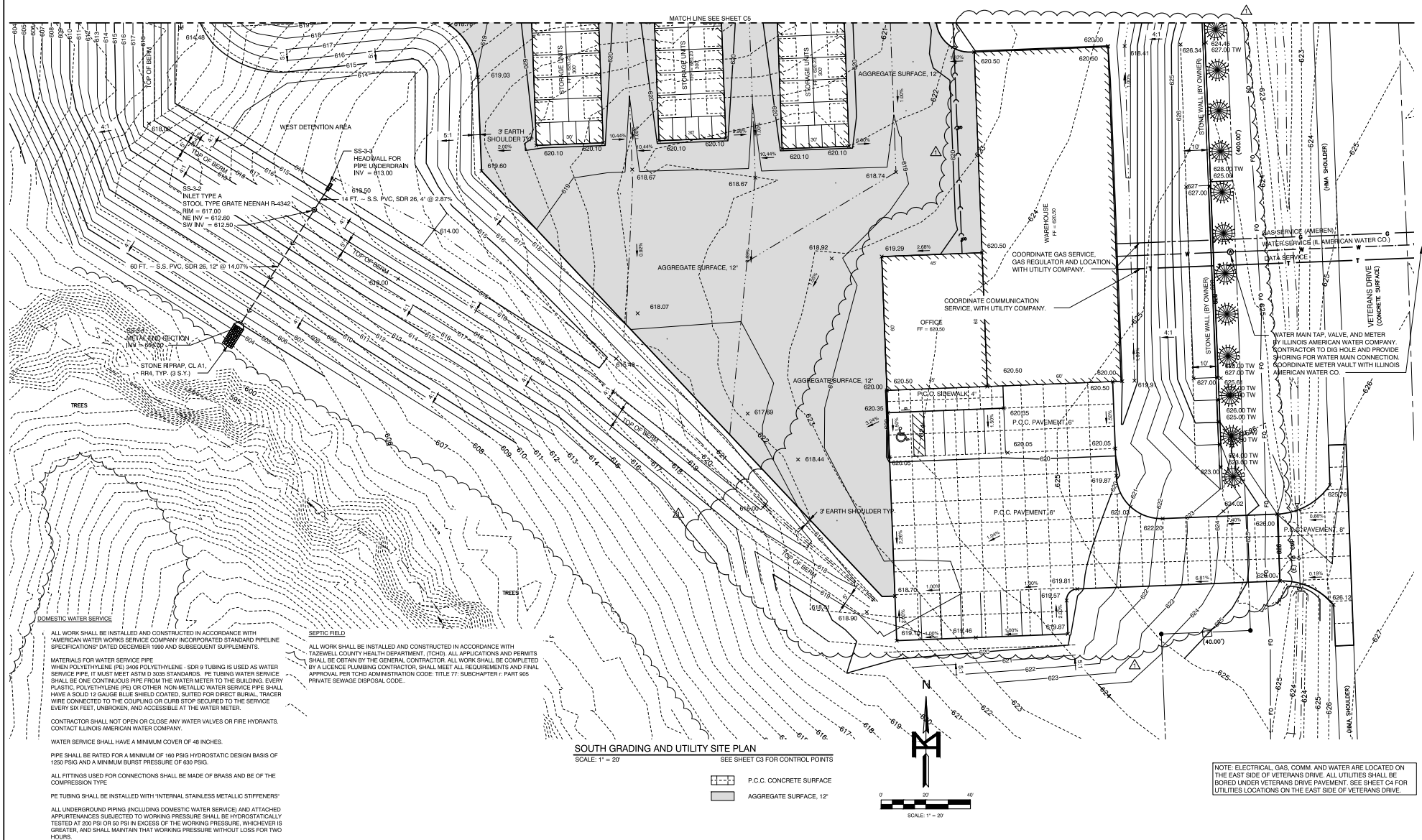
Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm #184.005081

4-25-23	MOVED OFFICE/WAREHOUSE WEST AND ADDED STONE WALL	SURVEYED	MDP	CLIENT:
4-25-23	DATE	DRAWN	CDK	FORCE COMPANIES, LLC
4-25-23	DATE	CHECKED	SDK	141 S. VETERANS DRIVE
4-25-23	DATE	SCALE	1" = 20'	PEKIN, ILLINOIS 61554
4-25-23	DATE	DATE	10-25-22	

FILE NAME: N:\02-100 Force Properties Veterans Drive\02-100 UTILITY SITE PLAN 10-25-22.dwg, Apr 25, 2023

PROJECT NO. 22-006
SHEET 7 OF 12
DRAWING NO. C7

TITLE: NORTH GRADING AND UTILITY SITE PLAN



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Peoria, Illinois 61614
www.mohrlandkerr.com

Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm #184.005091

4.25.23	MOVED OFFICE/WAREHOUSE WEST AND ADDED STONE WALL	CHECKED	SCALE	1" = 20'
DATE	DATE OF REVISION	DATE	DATE	DATE
FILE NAME: N:\02-406 Force Properties\Veterans Drive\CHD UTILITY SITE PLAN 02-406.dwg, Apr 24, 2020				

SURVEYED	MDP
DRAWN	DBH
CHECKED	SDK
SCALE	1" = 20'
DATE	10-25-22

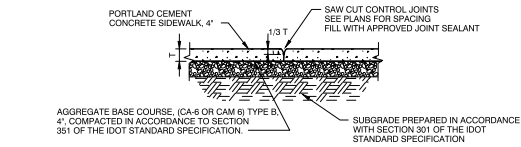
CLIENT:

FORCE COMPANIES, LLC
141 S. VETERANS DRIVE
PEKIN, ILLINOIS 61554

TITLE:

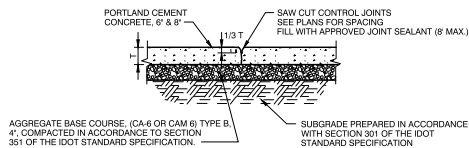
SOUTH GRADING AND UTILITY SITE PLAN

PROJECT NO.: 22-406
SHEET 8 OF 12
DRAWING NO. C8



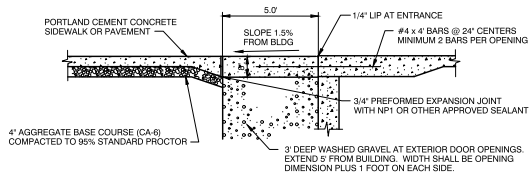
NOTE:
ALL EXTERIOR CONCRETE SURFACES
SHALL RECEIVE BROOM FINISH FOR SLIP
RESISTANCE.

P.C.C. SIDEWALK, 4"
NOT TO SCALE

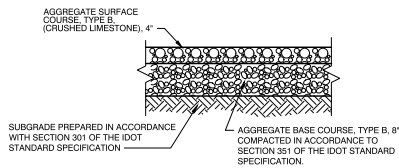


PROVIDE 3/4" PREFORMED EXPANSION JOINT
AT ALL BUILDING FACES, INTERSECTION AND
ABRUPT CHANGES.

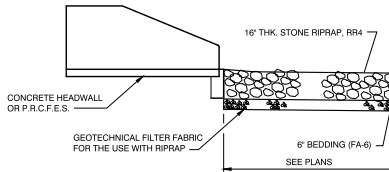
P.C.C. PAVEMENT, 6" & 8"
NOT TO SCALE



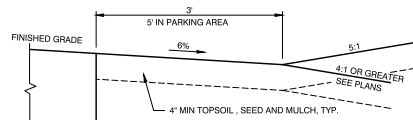
SIDEWALK / DOORWAY DETAIL AT ENTRANCE APPROACH PAD
NOT TO SCALE



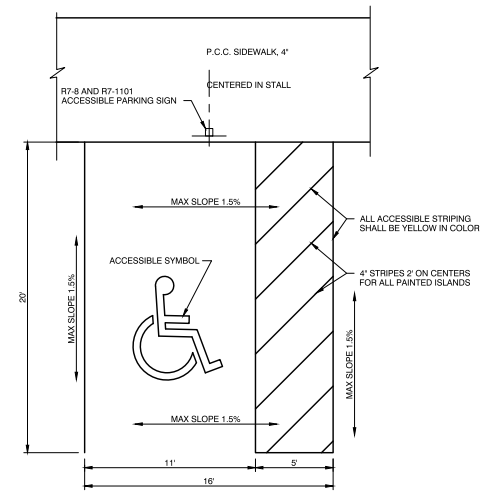
AGGREGATE SURFACE, 12" DETAIL
NOT TO SCALE



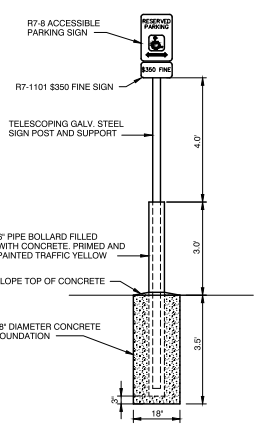
TYPICAL STONE RIPRAP DETAIL
SCALE 1" = 3'



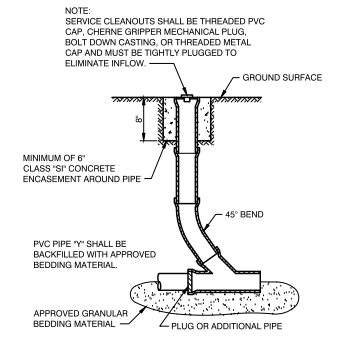
TYPICAL EARTH SHOULDER DETAIL
NOT TO SCALE



ACCESSIBLE PARKING LAYOUT
NOT TO SCALE



ACCESSIBLE PARKING SIGN
SCALE 1" = 2'



CLEANOUT DETAIL
NOT TO SCALE

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

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Fax: (309) 692-8501
Professional Design Firm #184.005081

REV.	DATE	NATURE OF REVISION	CHECKED	SCALE	DATE
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

FILE NAME: N:\22-406 Force Properties\Drawings\22-406\22-406.dwg, Oct 25, 2022

CLIENT:

FORCE COMPANIES, LLC
141 S. VETERANS DRIVE
PEKIN, ILLINOIS 61554

TITLE:

CONSTRUCTION DETAILS

PROJECT NO.:
22-406
SHEET 9 OF 12
DRAWING NO.:
C9

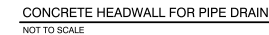
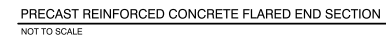
GENERAL NOTES

AN ALTERNATE PAVED INVERT MEETING THE APPROVAL OF THE ENGINEER MAY BE SUBSTITUTED FOR THAT SHOWN IN SIDE VIEW.



The diagram illustrates a cross-section of a roof slab with a pipe penetration. The pipe has a diameter labeled 'PIPE DIAMETER'. The slab is reinforced with a top layer of bars, with a section labeled '1.5 R' indicating a specific reinforcement detail. A 'WALL' is shown on the right side of the pipe. Below the slab, a horizontal dimension line is labeled 'E' for the effective length. A note specifies 'OPTIONAL 24 BAR DIA. MIN. SPLICE' for the reinforcement. The diagram also shows a 'G' level or grade line.

END VIEW



TRENCH DETAILS
NOT TO SCALE

NOT TO SCALE

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

PROJECT NO.	22-406
SHEET	10 OF 12
DRAWING NO.	C10



STORM WATER POLLUTION PREVENTION PLAN
SCALE: 1" = 60'

FLOOD ZONE CLASSIFICATION
ZONE X, AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS SHOWN
ON FEMA FLOOD INSURANCE RATE MAPS PANEL NO. 170654, COMMUNITY
NUMBER 171790180 E, EFFECTIVE DATE FEBRUARY 17, 2017

CONTRACTOR TO DETERMINE STOCK PILES AND
CONSTRUCTION TRAILERS FINAL LOCATIONS.
CONTRACTOR TO SHALL PROVIDE CONCRETE
WASH OUT AREAS ON SITE.

EROSION CONTROL NOTES:

THE CONTRACTOR SHALL HAVE WRITTEN DOCUMENTATION OF ALL INSPECTIONS AND REPAIRS.

THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE PLAN SHEETS, STANDARD DETAILS, PERMITS AND ALL REPORTS AND RELATED DOCUMENTS.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE SWPPP AND BECOME FAMILIAR WITH THE REQUIREMENTS.

CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS CONDITIONS DICTATE AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL LIMIT CLEARING TO THE MINIMUM PRACTICAL EXTENT AND AS REQUIRED BY THE GENERAL PERMIT.

DUST ON THE SITE SHALL BE CONTROLLED AT NO ADDITIONAL COST TO THE OWNER.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE TEMPORARILY STOPPED FOR AT LEAST 21 DAYS SHALL BE TEMPORARILY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENT SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

CONTRACTOR SHALL BE REQUIRED TO REMOVE ANY COLLECTED SEDIMENT FROM DETENTION PONDS, SILT BASINS, AND STORM SEWERS AT NO ADDITIONAL COST TO THE OWNER UNTIL THE SITE IS STABILIZED.

DUE TO GRADE CHANGES DURING THE CONSTRUCTION ACTIVITY, THE CONTRACTOR MAY BE REQUIRED TO ADJUST SILT FENCES, STRAW BALES, ETC. AT NO ADDITIONAL COST TO THE OWNER.

MAINTENANCE:

ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL THE SITE OR SECTIONS OF THE SITE ARE STABILIZED. ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE INSPECTED ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT EXCEEDING 0.5" RAIN. INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AND SHALL BE PRODUCED UPON REQUEST OF ANY LOCAL, STATE OR FEDERAL INSPECTOR. THE FOLLOWING SHALL BE THE MINIMUM MAINTENANCE REQUIREMENTS:

ANY INLET OR PIPE PROTECTION OR PERIMETER EROSION BARRIER THAT SHOWS SIGNS OF DETERIORATION OR UNDERMINING SHALL BE REPLACED OR REPAIRED.

ANY SEEDED AREAS THAT SHOW SIGNS OF GULLIES OR EROSION SHALL BE REGRADED, RESEDED, WATERED AND FERTILIZED AS REQUIRED TO MAINTAIN A COVER THAT IS ADEQUATE TO PREVENT EROSION.

SEDIMENT SHALL BE REMOVED FROM PERIMETER EROSION BARRIER WHEN SILT REACHES ONE HALF THE HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCES SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO THE RIGHT OF WAY OR PUBLIC PARKING LOTS. TOP DRESSING MAY BE REQUIRED ON THE CONSTRUCTION ENTRANCES.

ANY MUD OR DEBRIS TRACKED ON A PUBLIC ROAD SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE JURISDICTIONAL BODY OF THE ROAD. THIS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

VOLUME CONTROL AREA SHALL BE INSPECTED ANNUALLY. ANY WEEDS OR GRASS SHALL BE CLEARED AND UNDERDRAIN CLEARED.

EROSION CONTROL LEGEND

PERIMETER EROSION BARRIER S

INLET AND PIPE PROTECTION X

IDOT CLASS 7 SEEDING (TEMPORARY SEEDING) *

SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION BARRIER
2. CONSTRUCT STORM SEWER
3. INSTALL INLET AND PIPE PROTECTION
4. CLEAR AND GRUB WITHIN CONSTRUCTION LIMITS
5. GRADE SITE
6. BEGIN STRUCTURE CONSTRUCTION
7. TEMPORARY SEED BARE AREAS
8. PAVE SITE
9. COMPLETE GRADING AND FINAL SEED OR SOD
10. REMOVE TEMPORARY EROSION DEVICES ONCE SITE IS STABILIZED

AREAS

TOTAL AREA DISTURBED = 7.06 ACRES ±
TEMPORARY SEEDING = 3.15 ACRES ±
IMPERVIOUS AREA = 3.90 ACRES ±
PROPERTY AREA = 11.51 ACRES ±

LEGEND

- DEED LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- TREE LINE
- FO --- EXIST. UNDERGROUND FIBER OPTIC SERVICE
- OHE --- EXIST. OVERHEAD ELECTRIC SERVICE
- E --- EXIST. UNDERGROUND ELECTRIC SERVICE
- G --- EXIST. WATER MAIN SERVICE
- W --- EXIST. STORM SEWER
- T --- EXIST. TELEPHONE / COMMUNICATION SERVICE
- X --- EXIST. FENCE
- 625 --- EXIST. CONTOUR LINE
- --- EXIST. SURVEY MONUMENT
- --- EXIST. WATER VALVE
- --- EXIST. FIRE HYDRANT
- --- EXIST. STORM INLET
- --- EXIST. LIGHT
- --- EXIST. MANHOLE
- --- EXIST. SIGN
- --- EXIST. COMMUNICATION PEDESTAL
- --- EXIST. WATER METER
- --- EXIST. GAS METER
- --- EXIST. POWER POLE W/ LIGHT
- --- EXIST. DECIDUOUS TREE
- (E) --- EXISTING
- CONC --- CONCRETE
- HMA --- HOT MIX ASPHALT

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Peoria, Illinois 61614
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Office: (309) 692-6500
Fax: (309) 692-8501
Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION	CHECKED	SCALE	1" = 60'
1				DATE	10-25-22
SURVEYED	MDP	DRAWN	SDK		
CHECKED					

CLIENT:

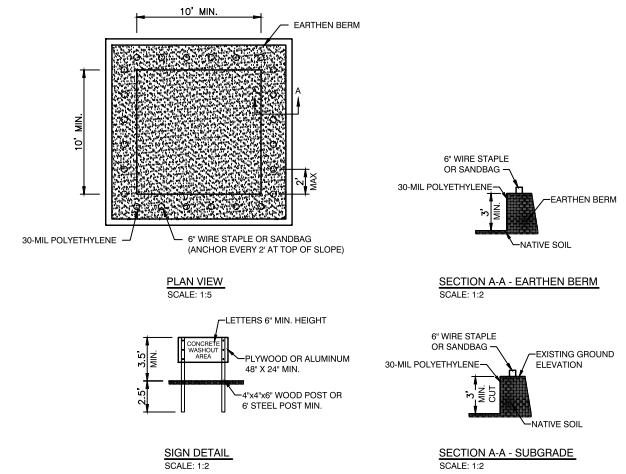
FORCE COMPANIES, LLC
141 S. VETERANS DRIVE
PEKIN, ILLINOIS 61554

TITLE:

STORM WATER POLLUTION PREVENTION PLAN

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

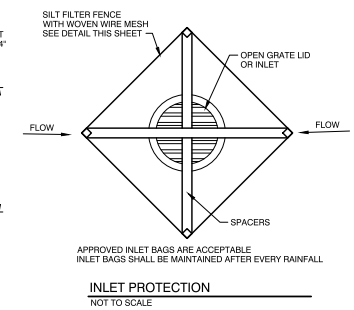
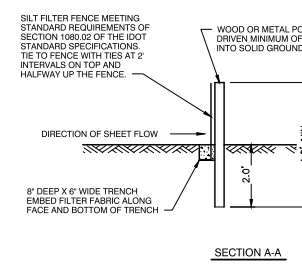
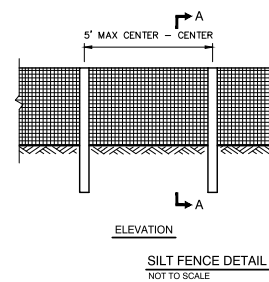
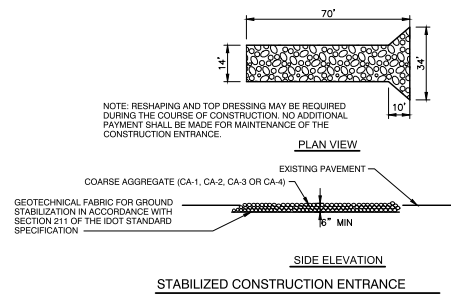
PROJECT NO.
22-406
SHEET 11 OF 12
DRAWING NO.
C11



NOTES:

MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO FUNCTIONAL CONDITION. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.

TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE SCALE: 1" = 5'



ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

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Fax: (309) 692-8501
Professional Design Firm #184.005081

DESIGNED	MDP	SURVEYED	MDP
DRAWN	DEH	DRAWN	DEH
CHECKED	SDK	CHECKED	SDK
SCALE	AS NOTED	SCALE	AS NOTED
DATE	10-25-22	DATE	10-25-22

CLIENT:

FORCE COMPANIES, LLC
141 S. VETERANS DRIVE
PEKIN, ILLINOIS 61554

TITLE:

STORM WATER POLLUTION PREVENTION PLAN DETAILS

PROJECT NO.
22-406
SHEET 12 OF 12
DRAWING NO.
C12

Ordinance No. 3053-21/22

Variance Request by Steve Reeves for 141 South Veterans Case V 2022-02

WHEREAS, Steve Reeves ("Petitioner") is the manager of the property located at 141 South Veterans, Pekin, Illinois, more particularly described on the attached Exhibit A (the "Property"); and

WHEREAS, Petitioner has applied to the City for a variance to the provisions of section 4-3-9-1(6) of the City Zoning Code to allow for the use of white rock as a surface for the driveway and parking areas of the Property after the initial concrete apron adjoining the roadway; and

WHEREAS, after a hearing pursuant to duly published notice, the City of Pekin Zoning Board of Appeals has recommended approval of the requested variance on the condition that of any additional special use requests for self-storage buildings on the Property a 50 foot hard-surface apron be constructed adjoining the roadway and that a hard surface be installed around the storage buildings proposed to be constructed on the Property prior to the approval of any further or expanded special uses on the Property; and

WHEREAS, the City Council of the City of Pekin finds that the Petition meets the standards for variance set forth in section 4-3-2-1-2 of the City Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Pekin, Tazewell County, Illinois:

Section 1. The findings and recitations set forth above are found to be true and are adopted herein.

Section 2. The variance requested by Petitioner to allow for white rock driveway and parking lot on the Property is approved, on the condition that a 50 foot hard-surface apron be constructed adjoining the roadway and that a hard surface be installed around the storage buildings proposed to be constructed on the Property prior to the approval of any further or expanded special uses on the Property.

Section 3. The variance shall be in effect as of the effective date of this Ordinance.

Section 4. This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith, excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

RESULT: ADOPTED [UNANIMOUS]

MOVER: Dave Nutter, Councilman

SECONDER: Lloyd Orrick, Council Member

AYES: Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this 28th day of February, 2022.

Charles E. Left
MAYOR

ATTEST:

Sue W. McMillan
CITY CLERK



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☒ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$85) ☐ E. Annexation (\$85)	Request Property Address or PIN: <u>11.11.05.101.015</u>
	Current Zoning (if known): _____
	Proposed Zoning (if rezoning request): _____
	Current Use: <u>Vacant Land</u>
	Proposed Use (if different): <u>Self Storage Development.</u>

Property Owner Name:	<u>Estates at Lakeside LTD.</u>
Mailing Address:	<u>141 S Veterans Rd, Pekin IL 61554</u>
Phone:	<u>309.360.5505</u>
Alternative Phone:	<u>—</u>
E-Mail Address:	<u>brent@glasseyappraisal.com</u>

Applicant Name (if different):	<u>Steve Reeves, Joseph + Camper</u>
Mailing Address:	<u>5001 N. University St, Peoria, IL 61614</u>
Phone:	<u>309.550.0139</u>
Alternative Phone:	<u>—</u>
E-Mail Address:	<u>stever Reeves@josephcamper.com</u>



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

Proposed Self Storage Buildings (2).

Self Storage is a Special Use according to Municipal Code.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Owner Signature

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

Concrete apron from public thoroughway + white rock approach
thereafter for vacant land development into 2 building self-
storage development.

Variance requested due to prohibitive cost of concrete for all
access roads.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Owner Signature

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

Prohibitive cost of concrete. White rock use requested
after initial concrete apron.

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

No

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes

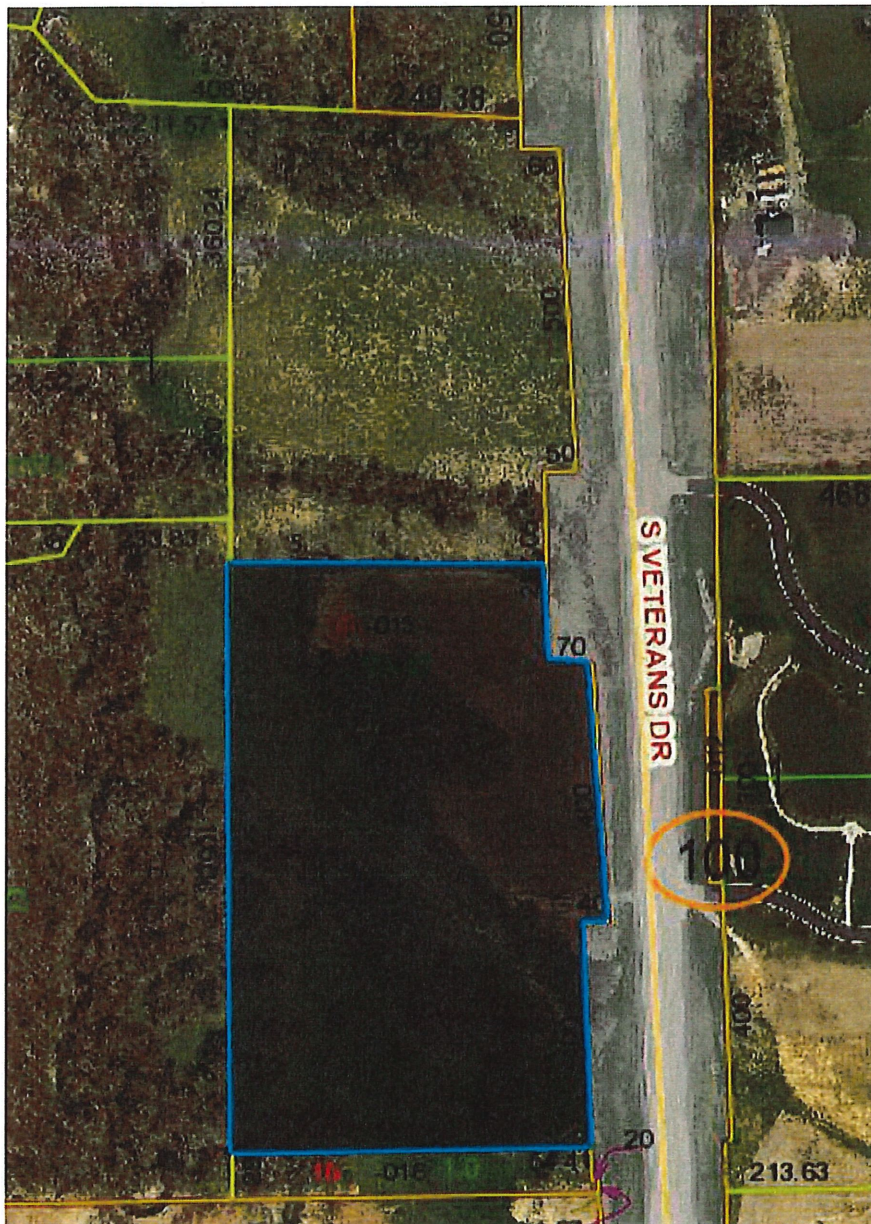


EXHIBIT A

Proposed existing Parcel Split.

Portion of SEC 5 T24N R4W ESTATES AT LAKEVIEW FINAL PLAT LOT 15 NW 1/4 19.47 acres.

(11.7 acres $\pm$)



Measurement

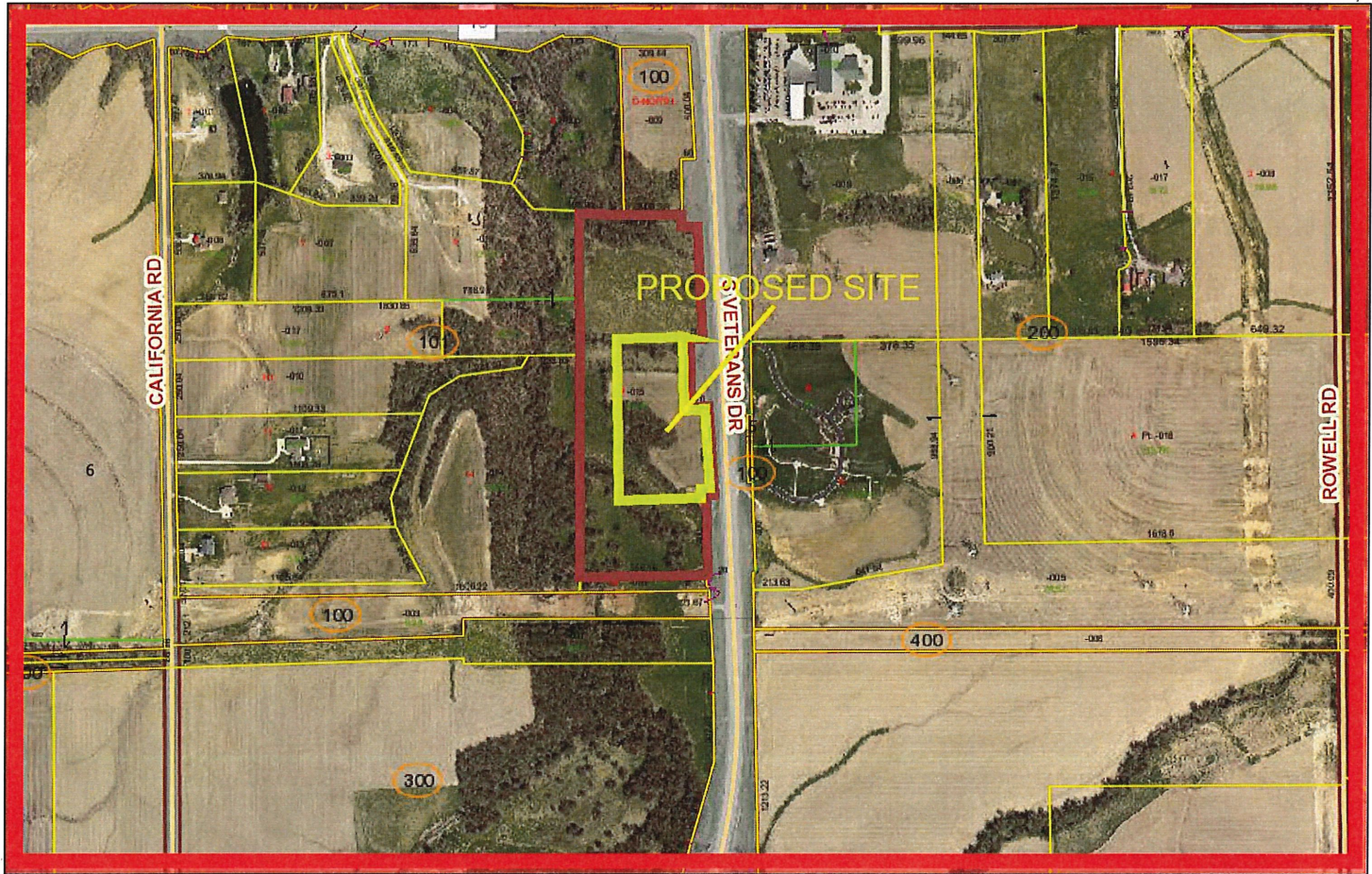


| Acres ▼

Measurement Result

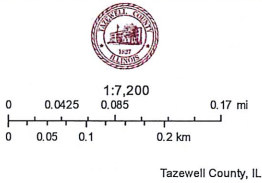
11.7 Acres

VETERANS DRIVE DIVIDED

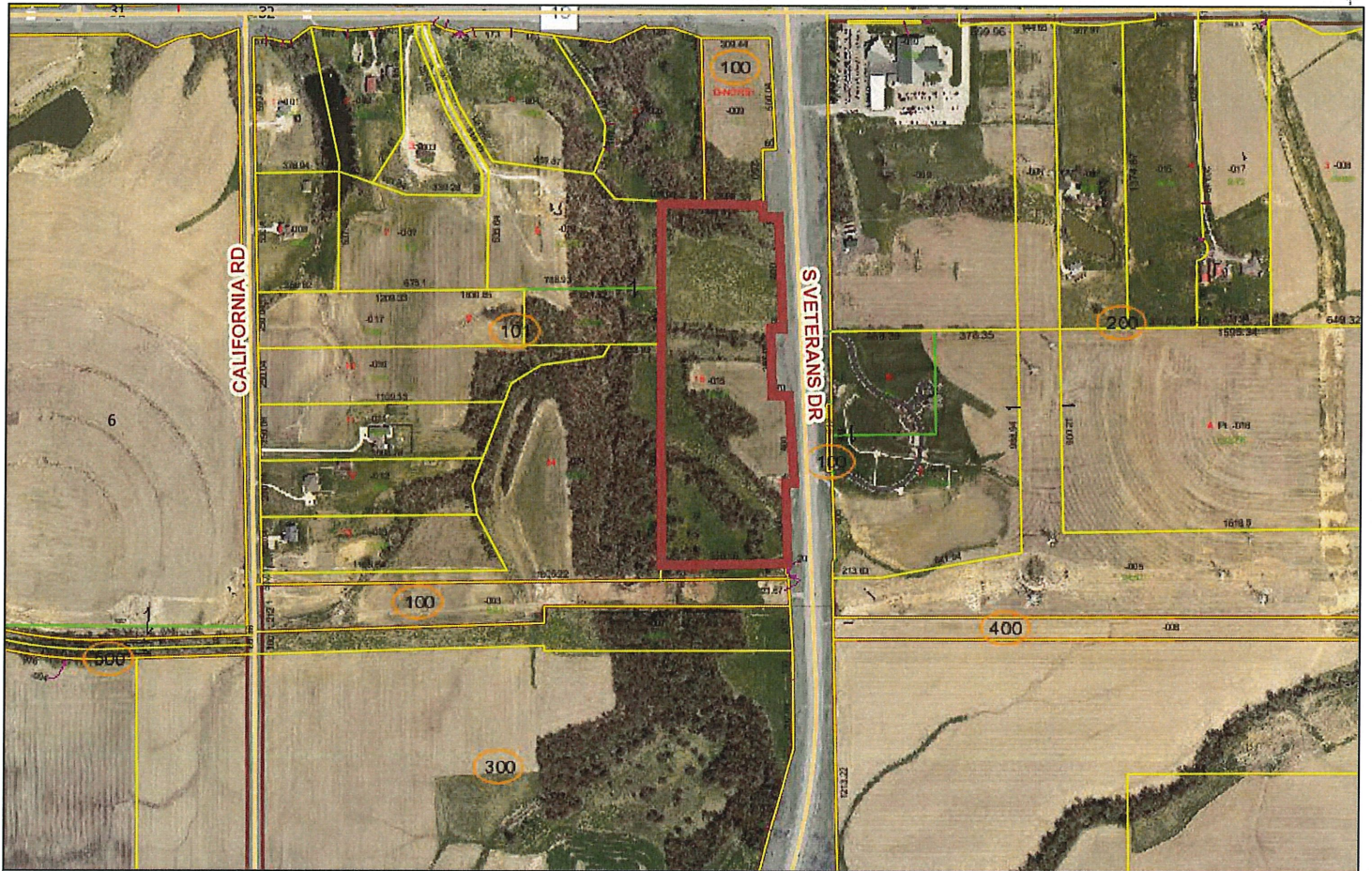


- I-155
- IL 29
- US 24
- I-474
- IL 98
- Streets
- I-74
- US 150

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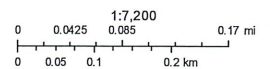


VETERANS DRIVE PARCEL



- == I-155 == IL 29 == US 24
- == I-474 == IL 98 == Streets
- == I-74 == US 150

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Tazewell County, IL

Ordinance No. 3052-21/22

Special Use Request by Steve Reeves at 141 South Veterans Case SU 2022-01

WHEREAS, Steve Reeves submitted a request for a Special Use to allow for the construction of two self-storage units on property located at 141 South Veterans in the City of Pekin; and

WHEREAS, a copy of the Special Use Petition is attached hereto as Exhibit A; and

WHEREAS, the Property is zoned B-3 General Business District; and

WHEREAS, after hearing pursuant to duly published notice, the Planning and Zoning Commission of the City of Pekin found that the proposed use complies with the requirements of Section 4-3-2-1-4 of the City Code and has recommended that the City grant the request on the condition that no additional self-storage buildings be approved until the conditions of the variance described in Case V 2002-01 are met.

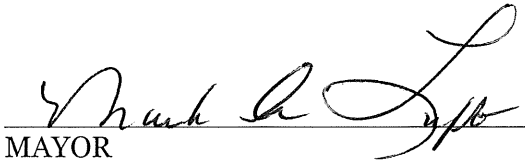
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS:

Section 1. The above recitals are found to be true and correct and are adopted herein.

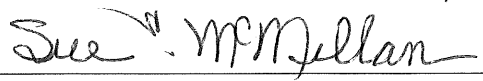
Section 2. A special use is hereby authorized for the purposes of constructing two self-storage buildings on the Property, subject to the conditions of the variance previously approved in case V 2022-01.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this 28th day of February, 2022.


MAYOR

ATTEST:


CITY CLERK



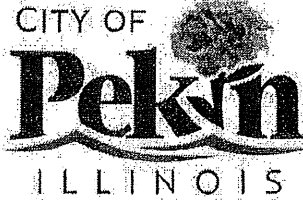
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☒ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$85) ☐ E. Annexation (\$85)	Request Property Address or PIN: <u>11.11.05.101.015</u>
	Current Zoning (if known): _____
	Proposed Zoning (if rezoning request): _____
	Current Use: <u>Vacant Land</u>
	Proposed Use (if different): <u>Self Storage Development.</u>

Property Owner Name:	<u>Estates at Lakerview LTD.</u>
Mailing Address:	<u>141 S Veterans Rd, Pekin IL 61554</u>
Phone:	<u>309.360.5505</u>
Alternative Phone:	<u>—</u>
E-Mail Address:	<u>brent@glasseyappraisal.com</u>

Applicant Name (if different):	<u>Steve Reeves, Joseph + Camper</u>
Mailing Address:	<u>5001 N. University St, Peoria, IL 61614</u>
Phone:	<u>309.550.0139</u>
Alternative Phone:	<u>—</u>
E-Mail Address:	<u>stever Reeves@josephcamper.com</u>



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

Proposed Self Storage Buildings (2).

Self Storage is a Special Use according to Municipal Code.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

[Signature]

Owner Signature

1/21/22

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

[Signature]

Applicant Signature

1/20/22

Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

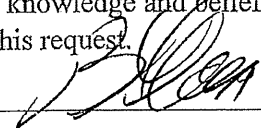
Please summarize your request and explain why it is necessary:

Concrete apron from public thoroughway + white rock approach
thereafter for vacant land development into 2 building self-
storage development.

Variance requested due to prohibitive cost of concrete for all
access roads.

CERTIFICATION BY PROPERTY OWNER

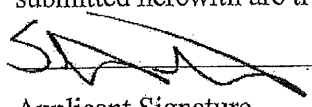
I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.


Owner Signature

1/19/22
Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.


Applicant Signature

1/18/22
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

Prohibitive cost of concrete. White rock use requested
after initial concrete apron.

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

No

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes



EXHIBIT A *Proposed existing Parcel Split.*

Portion of SEC 5 T24N R4W ESTATES AT LAKEVIEW FINAL PLAT LOT 15 NW 1/4 19.47 acres.

(11.7 acres $\pm$)



Measurement

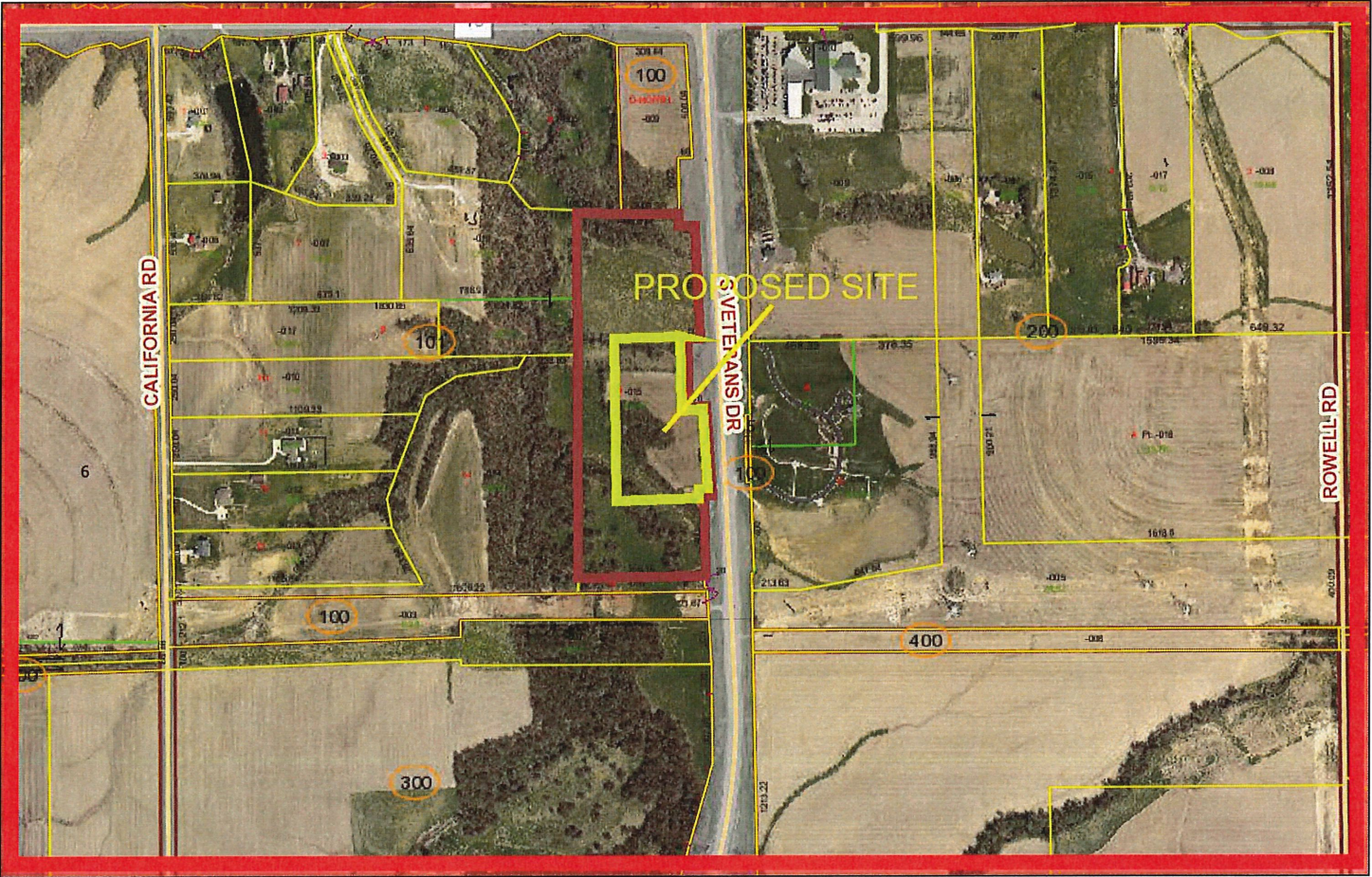


| Acres ▼

Measurement Result

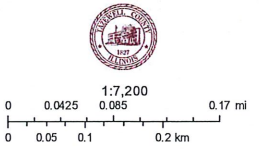
11.7 Acres

VETERANS DRIVE DIVIDED



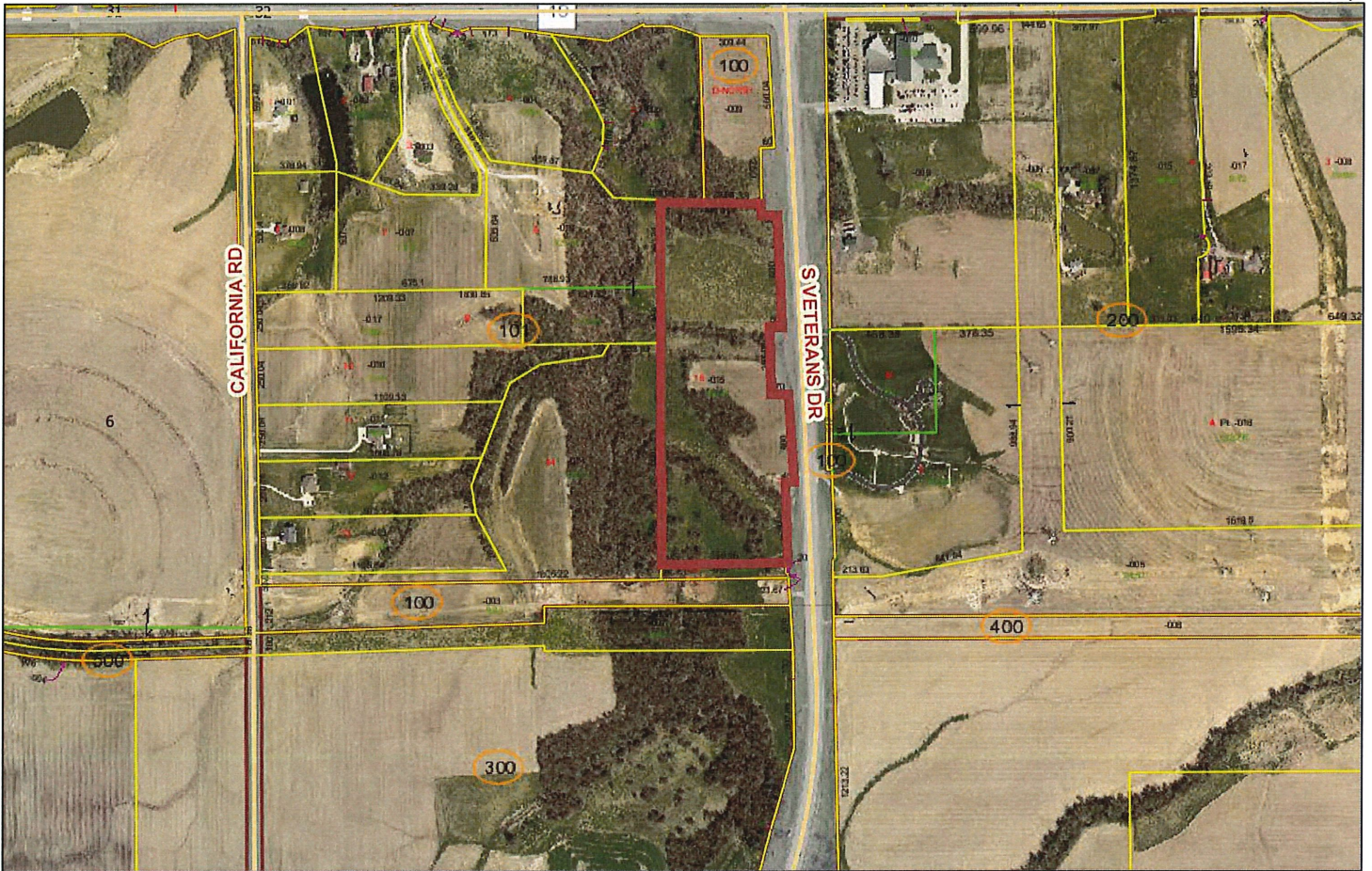
- I-155
- IL 29
- US 24
- I-474
- IL 98
- Streets
- I-74
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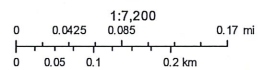
Tazewell County, IL

VETERANS DRIVE PARCEL



- | | | |
|-------|--------|---------|
| I-155 | IL 29 | US 24 |
| I-474 | IL 98 | Streets |
| I-74 | US 150 | |

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Tazewell County, IL



REQUEST FOR COUNCIL ACTION

Agenda Date: January 8, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SU 2025-01** A Special Use request submitted by Robinson Outdoor, LLC for the construction and operation of an Off-Premises Electronic Multiple Message Billboard at 3405 Court Street.

DESCRIPTION: **Case SU 2025-01** A Special Use request submitted by Robinson Outdoor, LLC for the construction and operation of an Off-Premises Electronic Multiple Message Billboard at 3405 Court Street. Said property is zoned B-3 General Business with a legal description, SEC 7 T24N R4W PT E 1/2 & TRACT ADJ SW 1/4 1.51 AC, with the following PIN: 11-11-07-308-003 in Tazewell County, Illinois

Summary

The Petitioner Robinson Outdoor, LLC is requesting a special use to construct and operate an off-premises electronic multiple message billboard at 3405 Court St. The property is currently used as a carwash and is zoned B-3 General Business. The property is surrounded on all sides by property that is similarly zoned B-3 General Business. The nearest Off-Premises sign is the Wendys Monopole next to Cefcu on Court Street, and it is roughly 1100 feet away from this proposed location. the nearest church, school, daycare is Good Shephard located at 2701 Court Street, and it is roughly 1800 feet away from the proposed location of this sign. The proposed sign face areas will be limited to 300 sq feet per side. The proposed location is currently part of a concrete parking lot, City code would require the Zoning Board of Appeals to require some type of landscaping around the sign base unless it is not practical. The final construction plans will be reviewed and ultimately approved by City staff.

Sec. 4-3-8-8-18. Off-premises signs.

(c) Standards for off-premises signs. In addition to the applicable construction standards in subsection 4-3-8-8-3(b) and the zoning regulations found at chapter 4 of this Code, the zoning board of appeals shall determine if the off-premises sign meets the following requirements of this Section:

- (1) The special use standards as provided in subsection 4-3-2-1-4 shall be met.
- (2) All off-premises signs shall be freestanding.
- (3) No off-premises sign may be erected which exceeds 300 square feet in off-premises sign area, ten feet in height and 30 feet in length, including border and trim, but excluding ornamental base or apron, supports and other structural members. The maximum size limitation shall apply to each side of the off-premises sign or off-premises sign structure. A maximum of two off-premises signs may be erected on a facing, in which event the facing shall be deemed to be one off-premises sign, the size of which may not exceed the dimensions listed in this Section. Off-premises signs may be double-faced or be placed back-to-back or V-type. The area shall be measured by the smallest square, rectangle, triangle, circle or combination thereof which will encompass the entire off-premises sign.
- (4) No off-premises sign shall be closer than 1,000 feet to another off-premises sign or to any

school, park, church or other place of worship.

(5) In accordance with subsection 4-3-2-1-4 of this Code, whenever the zoning board of appeals shall recommend a special use permit for an off-premises sign, it shall condition such special use permit on the inclusion of adequate landscaping unless it finds landscaping wholly inappropriate because of the location of the off-premises sign.

(6) The granting of the permit is otherwise in the best interests of the health, safety and welfare of the city's residents.

(7) If the off-premises sign uses or incorporates automatic changeable technology, the off-premises sign shall be subject to the following additional restrictions:

a. The off-premises sign shall not be located within 150 feet of an existing residentially used lot unless all parts of the changeable copy off-premises sign are oriented so that no portion of the off-premises sign face is visible from an existing or permitted principal structure on that lot;

b. No audio speakers or pyrotechnics shall be used or associated with the off-premises sign;

c. The maximum brightness is limited to 5,000 nits when measured from the off-premises sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the off-premises sign's face at its maximum brightness between dusk and dawn, i.e., the time of day between sunrise and sunset. The off-premises sign shall have an ambient light meter and automatic or manual dimmer control that produces a distinct illumination change from a higher allowed illumination level to a lower allowed level for the time period between one-half hour before sunset and one-half hour after sunrise;

d. The off-premises sign display shall not incorporate video, motion pictures, or intensely flashing or scintillating lights, provided scrolling or animated copy shall be permissible where not elsewhere prohibited by law;

e. All requirements as listed in subsection 4-3-8-8-16.

Sec. 4-3-2-1-4. Special use applications.

Each application for a special use before the Board of Appeals shall be accompanied by a fee set from time to time by the City Council and shall be considered as an individual case and shall conform to the detailed application of the following standards in a manner appropriate to the particular circumstances of such case. All uses as listed in any district requiring Board approval for a permit shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to the orderly development of adjacent districts. The Board shall give consideration to the following:

(1) The location and size of the use.

(2) The nature and intensity of the operations involved in or conducted in connection with it.

(3) Its size, layout and its relation to pedestrian and vehicular traffic to and from the use.

(4) The assembly of persons in connection with it will not be hazardous to the neighborhood or be incongruous therewith or conflict with normal traffic of the neighborhood.

(5) Taking into account, among other things, convenient routes of pedestrian traffic, particularly of children.

(6) Vehicular turning movements in relation to routes of traffic flow, relation to street intersections, sight distance and the general character and intensity of development of the neighborhood.

(7) The location and height of buildings, the location, nature and height of walls, fences and the nature and extent of landscaping of the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

(8) The nature, location, size and site layout of the uses shall be such that it will be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping

habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another.

(9) The location, size, intensity and site layout of the use shall be such that its operation will not be objectionable to nearby dwellings, by reason of noise, fumes or flash of lights to a greater degree than is normal with respect to the proximity of commercial to residential uses nor interfere with an adequate supply of light and air nor increase the danger of fire or otherwise endanger the public safety.

Staff Notes

Staff recommends that the Zoning Board of Appeals review the provided documents and make a decision based on the above standards for off-premises signs and the criteria for granting of Special Use permits

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 1/5/2025



City of Pekin- Zoning and Inspections Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

SPECIAL USE APPLICATION

Address of Requested Special Use: 3405 COURT ST. PEKIN, IL 61554

Applicant Name: ROBINSON OUTDOOR, LLC (DANNY MARLER)

Address: 50 ROBINSON INDUSTRIAL DR. PERRYVILLE, MO 63775

Phone #: (573) 768-2100 **Cell Phone #:** (314) 304-8725 **E-Mail:** d.marler@robinsonoutdoorllc.com

Owner Name: WJE INVESTMENT GROUP, LLC (KURTIS FREIDAG)

Address: 3405 COURT ST. PEKIN, IL 61554

Phone #: (309) 696-3566 **Cell Phone #:** (309) 696-3566 **E-Mail:** kfreidag@keppleco.com

Attorney / Representative: KIM B. MOORE, LLC

Address: 285 GREEN MEADOWS DR. JACKSON MO 63755

Phone #: (573) 513-0519 **Cell Phone #:** (573) 513-0519

Phone #: _____ **Cell Phone #:** _____ **E-Mail:** kcm285law@outlook.com

Property Information:

Lot Area: 6 + 7 **Zoning District:** B-3 GENERAL BUSINESS **Present Use:** 24 CAR WASH

DETROIT PARKWAY DEVELOPMENT SECTION ONE

Use of Adjacent Property & Zoning:

North: DUNHAM SPORTS / ALDI'S B-3 **South:** GOOD YEAR B-3

East: KFC B-3 **West:** ADVANCE AUTO PARTS B-3

Property Identification Number: 11-11-07-308-003

Legal Description: (Attach Separate Page)



City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Brief Summary and Reason for Request: INSTALLATION OF DIGITAL OFF- PREMISES
BILLBOARD / SIGN

No Special Use shall be recommended for approval by the Plan Commission unless there is a concurring vote of a majority of all members regarding findings of fact. Clearly explain how the requested Special Use meets each of the following findings of fact standards:

- 1.) The proposed Special use is consistent with the intent of the Comprehensive Plan.
- 2.) The establishment, Maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- 3.) The Special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish property values within the neighborhood.
- 4.) The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 5.) Adequate utilities, access roads, drainage or necessary facilities have been or will be provided.
- 6.) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 7.) The Special Use is necessary for public convenience at this location.

CERTIFICATION BY THE APPLICANT

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Danmy W. Smith

Applicant Signature

10/21/2024

Date

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. The applicant has received my approval to proceed with this request.

"SEE ATTACHED PERMISSION LETTER FROM LAND OWNER"

Owner Signature

4/12/24

Date



City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

CHECKLIST OF REQUIRED SPECIAL USE ITEMS:

- ✓ One original completed Special Use application form with all required signatures.
- ✓ Payment of \$85.00 non-refundable filing fee. Checks should be made payable to “City of Pekin”.
- ✓ Three (3) copies of a Site Plan of the proposed development showing:
- * A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more.
 - * Date, north point and scale.
 - * The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties.
 - * The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property.
 - * The location of all existing and proposed drives and parking areas.
 - * The location and right-of-way widths of all abutting streets and alleys.
 - * The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan.
- ✓ Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by city staff and consideration by the Zoning Board of Appeals.
- ✓ The applicant(s) or authorized agent must be present at the Zoning Board of Appeals meeting to address any questions that may arise.

FOR OFFICE USE ONLY:

Filing Fee: \$85.00

Date Filed: _____

Publication Date: _____

Public Hearing Date: _____

City Council Action Date: _____

Approved: _____

Denied: _____

Ordinance #: _____



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: <u>3405 COURT ST. / PIN # 11-11-07-308-003</u> Current Zoning (if known): <u>B-3 GENERAL BUSINESS</u> Proposed Zoning (if rezoning request): <u>N/A</u> Current Use: <u>J H CAR WASH</u> Proposed Use (if different): <u>ADDING A DIGITAL OFF-PREMISES BILLBOARD/SIGN</u>
---	---

Property Owner Name:	<u>WJE INVESTMENT GROUP, LLC (KURTIS FREIDAG)</u>
Mailing Address:	<u>3405 COURT ST. PEKIN, IL 61554</u>
Phone:	<u>(309) 696-3566</u>
Alternative Phone:	<u>(309) 696-3566</u>
E-Mail Address:	<u>KFreidag@keppleco.com</u>

Applicant Name (if different):	<u>ROBINSON OUTDOOR, LLC (DANNY MARLER)</u>
Mailing Address:	<u>50 ROBINSON INDUSTRIAL DR. PARRYVILLE, MO 63775</u>
Phone:	<u>(573) 768-8100</u>
Alternative Phone:	<u>(314) 304-8725</u>
E-Mail Address:	<u>d.marler@robinsonoutdoorllc.com</u>



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

THE ATTACHED SURVEY AND DOCUMENTATION DESCRIBES LOCATION OF PROJECT AND IS

THE ONLY LOCATION THAT FITS OUR NEEDS AND ALLOWED BY LAND OWNER AS TO NOT
INTERFERE WITH CURRENT LAND USAGE. THIS WILL BE A GREAT ASSET TO THE PEKIN COMMUNITY.

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

THE VARIANCE IS NEEDED TO ASSURE ROBINSON OUTDOOR LLC IS COMPLIANT WITH ALL

CODE AND ZONING REQUIREMENTS RELATIVE TO THE INSTALLATION OF OUR DIGITAL
BILLBOARD AT 3405 COURT ST. PEKIN, IL 61554

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

NO ADVERSE CHANGE TO THE CHARACTER OF THE NEIGHBORHOOD WOULD OCCUR BY THE ALLOWANCE OF A

VARIANCE FOR THE INSTALLATION OF A DIGITAL BILLBOARD. THE DIGITAL BILLBOARD, WHICH WILL BE OF
HIGH QUALITY, WILL PROVIDE USEFUL INFORMATION TO THE COMMUNITY.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

THE VARIANCE WILL BE CONSISTENT WITH THE PURPOSE AND INTENT OF THE ZONING CODE

AND WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY (BUSINESS DISTRICT/COMMERCIAL)

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

THERE WILL BE NO NEGATIVE IMPACTS TO SURROUNDING PROPERTIES.



50 Robinson Industrial Drive
Perryville, MO 63775
t: 573-768-8100
f: 573 547-1075

Date: 4/12/24

To Whom it May Concern,

An agreement has been reached between WJE Investment Group, LLC, Landowner(s), and Robinson Real Estate Easement Company, LLC, a wholly owned LLC of Robinson Outdoor, LLC, Missouri limited liability companies ("Robinson"), granting Robinson permission to erect and maintain an outdoor advertising structure on our property. This agreement is good for a minimum of 3 years. Please issue the required permit(s).

Address of proposed sign: 3405 COURT STREET, PERKIN, IL 61554

Should you need a verbal confirmation, please reach out to me at 309-696-3564.
(Phone number)

Sincerely,

A handwritten signature in black ink, appearing to be "WJE", is written over a horizontal line.

Landowner(s)

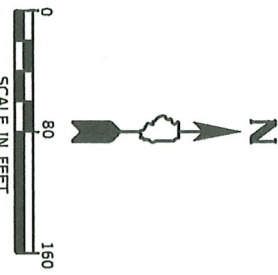
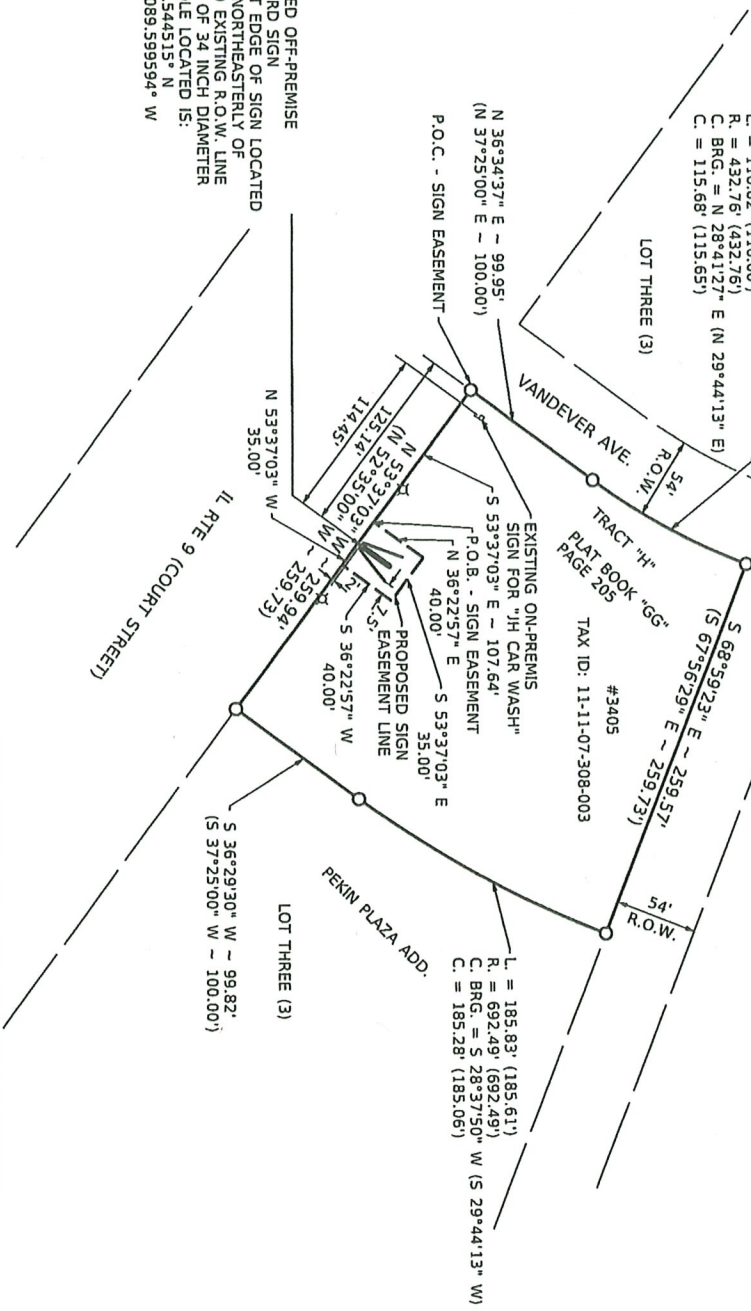
WJE Investment Group, LLC

cc: File

EASEMENT PLAT

A PART OF TRACT "H", BEING A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "GG", PAGE 205, AND SITUATED IN TAZEWELL COUNTY, ILLINOIS.

PROPOSED EASEMENT AREA = 1,400 SQUARE FEET



BEARINGS ARE BASED ON THE ILL. STATE PLANE - EAST ZONE (NAD 83)(2011)

- LEGEND**
- PROPERTY LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - TRANSMISSION LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING SIGN STRUCTURE
 - IRON PIN FOUND
 - LIGHT POLE
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - MEASURED DISTANCE (FEET)
 - RECORDED DISTANCE (FEET)

NOTES:
NO OFF-PREMIS SIGN EXISTS WITHIN 400 FEET IN BOTH DIRECTIONS OF PROPOSED SIGN ON NORTH SIDE OF ILLINOIS ROUTE 9 (COURT STREET)



I HEREBY CERTIFY THAT I HAVE MEASURED THE PROPOSED SIGN LOCATION FOR ROBINSON OUTDOOR LLC AS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "GG", PAGE 205, AND SITUATED IN TAZEWELL COUNTY, ILLINOIS. ALL DISTANCES AS MEASURED TO THE RIGHT OF WAY, PROPERTY LINE AND OTHER SIGNS ARE SHOWN HEREON.

Ronald W. Lamb 11/05/2024
RONALD W. LAMB
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002811
LICENSE EXPIRATION DATE: 11/30/2026

NOTE:
NO AIRPORT WITHIN 2 MILES RADIUS.

FBI JOB NO. 24-2317	
DATE OF SURVEY: 10/24/2024	
ROBINSON OUTDOOR LLC PEKIN SITE 3405 COURT STREET PEKIN, ILLINOIS 61554	
DRAWN BY: TKM	DATE: 10/29/2024
CHECKED BY: RWL	DATE: 11/05/2024
2852 S. 11TH STREET SPRINGFIELD, IL 62703 217-864-9828 DESIGN FIRM NO. 184-003252-0014	

**Exhibit 3405 Court Street
Pekin, IL
Legal Description
(Sign Easement Parcel)**

A part of Tract "H", recorded in Plat Book "GG" on page 205 in the Recorder's Office of Tazewell County, Illinois, being a part of the East Half of the Southwest Quarter of Section 7, Township 24 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, and more particularly described as follows:

Commencing at a point located at the Southwest corner of said Tract "H"; thence South 53 degrees 37 minutes 03 seconds East, (bearings are based on the Illinois State Plane Coordinate System – West Zone ((NAD83)(2011))), along the North Right-Of-Way line of IL RTE 9 (Court Street), a distance of 107.64 feet to the Point of Beginning.

From said Point of Beginning; thence North 36 degrees 22 minutes 57 seconds East, a distance of 40.00 feet; thence South 53 degrees 37 minutes 03 seconds East, a distance of 35.00 feet; thence South 36 degrees 22 minutes 57 seconds West, a distance of 40.00 feet to a point on said North Right-Of-Way line; thence North 53 degrees 37 minutes 03 seconds West, a distance of 35.00 feet to the Point of Beginning.

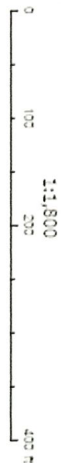
Said parcel contains 1400 square feet or 0.032 acres.

Tazewell County GIS



- | | | | |
|--------|---------|-------------------|------|
| IL 155 | IL 98 | Sections | Lots |
| I-474 | US 150 | Ownership Parcels | |
| I-74 | US 24 | Blocks | |
| IL 29 | Streets | ROW | |

Tazewell County GIS powers and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accessed and used with the understanding that data is not guaranteed to be 100% accurate. The information contained herein is for reference purposes only and should not be used as a substitute for a title search. Any reliance on the information contained herein at the user's own risk. Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS are assumed to use and verify when accessing any and all data to this site. All data is subject to change.



3405 Court St., Pekin, IL 61554



Survey
Google Earth
Image Landsat, Copernicus

Proposed sign
location provided
by Robinson
Outdoor

- Legend**
- 3405 Court St
 - Feature 1
 - Feature 2
 - Feature 3
 - Heartland Bank and Trust Company

3405 Court St., Pekin, IL 61554

Legend

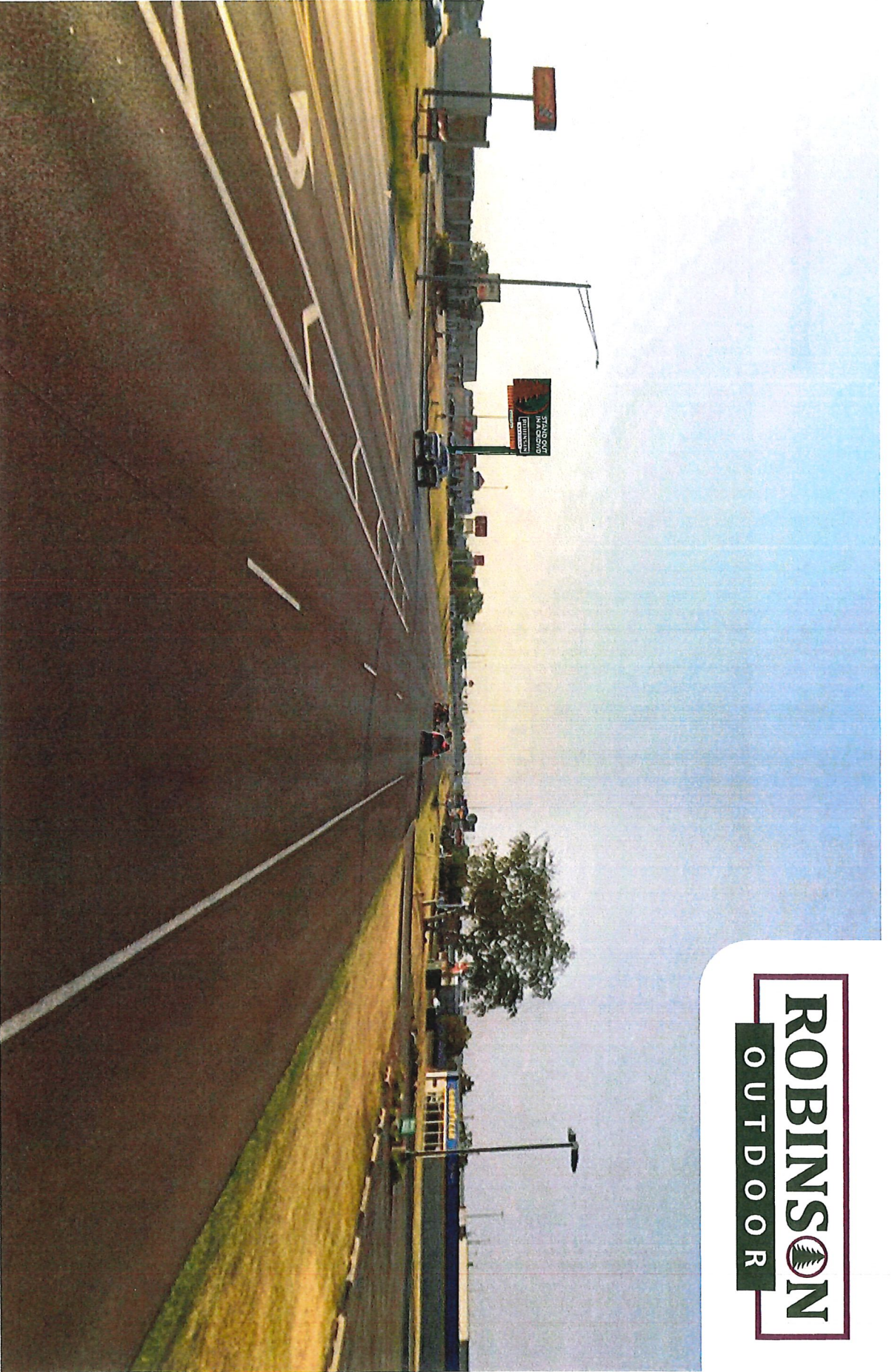
- 3405 Court St
- Feature 1
- Feature 2
- Feature 3
- Heartland Bank and Trust Company

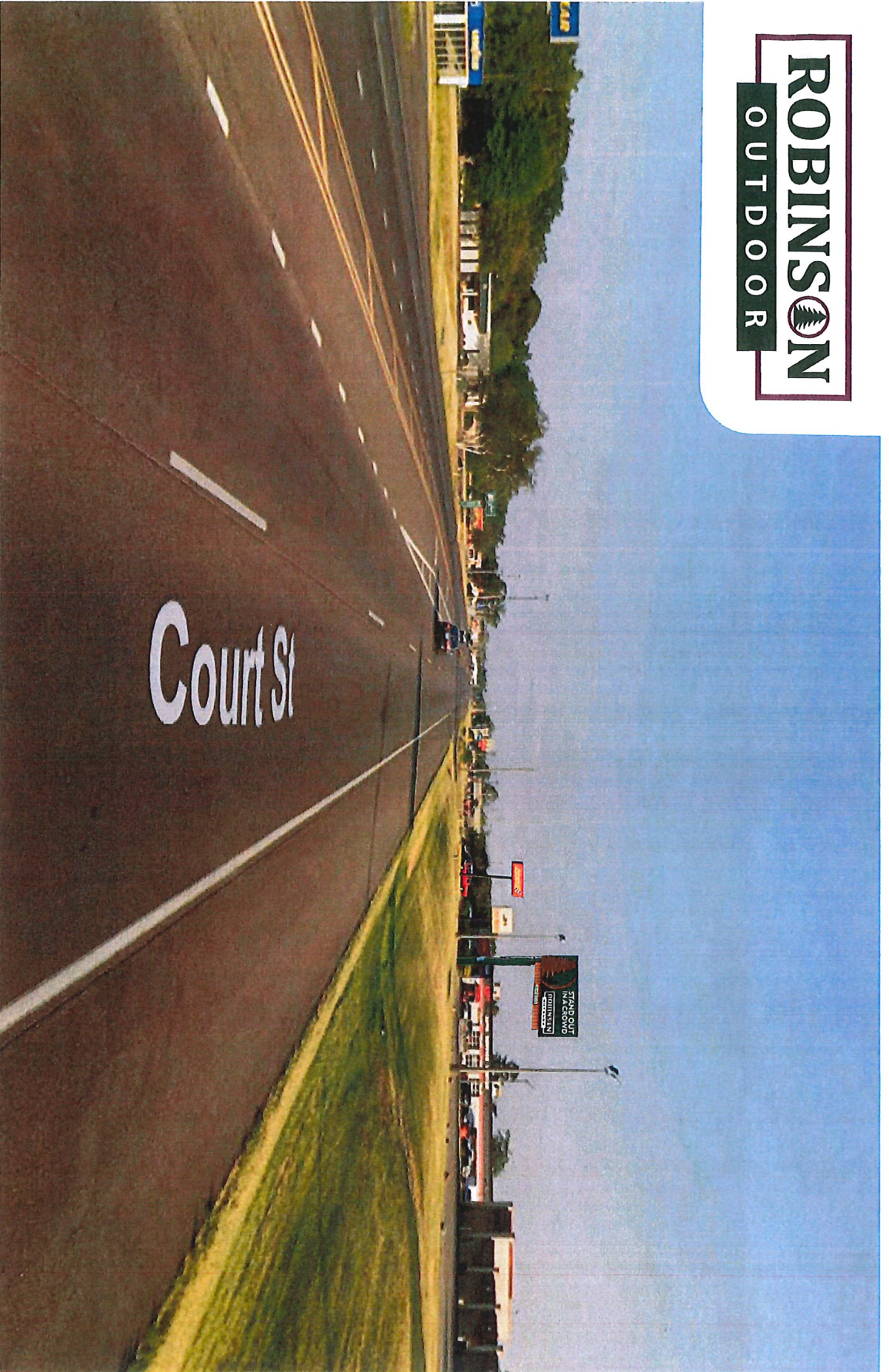
Proposed sign location
at white stake provided by
Robinson Outdoor

Survey
Google Earth

7.00 ft







**REQUEST FOR COUNCIL ACTION**

Agenda Date: January 8, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SU 2025-02** A Special Use request submitted by Clean Energy Design Group, Inc on behalf of the Pekin Park District for the construction and operation of a Ground Mount Solar Array on the property near the intersection of Stadium Drive and North Parkway Drive.

DESCRIPTION: **Case SU 2025-02** A Special Use request submitted by Clean Energy Design Group, Inc on behalf of the Pekin Park District for the construction and operation of a Ground Mount Solar Array on the property near the intersection of Stadium Drive and North Parkway Drive. Said property is zoned R-1 One Family Residential with legal descriptions, SEC 1 T24N R5W CELL TOWER (ON LAND 04-10-01-101-008) PARCEL B & PARCEL D PARCEL E & 520X820.36 STRIP OF PARCEL C NW ¼ and SEC 1 T24N R5W LOT A NW 1/4 with the following PINs: 04-10-01-101-002 and 04-10-01-101-008 in Tazewell County, Illinois

Summary

The Pekin Park District has been awarded a state incentive to build a solar system. There is no upfront cost to the district, and the estimated net saving over 15-years ranges between \$1,573,397-\$2,278,179 (if utility ranges between 1.7% -4% per year). the system is made of two arrays; each array connects directly into a principal use building that uses 100% of the solar electricity. One array is dedicated to Veteran Memorial Arena, and the other array is dedicated to Parkside Fitness Center. The system is on a separate-contiguous parcel to the buildings, but both parcels are owned by the Park District as part of the multi-parcel Mineral Springs Park. The system will comply with all building code regulations for an R-1 Solar Ground Mount. The Park District Board has held numerous public meetings regarding this project and has voted in favor of constructing it. They have also received numerous letters of support from District 303 and District 108 school districts, Pekin Chamber of Commerce, Pekin Public Library, as well as support from numerous notable individuals from the community.

Staff Notes

Staff and previous legal counsel had determined that this project would require a Special Use prior to construction. The Park District is requesting that the Zoning Board of Appeals qualify this project as an on-site Ground Mount Solar Energy and that it would be exempt from the Special Use requirement. Staff is requesting that the Zoning Board of Appeals review the Solar code and determine if a special use is required or if it may proceed as a permitted ground mount solar installation without a special use.

FINANCIAL IMPACT:

N/A

REVIEWED BY:



Case
SU 2025-02

Case
SPR 2025-01

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☒ A. Special Use (\$125) ☐ B. Residential Variance (\$125) ☐ C. Non-Residential Variance (\$125) ☐ D. Map Amendment/Rezoning (\$125) ☐ E. Annexation (\$125)	Request Property Address or PIN: <u>04-10-01-101-002 and 04-10-01-101-008</u> Current Zoning (if known): <u>R-1</u> Proposed Zoning (if rezoning request): <u>N/A</u> Current Use: <u>Pekin Park District</u> Proposed Use (if different): <u>N/A</u>
--	--

Property Owner Name:	Pekin Park District
Mailing Address:	1701 Court St, Pekin, IL 61554
Phone:	309-353-5330
Alternative Phone:	309-353-4328
E-Mail Address:	cbettin@pekinparkdistrict.org

Applicant Name (if different):	Clean Energy Design Group, Inc.
Mailing Address:	PO Box 559, Metamora, IL 61548
Phone:	888-961-4750
Alternative Phone:	217-306-5913
E-Mail Address:	dgriffin@cedg.us



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

Pekin Park District has been awarded a state incentive to build a solar system. There is no upfront cost to the District, and the estimated net savings over 15-years ranges between \$1,573,397 - \$2,278,179 (if utility inflation ranges between 1.7% - 4% per year).

The system is made of two arrays; each array connects directly into a Principal Use Building that uses 100% of the solar electricity. One array is dedicated to Veterans Memorial Arena, and the other array is dedicated to Parkside Fitness Center.

The system is on a separate-contiguous parcel to the buildings, but both parcels are owned by the Park District as part of the multi-parcel Mineral Springs Park. The system complies with all building code regulations for an R-1 Solar Ground Mount.

We request that the City qualifies this project as an On-Site Ground Mount Solar Energy System.

This is necessary in order to clarify how the project will be evaluated during the permit review process.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

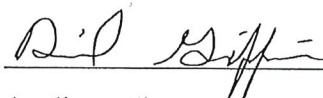


Owner Signature
EXECUTIVE DIRECTOR
PEKIN PARK DISTRICT

12-12-24
Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

 Dan Griffin, CEO, CEDG

Applicant Signature

12-11-2024
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

The hardship is regarding how the project-type might be categorized based on Zoning and Solar Ordinance definitions.

2. Is the variance needed due to special and unique circumstances not caused by the applicant’s or owner’s own actions?

Yes; the circumstances are unique and complex, and not caused by the Park District’s actions.

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

There will be no negative impact to neighboring properties, no disruption to pedestrian traffic or economic activity,

no inconvenience to patronage, and there will be space to walk around the perimeter of the array.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

The project is consistent with the existing R-1 Zoning Code for On-Site Ground Mounts. The Park District testifies that this space is rarely used, would not impact Park District plans or activities, and there are no future plans for this space. There are 6 + acres of open green-space immediately next to the array on the same parcel, and several more parcels within Mineral Springs Park. Furthermore, the system is not permanent; the Park District has the option to remove the system after 15-years at no cost to the District.

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

The Park District does not see any negative impacts and strongly believes that the financial savings to the Park District outweigh any potential impacts if there were any.



Clean Energy Design Group
Clean Energy Design Group
Peoria, IL 61654
PH (888) 861-4750
www.cedg.com

NOTE

Engineer of Record shall perform final project review to ensure adherence to all applicable local NEC regulations.

CLIENT

Peoria Park District

PROJECT LOCATION

Veterans Memorial Arena
250 Red Bud Memorial Dr
Peoria, IL 61654

and

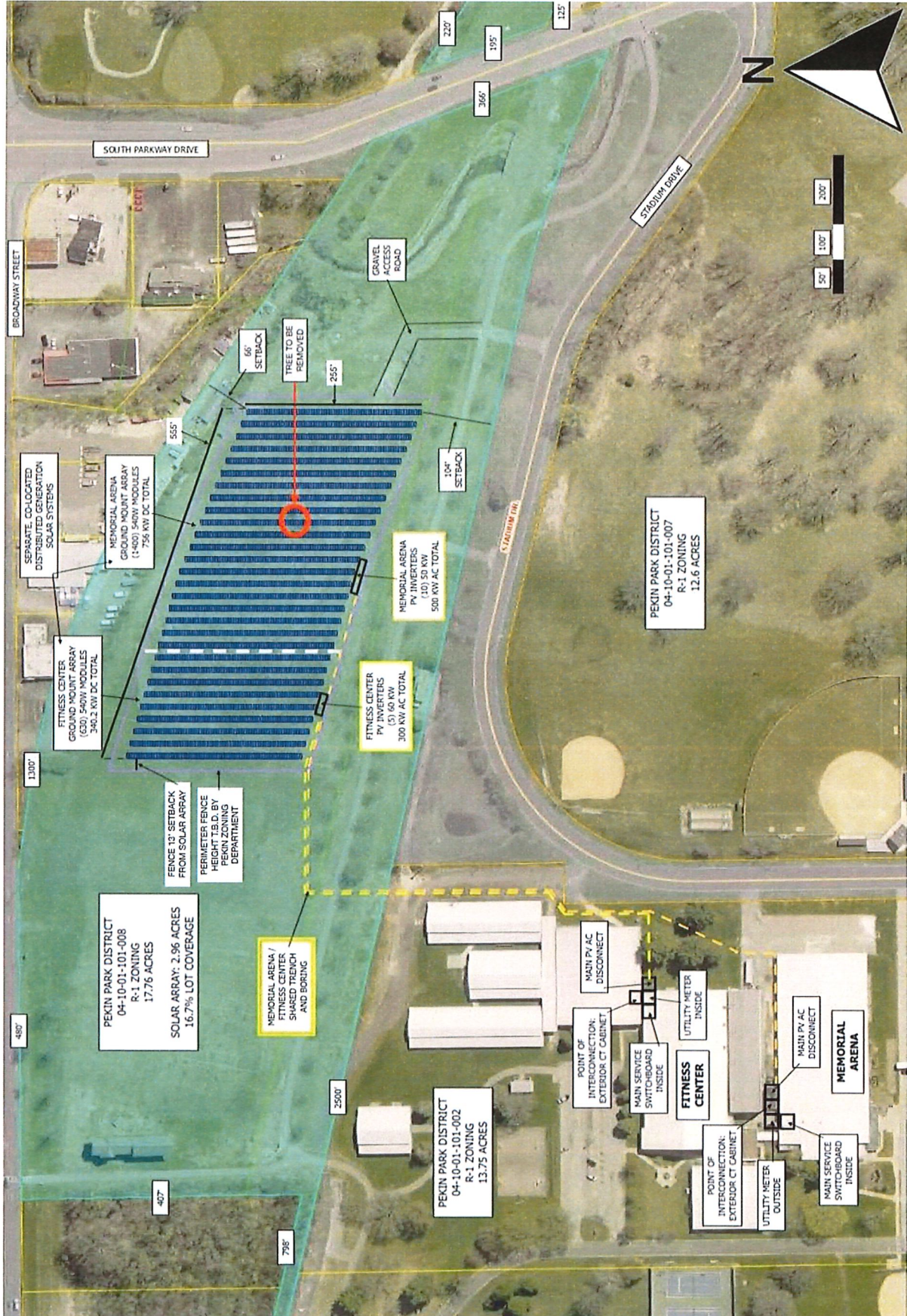
Parkside Fitness Center
300 Red Bud Memorial Dr
Peoria, IL 61654



INTERCONNECT

SHEET TITLE

MASTER SITE PLAN





Community Outreach Narrative

The Solar Design collaboration process between CEDG and Pekin Park District began March 2023. Over the next nine months, CEDG created several design iterations based on a comprehensive desktop analysis, site-survey of building and property conditions, and active feedback from both Park District Leadership and their Legal Counsel. CEDG and the Park District arrived at a mutually agreed upon project and contract in January 2024. The Park District and CEDG then jointly held a public meeting to discuss with the community.

Public Board Meetings include the following:

November 16, 2023: The solar proposal was formally presented during a Park District Board Meeting. The Board had questions and feedback.

December 7, 2023: The Board of Directors discussed the proposal. More feedback was given.

February 1, 2024: The Board of Directors discussed the proposal. More feedback was given.

February 7, 2024: The Park District hosted a Public Meeting to gather feedback.

February 15, 2024: The Board discussed the public feedback, and then the voted to approve the proposal.

A handwritten signature in black ink that reads "Daniel Maloney".

Daniel Maloney
Sr. Development Officer
CEDG

7/12/2024

DocuSigned by:
A handwritten signature in black ink that reads "Cameron Bettin".
02FA05BAABC0425...

7/12/2024

Cameron Bettin
Executive Director
Pekin Park District

Pekin Park District
Minutes of
The Regular Board Meeting of Park Commissioners
6:00 p.m. Thursday, **November 16, 2023**
Robert N. Blackwell Admin Building
Pekin, IL 61554

1. Call to order.
President Ranney called the meeting to order at 6:00p.m. and all stood to recite the Pledge of Allegiance.
2. Roll call.
The following Commissioners were present: The following Commissioners were present: Mike Dralle, Gary Gillis, Sue McMillan, Greg Ranney, Steve Sours and Kristen Walraven. The following Commissioners were absent: Kyle Cain. Also, in attendance were; Cameron Bettin, Executive Director; Chip Hill, Business Manager/Assistant Board Secretary; Shawn Powers, Superintendent of Recreation; Scott Clausen, Superintendent of Parks; Casey Smith, Superintendent of Marketing & Communications; Keith Knox, Parkside Fitness Manager; Alisha Dault, Miller Center Administrator; Cory Proehl, Director of Golf. Absent was and Steve Fitzanko, Chief of Park Police.
3. Additions to and/or deletions from the Agenda, if any. None
4. Public Comments: Cameron Bettin introduced Tony Maxison who is the new Pekin Park Police Chief, and that he will be started November 27 work with Park Police Chief Fitzanko for a week. Tony said that he was looking forward to getting started and working with everyone at the District.
5. **Presentation: Clean Energy Design Group (CEDG) presentation regarding their energy procurement proposal and solar power purchase agreement to install a solar system on site for the Arena and Parkside Fitness: Steve Smith (in person) and Dan Maloney (on the phone) went over the proposal to install a solar array at the Mineral Springs Park north fields east of the depot. This array is for the Arena and Parkside Fitness. CEDG needs to go back and look at the numbers again since the Park District has switched from Constellation Energy to IGS Energy. Questions asked and answered: Commissioner Ranney asked if we are storing extra energy? Yes and No. It goes back to Ameren and is resold, and we get the credits. Commissioner Gillis asked what other Park Districts are using solar? CEDG has not worked with Park Districts and did not have any specific examples.**

Pekin Park District
Minutes of
The Regular Board Meeting of Park Commissioners
6:00 p.m. Thursday, **December 7, 2023**
Robert N. Blackwell Admin Building
Pekin, IL 61554

1. Call to order.
President Ranney called the meeting to order at 6:00p.m. and all stood to recite the Pledge of Allegiance.
2. Roll call.
The following Commissioners were present: The following Commissioners were present: Mike Dralle, Gary Gillis, Sue McMillan, Greg Ranney, Steve Sours, Kyle Cain and Kristen Walraven. Also, in attendance were; Cameron Bettin, Executive Director; Chip Hill, Business Manager/Assistant Board Secretary; Shawn Powers, Superintendent of Recreation; Scott Clausen, Superintendent of Parks; Casey Smith, Superintendent of Marketing & Communications; Keith Knox, Parkside Fitness Manager; Cory Proehl, Director of Golf; Tony Maxison, Chief of Park Police; and Ericka Davis, Superintendent of Human Resources & Risk Management. Absent was Alisha Dault, Miller Center Administrator.
3. Additions to and/or deletions from the agenda, if any. None.
4. Public Comments: Shawn Powers introduced his son Nathan who was in attendance. As part of the requirements to earn his Eagle Scout, Nathan has to attend a government agency meeting.
5. Consent Agenda:
 - A. Approval of Regular Meeting Minutes of November 16, 2023.
 - B. Approval of the bills and payroll for 11/14/23 thru 12/4/23 in the amount of \$132,412.64.
 - C. Approval of bills to be paid 12/8/23 in the amount of \$39,441.89.

Motion to accept the Consent Agenda as presented or to accept all items in the Consent Agenda except the item withdrawn.

Move to accept the Consent Agenda as presented:
Motion Gary Gillis; Second Steve Sours.
All ayes by a voice call vote- Motion carried.
6. Motion to pass all items of business listed in the Consent Agenda by omnibus vote.

Cameron asked the Commissioners if anyone was interested in attending the IAPD/IPRA State Conference. Commissioner Ranney said he might be and would get back to Cameron by Monday.

Cameron is checking into the reason the District's IDNR PARC Grant application was not approved.

10. Attorney's Report: None.
11. Staff Reports: The Superintendent of Marketing and Communications mentioned that the IRVSRA Christmas Live! Holiday Music Show at First Baptist Church Pekin is this Saturday, December 9 at 6:30 p.m.
12. Commissioner Comments: Commissioner Ranney asked the Superintendent of Recreation how his meeting went with PCSA's Board. Shawn indicated that it went well. They discussed concessions, tournaments, and scheduling.

Commissioner Ranney asked the Superintendent of Parks what the orange cones were for around the Lagoon. Scott indicated that some lamp posts rusted out and fell over, exposing wires. The cones are anchored down to cover the wires for safety reasons. The plan is to start replacing the ones that fell and some others. There are 30 lights around the Lagoon and the cost just to purchase the lamp posts is around \$5,000 each. Commissioner Cain asked if they will look the same. The Executive Director said they will look similar but they are not the same. They will be like the ones in the dog park.

Commissioner Gillis attended the IAPD "Best of the Best" Gala. Commissioner Cain was recognized for her ten years on the Board and he presented a plaque to her.

Commissioner Dralle asked a question about a bill paid to Personal Touch Cleaning and who uses them? They are the cleaning service for Parkside Fitness. They are there after hours, seven days a week.

13. Unfinished Business:

- A. Discussion of the proposed solar power system project for the Arena and Parkside Fitness.

The Executive Director indicated that he received an updated proposal from CEDG but has not been able to fully review it yet. He will have it for the next meeting. He also indicated that based on comments from the last Board meeting, they would be looking at the suggested proposed



Minutes of
The Regular Board Meeting of Park Commissioners
6:00 p.m. Thursday, February 1, 2024
Robert N. Blackwell Admin Building
Pekin, IL 61554

1. Call to order. President Ranney called the meeting to order at 6:00p.m.
2. Pledge of Allegiance. All stood to recite the Pledge of Allegiance.
3. Roll call.
The following Commissioners were present: The following Commissioners were present: Mike Dralle, Gary Gillis, Sue McMillan, Greg Ranney, Kristen Walraven and Kyle Cain. Commissioners absent: Steve Sours. Also, in attendance were; Cameron Bettin, Executive Director; Chip Hill, Business Manager/Assistant Board Secretary; Scott Clausen, Superintendent of Parks; Casey Smith, Superintendent of Marketing & Communications; Keith Knox, Parkside Fitness Manager; Cory Proehl, Director of Golf; Tony Maxison, Chief of Park Police; Ericka Davis, Superintendent of Human Resources & Risk Management; Alisha Dault, Miller Center Administrator; and Shawn Powers, Superintendent of Recreation.
4. Additions to and/or deletions from the Agenda, if any. None.
5. Public Comments: None.
6. Consent Agenda:
 - A. Approval of Regular Meeting Minutes of January 18, 2024
 - B. Approval of the bills and payroll for 1/13/2024 thru 1/29/2024 in the amount of \$57,185.43
 - C. Approval of bills to be paid 2/2/2024 in the amount of \$45,124.94

Motion to accept the Consent Agenda as presented or to accept all items in the Consent Agenda except the item withdrawn.

Move to accept the Consent Agenda as presented:
Motion Gary Gillis; Second Kyle Cain.
All ayes by a voice call vote- Motion carried.

7. Motion to pass all items of business listed in the Consent Agenda by omnibus vote.

Move to pass the business items listed in the Consent Agenda by omnibus vote:

Motion Mike Dralle; Second Kristen Walraven.

All ayes by a roll call vote – Motion carried.

8. Executive Director's Report: The ED reported that the Park District was awarded the IDNR OSLAD Grant for improvements to Rotary Park in the amount of \$210,500. The ED mentioned that the Parkside Manager received a thank you letter for their in-kind donation to the "Lymphoma Is A Loser!", an Illinois CancerCare Foundation fundraiser.
9. Attorney's Report: None.
10. Staff Reports: None.
11. Commissioner Comments: Commissioner Gillis mentioned that after this year's OSLAD Grant cycle the monies available will be dwindling so it was a good year to apply.

Commissioner Gillis asked whether or not we should continue sending out the Board packets in paper format, and look into sending them electronically, emailing them. The ED said he would look into it.

Commissioner Ranney mentioned that Commissioner Gillis received two awards at the IPRA/IAPD State Conference.

Commissioner Ranney reminded everyone that the IRVSRA Sports Banquet is this Saturday and that tickets are still available.

12. Unfinished Business:

- A. Discussion of the proposed solar power system project for the Arena and Parkside Fitness.

The ED reminded the Board that the public input meeting is next week, Wednesday, February 7, at 6:00 p.m. at the Miller Center. The ED and Board discussed the pros and cons list of moving the event parking to the west.

Pekin Park District

Public Input Meeting Notice

The public is invited to attend an informal meeting to ask questions and give input on the proposed Power Purchase Agreement the Park District is considering in order to install solar panels in Mineral Spring Park. The proposed location of the solar array is in the north fields event parking lot off of Stadium Drive. The panels are for the purpose of lowering the electrical utility costs for Parkside Fitness and Veterans Memorial Arena. The public meeting will be held at 6:00 p.m. on **February 7, 2024** at the District's Miller Center, 551 South Fourteenth Street, Pekin, IL.

Chip Hill,

Assistant Secretary
Pekin Park District
Board of Commissioners



PEKIN PARK DISTRICT

Pekin Park District
Meeting of the Board of Commissioners
Agenda

Thursday, February 15, 2024

6:00 p.m. Mineral Springs Park
Robert N. Blackwell Admin. Bldg.
1701 Court Street
Pekin, IL 61554

1. Call to order.
2. Pledge of Allegiance.
3. Roll call.
4. Additions to and/or deletions from the agenda, if any.
5. Public Comments:
 - A. Presentation by Pekin Marigold Festival Committee members of the 2023 Pekin Marigold Festival park gift, and request for permission to use the park facilities and presentation of new activities being considered/planned for the 2024 Festival.
 - B. Motion to open the Public Hearing concerning the Combined Annual Budget and Appropriation Ordinance for the Pekin Park District, Tazewell and Peoria Counties for the fiscal year beginning January 1, 2024 and ending December 31, 2024.
 - C. Motion to close the Public Hearing the concerning the Combined Annual Budget and Appropriation Ordinance for the Pekin Park District, Tazewell and Peoria Counties for the fiscal year beginning January 1, 2024 and ending December 31, 2024.
6. Consent Agenda:
 - A. Approval of Regular Meeting Minutes of February 1, 2024
 - B. Approval of the bills and payroll for 1/30/2024 thru 2/12/2024 in the amount of \$56,120.09
 - C. Approval of bills to be paid 2/16/2024 in the amount of \$16,930.87

Motion to accept the Consent Agenda as presented or to accept all items in the Consent Agenda except the item withdrawn.
7. Motion to pass all items of business listed in the Consent Agenda by omnibus vote.
8. Executive Director's Report:
9. Attorney's Report:

10. Staff Reports:
11. Commissioner Comments:
12. Unfinished Business:
 - A. Discussion of the public meeting and the proposed solar power system project for the Arena and Parkside Fitness.
 - B. Approval of the Solar Power Purchase Agreement for Parkside Fitness, and authorization of the Executive Director to execute the agreement between the Pekin Park District and CEDG (Clean Energy Design Group).
 - C. Approval of the Solar Power Purchase Agreement for Veterans Memorial Arena, and authorization of the Executive Director to execute the agreement between the Pekin Park District and CEDG (Clean Energy Design Group).
13. New Business:
 - A. Approval of Resolution 24-4: Resolution for Participation in State of Illinois Federal Surplus Property Program.
 - B. Approval of Ordinance 24-2 - "An Ordinance Adopting the Combined Annual Budget and Appropriation of Funds for the Pekin Park District, Tazewell and Peoria Counties, Illinois for the Fiscal Year Beginning on the First (1st) Day of January 2024 and Ending on the Thirty First (31st) Day of December 2024."
14. Adjourn.



Letter of Support

Solar For All — Program Applicant

Pekin Park District; Memorial Arena: 6 Park Dr North, Pekin, IL 61554

Your Name: Dr. Danielle Owens,

Affiliation to Applicant: Superintendent of Pekin Community High School, the 9-12 high school district located in the Pekin community

Documents Reviewed

- ✓ Solar Proposal
- ✓ SFA Brochure: Non-Profit & Public Facilities
- ◆ Learn more about the Solar For All Program:
 - ◆ www.illinoisSFA.com
 - ◆ www.illinoisSFA.com/grassroots-education

Please describe how the Applicant is engaged with your organization and/or community, and how the community would benefit if the Applicant saves money on their electric bill expense.

I oversee the inter-government agreement between our school and the Pekin Park District. As such, we also have shared spaces that we use to try to collaboratively work together to share resources while, ultimately, saving tax payer dollars. As a public entity similar to the Park District, effective and efficient use of tax dollars is critical to our work while also serving our public to the greatest extent possible. Any ability to save dollars in this work is something to be explored and potentially invested in.

We, too, are engaging in the installation of solar on our campus for the same reasons the Park is, and it is something we support them doing. Although one never likes to see green space lost, the tradeoff in terms of cost-savings is advantageous. PCHS supports this endeavor.

DocuSigned by:
Danielle Owens
A55FD944A14447F...
Signature

6/25/2024

Date



Letter of Support

Solar For All — Program Applicant

Pekin Park District; Memorial Arena: 6 Park Dr North, Pekin, IL 61554

Your Name:

Leonard Ealey, Superintendent of Schools for Pekin Public Schools District 108. District 108 partners with the Pekin Park District to provide services, activities and programs for our families and students.

Affiliation to Applicant:

Documents Reviewed

- ✓ Solar Proposal
- ✓ SFA Brochure: Non-Profit & Public Facilities
- ◆ Learn more about the Solar For All Program:
 - ◆ www.illinoisSFA.com
 - ◆ www.illinoisSFA.com/grassroots-education

Please describe how the Applicant is engaged with your organization and/or community, and how the community would benefit if the Applicant saves money on their electric bill expense.

The Pekin Park District has been a vital partner for Pekin Public Schools District 108. Through our intergovernmental agreement, we are able to offer numerous programs and activities that greatly benefit our families and students. However, these valuable offerings do incur funding costs.

The cost savings provided by the Solar Grant project would enable the Pekin Park District to enhance current programs, introduce additional activities, and improve overall services for the community. This financial relief would allow the park district to continue its mission of providing enriching and diverse opportunities for all.

DocuSigned by:
Leonard Ealey
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Signature

6/20/2024

Date



Letter of Support

Solar For All — Program Applicant

Pekin Park District; Memorial Arena: 6 Park Dr North, Pekin, IL 61554

Your Name: Amy McCoy, Executive Director, Pekin Area Chamber of Commerce
Affiliation to Applicant: Pekin Park District is a community partner in a variety of ways which contribute to a vibrant, thriving community.

Documents Reviewed

- ✓ Solar Proposal
- ✓ SFA Brochure: Non-Profit & Public Facilities
- ◆ Learn more about the Solar For All Program:
 - ◆ www.illinoisSFA.com
 - ◆ www.illinoisSFA.com/grassroots-education

Please describe how the Applicant is engaged with your organization and/or community, and how the community would benefit if the Applicant saves money on their electric bill expense.

Pekin Park District is a community partner to the Pekin Area Chamber of Commerce and the Pekin Marigold Festival. Mineral Springs Park is home to the annual Pekin Marigold Festival, our community's largest tourism attraction. The Pekin Park District team and facilities are instrumental in hosting this full weekend event which supports the local economy, our microbusinesses and nonprofits.

Pekin Park District is often cited as one of the key quality of life components of our community and support making Pekin a great place to live, work and play. Community engagement and tourism are better because of our park system and their attractive recreational spaces and programming.

Saving money on electric bill expenses means the savings can be redirected to improve and maintain park facilities or to offer even more in programming. With lower operating costs, the park district could host additional events or enhance those it currently hosts. Cost in fees could potentially be held or reduced for services or programs. Efficient use of resources has so much potential to benefit the community in these ways.

DocuSigned by:
70A7710AA4DD452...

Signature

7/2/2024

Date



Letter of Support

Solar For All — Program Applicant

Pekin Park District; Memorial Arena: 6 Park Dr North, Pekin, IL 61554

Your Name: John Dossey
City of Pekin

Affiliation to Applicant: City Manager

Partner in Local Government

Documents Reviewed

- ✓ Solar Proposal
- ✓ SFA Brochure: Non-Profit & Public Facilities
- ◆ Learn more about the Solar For All Program:
 - ◆ www.illinoisSFA.com
 - ◆ www.illinoisSFA.com/grassroots-education

Please describe how the Applicant is engaged with your organization and/or community, and how the community would benefit if the Applicant saves money on their electric bill expense.

The Pekin Park District is engaged in the Pekin Community offering a variety of services and resources to people of all ages. This opportunity before you would relieve some of the tax payer obligations to utility services and allow the Park District to allocate more money to those services and recreational needs of the community. The City of Pekin supports the Park District in this endeavor.

Sincerely

John Dossey
City Manager

DocuSigned by:
John Dossey
949091735671490...

Signature

6/28/2024

Date



Letter of Support

Solar For All — Program Applicant

Pekin Park District; Memorial Arena: 6 Park Dr North, Pekin, IL 61554

Your Name: Jeff Brooks, Director of the Pekin Public Library

Affiliation to Applicant: The Pekin Park District and the Library are both government entities serving the Pekin community. We are ongoing partners in a variety of efforts that benefit our community.

Documents Reviewed

- ✓ Solar Proposal
- ✓ SFA Brochure: Non-Profit & Public Facilities
- ◆ Learn more about the Solar For All Program:
 - ◆ www.illinoisSFA.com
 - ◆ www.illinoisSFA.com/grassroots-education

Please describe how the Applicant is engaged with your organization and/or community, and how the community would benefit if the Applicant saves money on their electric bill expense.

The quality of life in any community is greatly affected by the quality of its parks, schools, and public libraries.

To best serve the community, the park district has to be responsive to the changing needs of our citizens and use the resources provided through their property taxes wisely and efficiently in order to maximize the return on investment for taxpayers.

With the number of free and reduced lunches in our schools approaching 70%, Pekin is far from an affluent city. Every dollar the district saves on electric costs can be used to offset other rising costs facing the park district so that revenue would not have to be raised through higher property taxes or through charging parents higher fees for their children's summer camps, sporting events, the public water park, etc.

The solar proposal is a wise, long-term investment in a system that will pay for itself manifold over the years in terms of more affordable and, therefore, more accessible services for our lower-income residents.

DocuSigned by:
Jeff Brooks
A309E9A730FA40F...

Signature

6/27/2024

Date



Letter of Support

Solar For All — Program Applicant

Pekin Park District; Memorial Arena: 6 Park Dr North, Pekin, IL 61554

Your Name:

William T. Fleming

Affiliation to Applicant:

Active community member involved in several community organizations and projects; retired executive director of the Pekin Area Chamber of Commerce

Documents Reviewed

- ✓ Solar Proposal
- ✓ SFA Brochure: Non-Profit & Public Facilities
- ◆ Learn more about the Solar For All Program:
 - ◆ www.illinoisSFA.com
 - ◆ www.illinoisSFA.com/grassroots-education

Please describe how the Applicant is engaged with your organization and/or community, and how the community would benefit if the Applicant saves money on their electric bill expense.

The Pekin Park District (PPD) is at the center of our community, both physically and from an activity perspective. As an organization supported by property tax dollars, the entire community would benefit from the savings on the PPD's electric bills. This savings could instead be invested in additional activities and programs for youths and adults, and in the expansion of existing PPD facilities.

DocuSigned by:
Bill Fleming
06D865DA20B64B0...

Signature

6/20/2024

Date



Letter of Support

Solar For All — Program Applicant

Pekin Park District; Memorial Arena: 6 Park Dr North, Pekin, IL 61554

Your Name: Dennis Short. Community Member.

Affiliation to Applicant:

Documents Reviewed

- ✓ Solar Proposal
- ✓ SFA Brochure: Non-Profit & Public Facilities
- ◆ Learn more about the Solar For All Program:
 - ◆ www.illinoisSFA.com
 - ◆ www.illinoisSFA.com/grassroots-education

Please describe how the Applicant is engaged with your organization and/or community, and how the community would benefit if the Applicant saves money on their electric bill expense.

The Pekin Park District is a true treasure for Pekin residents. It benefits the whole community with many benefits at no cost to the public. I believe the entire community and visitors would benefit if the Pekin Park District could save money on their electric expense.

DocuSigned by:
Dennis Short
CA14329C15EAD146...
Signature

6/20/2024

Date

**STANDARD AGREEMENT FOR INTERCONNECTION
OF DISTRIBUTED GENERATION FACILITIES WITH A
CAPACITY LESS THAN OR EQUAL TO 10 MVA**

This agreement (together with all attachments, the “Agreement”) is made and entered into this 09 day of May 2024, by and between Pekin Park District (“interconnection customer”), as a Public Park District organized and existing under the laws of the State of Illinois and Ameren Illinois Company, (“Electric Distribution Company” or “EDC”), a corporation existing under the laws of the State of Illinois. Interconnection customer and EDC each may be referred to as a “Party”, or collectively as the “Parties”.

Recitals:

Whereas, interconnection customer is proposing to install or direct the installation of a distributed generation facility, or is proposing a generating capacity addition to an existing distributed generation facility, consistent with the interconnection request application form completed by interconnection customer on 5/3/2024; and

Whereas, the interconnection customer will operate and maintain, or cause the operation and maintenance of, the DER facility; and

Whereas, interconnection customer desires to interconnect the DER facility with EDC's electric distribution system.

Now, therefore, in consideration of the premises and mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the Parties covenant and agree as follows:

Article 1. Scope and Limitations of Agreement

- 1.1 This Agreement shall be used for all approved interconnection requests for DER facilities that fall under Levels 2, 3 and 4 according to the procedures set forth in Part 466 of the Commission's rules (83 Ill. Adm. Code 466) (referred to as the Illinois Distributed Energy Resources Interconnection Standard).
- 1.2 This Agreement governs the terms and conditions under which the DER facility will interconnect to, and operate in parallel with, the EDC's electric distribution system.
- 1.3 This Agreement does not constitute an agreement to purchase or deliver the interconnection customer's power.
- 1.4 Nothing in this Agreement is intended to affect any other agreement between the EDC and the interconnection customer.

Article 11. Signatures

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives.

For the Interconnection Customer: -

Name: Cameron Bettin,

Title: Executive Director

Date: 5/14/2024

For EDC:

Name: Elizabeth Barrows

Title: Sr. Distribution Design Specialist

Date: 05/21/2024

**STANDARD AGREEMENT FOR INTERCONNECTION
OF DISTRIBUTED GENERATION FACILITIES WITH A
CAPACITY LESS THAN OR EQUAL TO 10 MVA**

This agreement (together with all attachments, the “Agreement”) is made and entered into this 30 day of April 2024, by and between Pekin Park District (“interconnection customer”), as a Public Park District organized and existing under the laws of the State of Illinois and Ameren Illinois Company, (“Electric Distribution Company” or “EDC”), a corporation existing under the laws of the State of Illinois. Interconnection customer and EDC each may be referred to as a “Party”, or collectively as the “Parties”.

Recitals:

Whereas, interconnection customer is proposing to install or direct the installation of a distributed generation facility, or is proposing a generating capacity addition to an existing distributed generation facility, consistent with the interconnection request application form completed by interconnection customer on 3/1/2024; and

Whereas, the interconnection customer will operate and maintain, or cause the operation and maintenance of, the DER facility; and

Whereas, interconnection customer desires to interconnect the DER facility with EDC's electric distribution system.

Now, therefore, in consideration of the premises and mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the Parties covenant and agree as follows:

Article 1. Scope and Limitations of Agreement

- 1.1 This Agreement shall be used for all approved interconnection requests for DER facilities that fall under Levels 2, 3 and 4 according to the procedures set forth in Part 466 of the Commission's rules (83 Ill. Adm. Code 466) (referred to as the Illinois Distributed Energy Resources Interconnection Standard).
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Article 11. Signatures

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives.

For the Interconnection Customer: -

Name: Cameron Bettin

Title: Executive Director

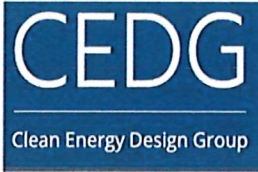
Date: 4/30/2024

For EDC:

Name: Elizabeth Barrows

Title: Sr. Distribution Design Specialist

Date: 05/02/2024



11/02/2024

Clean Energy Design Group, Inc.

Impact Assessment and
Decommissioning Plan
for Pekin Park District Solar Projects

11/02/2024



Visual and Noise Impact

1. **See attached Google Map Street-View Photos**
2. **Glare**
 - Single Axis Trackers minimize reflective-glare and maximize electricity production for the same reason: they automatically follow the sun to capture direct sunlight, therefore reflecting glare back into the sky, and capture the most direct sunlight for producing electricity.
3. **Noise**
 - The Yaskawa Solectria Solar PVI 60TL, a 60 kW AC solar inverter, produces an audible noise level of less than 55 dBA at 1 meter distance. The actual perceived noise may be lower due to the outdoor location and will not be disruptive. For comparison:
 - Quieter than a typical conversation / Equal to a refrigerator hum / Louder than a whisper

Environmental Impact

The single-axis tracker ground mount racking is designed for minimal disruption to the existing landscape. By employing these low-impact installation methods, the solar project aims to generate clean energy while maintaining the site's ecological balance and preserving its natural characteristics:

1. **Low Soil Impact:** The racking system is installed by directly inserting support posts into the ground, eliminating the need for extensive foundations or soil compaction. This method preserves the soil structure and minimizes disturbance to the local ecosystem.
2. **Preserved Watershed Integrity:** With no grading or significant earthmoving required on the flat terrain, the natural stormwater runoff patterns remain unaffected. The installation maintains the existing topography, ensuring minimal impact on local watershed dynamics.
3. **Limited Construction Footprint:** Construction activities are confined to post insertion, minor trenching, and boring for electrical connections from the array to the point of interconnection. This approach significantly reduces the overall environmental footprint of the installation process.
4. **Negligible Wildlife Disruption:** The project area does not intersect with known wildlife migration routes or critical habitats. The installation's low-profile design and minimal ground disturbance ensure that local fauna can continue to move freely through the area. The absence of significant vegetation removal or landscape alteration helps maintain existing wildlife patterns and behaviors.

Maintenance and Upkeep

Clean Energy Design group will provide complete asset management services for the full term of the project agreement with the Pekin Park District, including site-upkeep, mowing, system monitoring, operations, preventative maintenance, system troubleshooting, and insurance.

- Perform all scheduled and unscheduled service and required preventative maintenance of all solar system equipment including on-site upkeep.
- Perform scheduled and unscheduled services to the electrical system from the solar array to the Point of Interconnection.
- Coordinate all warranty work with PV equipment and inverter supplier during the warranty period.
- Regarding emergencies or nonscheduled shutdowns and outages, respond in an appropriate manner, if weather and site conditions permit, to attempt to minimize damage.

1.1 Decommissioning Plan Description

The following report on the closure, rehabilitation, and re-vegetation of the proposed Solar project site is intended to outline the federal and state requirements that must be met for the event this site is to be decommissioned; either because the site has fulfilled its intended purpose, or because the site was abandoned. This outline not only gives the necessary decommissioning requirements, but it also presents the methods that should be employed in order to meet the requirements. This plan shall be followed as a baseline to perform necessary decommissioning of the solar site. Before decommissioning, the proponent shall verify with the county if any additional requirements are set forth.

1.2 Decommissioning Requirements

The Decommissioning Plan shall satisfy the following requirements:

1.3.1 Closure Plan

Following the operational life of the project, the project owner shall perform site closure activities to meet federal, state and local requirements for the rehabilitation and re-vegetation of the project site after decommissioning. The applicant shall prepare a Closure, Re-Vegetation and Rehabilitation Plan and submit to the Planning Division for review and approval prior to building permit issuance. Under this plan, all aboveground structures and facilities shall be removed to a depth of three feet below grade and removed off-site for recycling or disposal. Concrete, piping and other materials existing below three feet in depth may be left in place. Areas that had been graded shall be restored to original contours unless it can be shown that there is a community benefit for the grading to remain as altered. Shrubs and other plant species shall be re-vegetated by the collection of seeds and re-seeding following decommissioning.

1.3.2 Closure Compliance

Following the operational life of the project, the developer shall perform site closure activities in accordance with the approved closure plan to meet federal, state and local requirements for the rehabilitation and re-vegetation of the project site after decommissioning. Project decommissioning shall be performed in accordance with all other plans, permits and mitigation measures that would assure the project is in conformance with applicable requirements and would avoid significant adverse impacts. The County may require a Phase 1 Environmental Site Assessment be performed at the end of decommissioning to verify site conditions. This assessment includes the following plans as applicable:

- Water Quality Management Plan
- Erosion and Sediment Control Plan
- Drainage Report
- Notice of Intent and Stormwater Pollution Prevention Plan
- Air Quality Permits
- Biological Resources Report
- Cultural Records Report

1.3.3 Abandoned Site

From the date a written notice of the declaration of abandonment by the County is sent to the property owner, the solar field owner and/or the project operator. Within this 60-day period, the property owner, solar field owner, or project operator may provide the Director of Land Use Services with a written request to modify this condition at a public hearing before the Planning Commission requesting an extension for an additional 12 months. In no case shall the Planning Commission authorize an extension of time beyond two years from the date the solar field was deemed abandoned without requiring financial assurances to guarantee the removal of the solar field, and that portion of the support structure lying above the natural grade level, in the form of a corporate surety bond, irrevocable letter of credit, or an irrevocable certificate of deposit, wherein the is named as the sole beneficiary.

2 Decommissioning After Cessation of Project Operations

2.1 Overview

It is anticipated the project will have a system life of approximately 25 years. The following Decommissioning Plan is formed based on current regulations which may be subject to change at the time of the closure of the proposed facility. The project owner will ensure that the site is rehabilitated to a safe, clean, environmentally stable state of natural regeneration, suitable for future use, and shall meet at that time the applicable local and federal requirements.

The logical order proposed to restore the site to preconstruction conditions is as follows:

- Obtain all necessary permits and or reports as directed by County.
- Verify current plans are feasible and follow all jurisdictional regulations.
- Make sure all safety procedures are outlined, including the hire of a safety personnel and the availability of safety equipment such as first aid kit, fire extinguishers, etc.
- Obtain industry standard machinery for demolition, and hire trained personnel.

- Proceed with removal/excavation of all above ground and subgrade structures and equipment.
- Remove all access roads, unless not required by property owner.
- Recycle and dispose of materials as appropriate.
- Re-vegetate and rehabilitate the land to pre-project conditions.

2.2 Equipment Dismantling and Removal

2.2.1 PV Modules and Tracking System

All PV modules shall be electrically disconnected, removed from the rails, packaged and loaded for transportation to resale or donation facilities. The tracking system and all of its components are to be removed by dismantling into sub components capable of being safely lifted by onsite machinery and transported to the appropriate recycling or disposal facilities. The tracking system pile foundations are driven steel piles and shall be completely removed by mechanical equipment and transported for salvage or reuse. Any disposal or recycling will be done in accordance with local by-laws and requirements. Power Collection Equipment

Transformers, combiner boxes, and inverters are to be disassembled, removed, and disposed of at appropriate off-site location. If these systems are still functioning, they may be stored at appropriate off-site locations and reused as permissible by local, state and or federal regulations. All insulating oils are to be drained and recycled or disposed of appropriately. All underground cables and conduit are to be removed and recycled. Repeat for overhead conductors, which are to be removed from poles. Poles are to be completely removed by mechanical equipment and transported for salvage or reuse. All hazardous materials will be handled by qualified personnel and taken to appropriate location for disposal. All Lubricating oil used for rotating equipment and Mineral oil used in transformers will also be removed and disposed/recycled appropriately.

2.2.2 Hazardous Materials and Oil

All hazardous materials will be handled by qualified personnel and taken to appropriate location for disposal. All Lubricating oil used for rotating equipment and Mineral oil used in transformers will also be removed and disposed/recycled appropriately.

2.2.3 Utility Connection Equipment

All transformers, breakers, and switches, and any other electrical device are to be disassembled and removed from location by certified electrician skilled for this practice. Compressible materials will be crushed or compacted to facilitate removal process. Any recyclable materials are to be recycled rather

than disposed. All hazardous materials will be handled by qualified personnel and taken to appropriate location for disposal. All Lubricating oil used for rotating equipment and Mineral oil used in transformers will also be removed and disposed/recycled appropriately.

2.2.4 Conduits

Depending on the depths of the conduits, it will be determined whether it is more economical to dig trenches in order to retrieve the conduits and recycle or to leave the conduits in place (provided the conduits are buried a minimum of 3 feet below grade). A majority of the conductors will be directly buried and have no conduits except at termination points.

2.2.5 Roads

If determined by governing agency at time of decommissioning that all site access compacted native soil roads serve no other purpose, they will be decommissioned and restored to preconstruction conditions. Ground surfaces will be conditioned to resemble undisturbed condition (preconstruction condition) by means of disking using a tractor and disc attachment to restore the soil structure and to aerate the soil.

2.2.6 Fences and Gates

Removal of the fences and gates will be by appropriate machinery to 3 feet below grade. Both fences and gates will be removed and be recycled as deemed appropriate.

2.2.7 Concrete Slabs on Grade

There will be concrete slabs located on site, and these will require removal. This can be accomplished by means of mechanical equipment (backhoe-hydraulic hammer/shovel, jackhammer, etc) loaded onto dump trucks and removed from the site.

3 Overall Site Restoration

3.1 Overview

The following plan is based on the current guidelines which may be subject to change at the time of decommissioning. Site restoration will commence once all aboveground and belowground structures and materials have been removed and disposed of appropriately. The site is to be restored to preconstruction conditions or as directed by applicable Federal, State, or Local code at the time of

decommissioning. In addition, prior to decommissioning, the site will be reviewed and hired Biologist will develop a restoration and re-vegetation plan that meets the Regional Planning criteria at the time of restoration.

3.2 Soil Rehabilitation

The detention system will be filled and compacted. As a result, work and equipment to restore the grade of the entire site to pre-project conditions will not be necessary. However, the removal of piles will leave undesirable holes in the ground, which should be filled with native soil and compacted to native conditions.

3.3 Seeding and Planting

Due to the lack of site-wide grading work, no concentrated effort to remove existing grasses and low-lying vegetation will occur. As a result, previously present vegetation is likely to be present at the time of decommissioning. However, should re-vegetation be deemed necessary, the site will be reviewed and a hired Biologist or Landscape Architect will develop a restoration and re-vegetation plan that meets the County criteria at time of restoration. If the on-site roadways are removed during decommissioning, seeding and planting shall take place as necessary over the former road locations after the disking operations take place as noted above.

3.4 Monitoring

Re-vegetation normally takes many months to years and therefore plant germination and growth will be monitored by project's Biologist. Preconstruction data will be reviewed at time of restoration to ensure preconstruction conditions are met during restoration. All locations undergoing rehabilitation will be inspected on a consistent basis in order to ensure proper growth occurs. Site analysis will be documented so that scientific analysis can be used to assist vegetation plans. Enclosure of vegetating areas may be implemented in order to prevent external influences that may hinder process.

4 Safety Measures

4.1 Safety Overview

Stringent safety control measures need to be implemented during the decommission stage of the Solar Project. Prior to decommissioning, local agencies will be informed via a letter of intent to decommission the project, as well as local safety agencies and any other agencies deemed appropriate. Emergency Response and Communications Plans are to be cultivated with local emergency response department in case of needed assistance. Detailed plans are discussed in the following sections. As part of the safety measure, the dust control plan as discussed in the following section will be included.

4.2 Emergency Response and Communication Plan

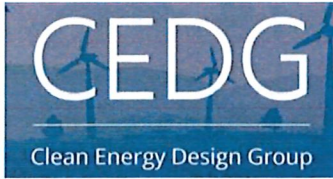
Emergency response and communications plans shall be placed throughout all project phases. During decommissioning, the proponents shall coordinate with local authorities, public and others as to provide them with information about ongoing activities. In addition, signs shall be posted on the project site to give information to the local public and visitors.

4.2.1 Fire

Fire extinguishers, with suitable ratings for the types of fires expected shall be strategically placed throughout the project site. If the fire cannot be extinguished using the hand-held extinguishers, the project area will be evacuated and the local fire department shall be contacted immediately. Project personnel shall notify occupants of nearby properties if the fire appears able to move off the project site. All staff on site during the life of the project shall be trained in the procedure to deal with a fire and the use of an extinguisher. All incidents shall be appropriately documented and include date of incident, a detailed description of the incident, possible cause of the incident, actions taken, name of person reporting, and date of reporting.

4.2.2 Personal Injury

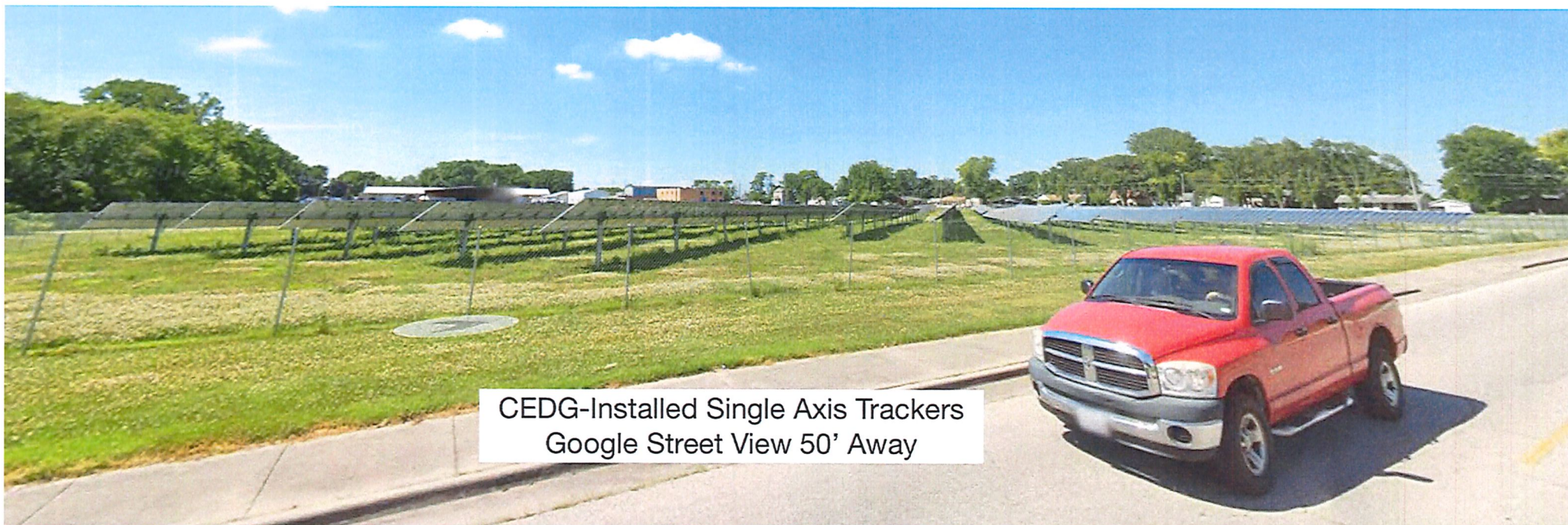
During the decommissioning phase, the contractor is solely responsible for compliance with all O.S.H.A. standards. Should a personal injury occur on site and deemed to be minor, the injured worker shall be treated on site for the injury otherwise the person shall be transported to the hospital directly or by way of ambulance. First aid kits and supplies including a map to the nearest local hospital shall be readily available in the project trailer. All incidents shall be appropriately documented and include date of incident, name of worker injured, description of the incident, possible cause of the incident, action take, and date of reporting.



Clean Energy Design Group
PO Box 559
Metamora, IL 61548

City of Pekin Solar Ordinance - Project Definition Applicability

- On-Site Ground Mount Solar Energy System: Applicable for the following reasons:
 - Connected into Principal Use Building that uses 100% of the solar electricity
 - Located on contiguous parcels, both owned by the Pekin Park District
- Net Metering
 - Pekin Park District owns and retains 100% of all Net Metering Credits that the solar system produces
- Collective Solar: N/A
 - The system is not “collectively owned”
- Commercial/Large Scale Solar Farm: N/A
 - System is not “utility scale”
 - The “primary purpose” of the solar electricity is for the Principal Use Buildings, and not for selling to the utility or elsewhere
- Community Solar Garden: N/A
 - Community Solar is when people or businesses subscribe to a percentage of the total solar electricity production of a solar array
 - Community Solar has multiple subscribers who own a “share” equal to a percentage of the total system production. Every month a computer software calculates the financial value of that month’s solar electricity production and then allocates the share-value to each subscriber’s electric bill per their ownership percentage. Subscribers have the option to exit their share, and the project owner would have to find a new subscriber; much like a community garden.
 - The Park District’s system is made of two separate co-located solar arrays. Each array is dedicated to a Principal Use Building that uses 100% of the solar electricity.



CEDG-Installed Single Axis Trackers
Google Street View 50' Away



CEDG-Installed Single Axis Trackers
Google Street View 50' away

CEDG-Installed
Single Axis Trackers
Google Street-View 180' away





Solar Array

Google Street-View
Stadium Drive
from 180' away



CEDG-Installed Single Axis Trackers
Google Street View 300' Away



CEDG-Installed
Single Axis Trackers
Google Street-View 450' Away





Solar Array

Google Street-View
S. Parkway Drive
from 450' away



Sec. 4-3-11-8. Solar energy systems.

(a) *Purpose.* The purpose of this Section is to facilitate the construction, installation, and operation of Solar Energy Systems (SES) in the City of Pekin in a manner that promotes economic development and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, endangered species habitats, conservation lands, and other sensitive lands. It is the intent of this Section to encourage the development of SESs that reduce reliance on foreign and out-of-state energy resources, bolster local economic development and job creation. This Section is not intended to abridge safety, health or environmental requirements contained in other applicable codes, standards, or ordinances. The provisions of this Section shall not be deemed to nullify any provisions of local, State or Federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this Subsection, except where the concept clearly indicates a different meaning:

Building integrated photovoltaic systems means a Solar Energy System that consists of integrating photovoltaic modules into the building structure as the roof or façade and which does not alter the relief of the roof.

Collective solar means solar installations owned collectively through subdivision homeowner associations, college student groups, or other similar arrangements.

Commercial/large scale solar farm means a utility scale commercial facility that converts sunlight to electricity, whether by photovoltaics, concentrating solar thermal devices, or various experimental technologies for onsite or offsite use with the primary purpose of selling wholesale or retail generated electricity.

Community solar garden means a community solar-electric (photovoltaic) array, of no more than ten acres in size, that provides retail electric power (or financial proxy for retail power) to multiple households or businesses residing in or located off-site from the location of the Solar Energy System.

Ground mount solar energy system means a Solar Energy System that is directly installed into the ground and is not attached or affixed to an existing structure.

Net metering means a billing arrangement that allows solar customers to get credit for excess electricity that they generate and deliver back to the grid so that they only pay for their net electricity usage at the end of the month.

Photovoltaic system means a Solar Energy System that produces electricity by the use of semi-conductor devices calls photovoltaic cells that generate electricity whenever light strikes them.

Qualified solar installer means a trained and qualified electrical professional who has the skills and knowledge related to the construction and operation of solar electrical equipment and installations and has received safety training on the hazards involved. A qualified solar installer must also be listed as a certified distributed generation installer with the Illinois Commerce Commission.

Roof mount means a Solar Energy System in which solar panels are mounted on top of a building roof as either a flush mounted system or as modules fixed to frames which can be tilted toward the south at an optical angle.

Solar access means unobstructed access to direct sunlight on a lot or building through the entire year, including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a Solar Energy System.

Solar collector means a device, structure or part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical or electrical energy.

Solar energy means radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Energy System (SES) means the components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term "Solar Energy System" applies, but is not limited to, solar photovoltaic systems, solar thermal systems and solar hot water systems.

Solar storage battery/unit means a component of a solar energy device that is used to store solar generated electricity or heat for later use.

Solar thermal systems. Solar thermal systems directly heat water or other liquid using sunlight. The heated liquid is used for such purposes as space heating and cooling, domestic hot water and heating pool water.

(c) *Permitted ground mount and roof mount SES.* Ground mount and roof mount SES shall be permitted by a building permit in all zoning districts where there is a principal use. A building permit application shall be submitted to the Director of Building Inspections, with a written plan and a drawing for the proposed Solar Energy System also submitted with the permit application. The drawing must show the location of the system on the building or on the property (for ground-mount system, show arrangement of panel), with all property lines and setback dimensions indicated on the drawing. Additional information shall be provided to demonstrate compliance with the following restrictions:

(1) *Height.*

- a. Building- or roof-mounted Solar Energy Systems shall not exceed the maximum allowed height for principal structures in any zoning district.
- b. Ground- or pole-mounted Solar Energy Systems shall not exceed the maximum permitted height for an accessory structure when oriented at maximum tilt.
- c. Ground-mounted Solar Energy Systems may not be placed in the front yard.

(2) *Setbacks.*

- a. Ground-mounted Solar Energy Systems shall meet the applicable setbacks for the zoning district in which the unit is located.
- b. Ground-mounted Solar Energy Systems shall not extend beyond the side yard or rear yard setback when oriented at minimum design tilt.
- c. In addition to building setbacks, the collector surface and mounting devices for roof-mounted systems shall not extend beyond the exterior perimeter of the building on which the systems are mounted or built, unless the collector or mounting system has been engineered to safely extend beyond the edge, and setback requirements are not violated. Exterior piping for solar thermal systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure.

(3) *Reflection angles.* Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties.

(4) *Visibility.* Solar Energy Systems shall be located in a manner to reasonably minimize view blockage for surrounding properties and shading of property to the north while still providing adequate solar access for collectors.

(5) *Safety.*

- a. Roof- or building-mounted Solar Energy Systems, excluding building integrated systems, shall allow for adequate roof access for firefighting purposes to the south facing or flat roof upon which the panels are mounted.
 - b. Roof- or building-mounted Solar Energy Systems shall meet the requirements of the Pekin City Code regarding building regulations.
 - c. All Solar Energy System installations shall be performed by a qualified solar installer.
 - d. Any connection to the public utility grid shall be inspected by the appropriate public utility.
 - e. All Solar Energy Systems shall be maintained and kept in good working order. If it is determined that a Solar Energy System is not being maintained, kept in good working order, or is no longer being utilized to perform its intended use for six consecutive months, the property owner shall be given a 30-day notice for removal or repair of the unit and all equipment. If the Solar Energy System is not removed or repaired within 30 days, then a notice of violation and a notice to appear before the City court as an ordinance violation shall be delivered to the property owner.
- (6) *Approved solar components.* Electric solar energy system components shall have a UL listing or approved equivalent and solar hot water systems shall have a Solar Rating and Certification Corporation (SRCC) rating.
- (7) *Restrictions on Solar Energy Systems limited.* Consistent with 765 ILCS 165/1 et seq., no homeowner's agreement, covenant, common interest community or other contracts between multiple property owners within a subdivision incorporated in the City of Pekin shall prohibit or restrict homeowners from installing Solar Energy Systems.
- (8) *Lighting for solar gardens/farms.* Any lighting for solar gardens/farms shall be installed for security and safety purposes only. Except for lightening that is required by the FCC or FAA, all lighting shall be shielded so that no glare extends substantially beyond the boundaries of the facility.
- (d) *Community solar gardens (SES).* Development of community solar gardens is permitted by Special Use as a principal use in all zoning districts subject to the following requirements:
- (1) *Rooftop gardens permitted.* Rooftop gardens are a special use in all zoning districts where buildings are permitted.
 - (2) *Ground mount gardens.* Ground mount community Solar Energy Systems must be less than ten acres in total size, and require a Special Use in all districts. Ground-mount solar developments covering more than ten acres shall be considered a solar farm.
 - (3) *Interconnection.* An interconnection agreement must be completed with the electric utility in whose service the territory the system is located.
 - (4) *Dimensional standards.* All solar garden-related structures in newly platted and existing platted subdivisions shall comply with the applicable setback, height, and coverage limitations for the district in which the system is located.
 - (5) *Other standards.*
 - a. Ground mount systems shall comply with all required standards for structures in the district in which the system is located.
 - b. All solar gardens shall comply with all City Code procedures regarding Special Use permits.
 - c. All solar gardens shall also comply with all other State and local requirements.

- (e) *Commercial/large scale solar farm (SES).* Ground mount Solar Energy Systems that are the primary use of the lot, and are designed for providing energy to off-site uses or export to the wholesale market require a Special Use, and shall be permitted with such Special Use only in the I-1 and I-2 Industrial Districts. The following information shall also be submitted as part of the application and/or the following restrictions shall apply:

(1) *Site plan—Existing conditions.* A site plan with existing conditions showing the following:

- a. Existing property lines and property lines extending one hundred feet from the exterior boundaries including the names of adjacent property owners and the current use of those properties.
- b. Existing public and private roads, showing widths of the road and any associated easements.
- c. Location and size of any abandoned wells or sewage treatment systems.
- d. Existing buildings and impervious surfaces.
- e. A contour map showing topography at two-foot intervals. A contour map of surrounding properties may also be required.
- f. Existing vegetation — list type and percent of coverage (i.e., cropland/plowed fields, grassland, wooded areas, etc.).
- g. Any delineated wetland boundaries.
- h. A copy of the current FEMA FIRM maps that shows the subject property, including the 100-year floor elevation and any regulated flood protection elevation, if available.
- i. Surface water drainage patterns.
- j. The location of any subsurface drainage tiles.

(2) *Site plan—Proposed conditions.* A site plan of proposed conditions showing the following:

- a. Location and spacing of the solar panels.
- b. Location of access roads.
- c. Location of underground or overhead electric lines connecting the solar farm to a building, substation or other electric load.
- d. New electrical equipment other than at the existing building or substation that is to be the connection point for the solar farm.

(3) *Fencing and weed/grass control.*

- a. To promote and maintain the absorption of stormwater, a pervious softscape shall be installed under and around the solar array.
- b. The applicant shall submit an acceptable weed/grass control plan for property inside and outside the fenced area for the entire property. The operating company or successor during the operation of the solar farm shall adhere to the weed/grass control plan.
- c. Perimeter fencing having a maximum height of eight feet shall be installed around the boundary of the solar farm. The fence shall contain appropriate warning signage that is posted such that it is clearly visible on the site.
- d. The applicant shall maintain the fence and adhere to the weed/grass control plan. If the operating company does not adhere to the proposed plan, a fine of \$500.00 per week will be assessed until

the operating company or successor complies with the weed/grass control and fencing requirements.

- (4) *Manufacture's specifications.* The manufacturer's specifications and recommended installation methods for all major equipment, including solar panels, mounting systems and foundations for poles and racks.
- (5) *Connection and interconnection.*
 - a. A description of the method of connecting the solar array to a building or substation.
 - b. Utility interconnection details and a copy of written notification to the utility company requesting the proposed interconnection.
- (6) *Setbacks.* Commercial/large scale solar farm (SES) ground-mounted Solar Energy Systems shall meet the applicable setbacks for the zoning district in which the unit is located.
- (7) *Aviation protection.* For Solar Energy Systems located within 500 feet of an airport or within approach zones of an airport, the applicant shall complete and provide the results of the Solar Glaze Hazard Analysis Tool (SGHAT) for the airport traffic control tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federal Obligated Airports, or most recent version adopted by the FAA.
- (8) *Fire protection.* A fire protection plan for the construction and the operation of the facility, and emergency access to the site.
- (9) *Endangered species and wetlands.* Solar farm developers shall be required to initiate a natural resource review consultation with the Illinois Department of Natural Resources (IDNR) through the Department's online EcoCat Program. Areas reviewed through this process will be endangered species and wetlands. The cost of the EcoCat consultation shall be borne by the developer.
- (10) *Road use agreements.* All routes on City roads that will be used for the construction and maintenance purposes shall be identified on the site plan. All routes for either egress or ingress need to be shown. The routing shall be approved subject to the approval of the City of Pekin. The solar farm developer shall complete and provide a preconstruction baseline survey to determine existing road conditions for assessing potential future damage due to development related traffic. The development shall provide a road repair plan to ameliorate any and all damage, installation or replacement of roads that might be required by the City or the developer. The developer shall provide a letter of credit or surety bond in an amount and form approved by City officials when warranted.
- (11) *Decommissioning of the solar farm.* The developer shall provide a decommissioning plan for the anticipated service life of the facility or in the event the facility is abandoned or had reached its life expectancy. If the solar farm is out of service or not producing electrical energy for a period of 12 months, it will be deemed nonoperational and decommissioning and removal of that facility will need to commence according to the decommissioning plan as provided and approved. A cost estimate for the decommissioning of the facility shall be prepared by a professional engineer or contractor who has expertise in the removal of the solar farm. The decommissioning cost estimate shall explicitly detail the cost before considering any projected salvage value of the out-of-service solar farm. The decommissioning cost shall be made by a cash, surety bond or irrevocable letter of credit before construction commences. Further, a restoration plan shall be provided for the site with the application. The decommissioning plan shall have the following provided:
 - a. Removal of the following within six months:
 1. All solar collectors and components, aboveground improvements and outside storage.

2. Foundations, pads and underground electrical wires ad reclaim site to a depth of four feet below the surface of the ground.
 3. Hazardous material from the property and dispose in accordance with Federal and State law.
- b. The decommissioning plan shall also recite an agreement between the applicant and the City that:
1. The financial resources for decommissioning shall be in the form of a surety bond, or shall be deposited in an escrow account with an escrow agent acceptable to the Building Inspections/Development Director.
 2. A written escrow agreement will be prepared, establishing upon what conditions the funds will be disbursed.
 3. The City shall have access to the escrow account funds for the expressed purpose of completing decommissioning if decommissioning is not completed by the applicant within six months of the end of project life or facility abandonment.
 4. The City is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.
 5. The City is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the City's right to seek reimbursement from applicant or applicant successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by applicant or applicant's successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed by law to enforce said lien.
- (f) *Compliance with Building Code.* All Solar Energy Systems shall comply with the ordinances of the City of Pekin, as well as all Federal and State requirements.
- (g) *Liability insurance.* The owner/operator of the solar farm shall maintain a current general liability policy covering bodily injury and property damage and name the City of Pekin as an additional insured with limits of at least \$2,000,000.00 per occurrence and \$5,000,000.00 in the aggregate with a deductible of no more than \$5,000.00.
- (h) *Administration and enforcement.* The Building Inspections/Development Director shall enforce the provisions of this Section through an inspection of the solar farm every year. The Director of Building Inspections is hereby granted the power and authority to enter upon the premises of the solar farm at any time by coordinating a reasonable time with the operator/owner of the facility. Any person, firm or cooperation who violates, disobeys, omits, neglects, refuses to comply with, or resists enforcement of any of the provisions of this Section may face fines of not less than \$25.00 nor more than \$750.00 for each offense.
- (i) *Fees charged for building permits.* The fees for processing the applications for building permits for Solar Energy Systems shall be collected by the Director of Building Inspections who shall be accountable to the City for such fees as follows:

Building Permit Fees For Solar Energy Systems

0—10 kilowatts (kW)	\$200.00
11—50 kilowatts (kW)	\$350.00
51—100 kilowatts (kW)	\$500.00

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101—500 kilowatts (kW)	\$1,000.00
501—1000 kilowatts (kW)	\$3,000.00
1001—2000 kilowatts (kW)	\$5,000.00
Over 2000 kilowatts (kW)	\$5,000.00 + \$100.00 per 100 kW

(Ord. No. 2805-18/19, § 9-11-8, 11-13-2018)

**REQUEST FOR COUNCIL ACTION**

Agenda Date: January 8, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SPR 2025-01** A Site Plan Review request submitted by Clean Energy Design group, Inc on behalf of the Pekin Park District for the construction and operation of a Ground Mount Solar Array on the property near the intersection of Stadium Drive and North Parkway Drive.

DESCRIPTION: Case SPR 2025-01 A Site Plan Review request submitted by Clean Energy Design group, Inc on behalf of the Pekin Park District for the construction and operation of a Ground Mount Solar Array on the property near the intersection of Stadium Drive and North Parkway Drive. Said property is zoned R-1 One Family Residential with legal descriptions, SEC 1 T24N R5W CELL TOWER (ON LAND 04-10-01-101-008) PARCEL B & PARCEL D PARCEL E & 520X820.36 STRIP OF PARCEL C NW ¼ and SEC 1 T24N R5W LOT A NW 1/4 with the following PINs: 04-10-01-101-002 and 04-10-01-101-008 in Tazewell County, Illinois

Summary

The Pekin Park District has been awarded a state incentive to build a solar system. There is no upfront cost to the district, and the estimated net saving over 15-years ranges between \$1,573,397-\$2,278,179 (if utility ranges between 1.7% -4% per year). the system is made of two arrays; each array connects directly into a principal use building that uses 100% of the solar electricity. One array is dedicated to Veteran Memorial Arena, and the other array is dedicated to Parkside Fitness Center. The system is on a separate-contiguous parcel to the buildings, but both parcels are owned by the Park District as part of the multi-parcel Mineral Springs Park. The system will comply with all building code regulations for an R-1 Solar Ground Mount. The Park District Board has held numerous public meetings regarding this project and has voted in favor of constructing it. They have also received numerous letters of support from District 303 and District 108 school districts, Pekin Chamber of Commerce, Pekin Public Library, as well as support from numerous notable individuals from the community.

Staff Notes

This site plan is being specifically referred to the Zoning Board of Appeals for review from the Building Inspections Division due to the size and nature of the proposed use. Staff feels that it is best that the Zoning Board of Appeals review the site plan for compliance and approval.

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 1/5/2025



Case
SU 2025-02

Case
SPR 2025-01

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☒ A. Special Use (\$125) ☐ B. Residential Variance (\$125) ☐ C. Non-Residential Variance (\$125) ☐ D. Map Amendment/Rezoning (\$125) ☐ E. Annexation (\$125)	Request Property Address or PIN: <u>04-10-01-101-002 and 04-10-01-101-008</u> Current Zoning (if known): <u>R-1</u> Proposed Zoning (if rezoning request): <u>N/A</u> Current Use: <u>Pekin Park District</u> Proposed Use (if different): <u>N/A</u>
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Property Owner Name:	Pekin Park District
Mailing Address:	1701 Court St, Pekin, IL 61554
Phone:	309-353-5330
Alternative Phone:	309-353-4328
E-Mail Address:	cbettin@pekinparkdistrict.org

Applicant Name (if different):	Clean Energy Design Group, Inc.
Mailing Address:	PO Box 559, Metamora, IL 61548
Phone:	888-961-4750
Alternative Phone:	217-306-5913
E-Mail Address:	dgriffin@cedg.us



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

Pekin Park District has been awarded a state incentive to build a solar system. There is no upfront cost to the District, and the estimated net savings over 15-years ranges between \$1,573,397 - \$2,278,179 (if utility inflation ranges between 1.7% - 4% per year).

The system is made of two arrays; each array connects directly into a Principal Use Building that uses 100% of the solar electricity. One array is dedicated to Veterans Memorial Arena, and the other array is dedicated to Parkside Fitness Center.

The system is on a separate-contiguous parcel to the buildings, but both parcels are owned by the Park District as part of the multi-parcel Mineral Springs Park. The system complies with all building code regulations for an R-1 Solar Ground Mount.

We request that the City qualifies this project as an On-Site Ground Mount Solar Energy System.

This is necessary in order to clarify how the project will be evaluated during the permit review process.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

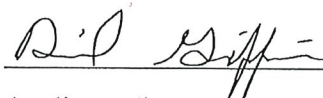


Owner Signature
EXECUTIVE DIRECTOR
PEKIN PARK DISTRICT

12-12-24
Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

 Dan Griffin, CEO, CEDG

Applicant Signature

12-11-2024
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

The hardship is regarding how the project-type might be categorized based on Zoning and Solar Ordinance definitions.

2. Is the variance needed due to special and unique circumstances not caused by the applicant’s or owner’s own actions?

Yes; the circumstances are unique and complex, and not caused by the Park District’s actions.

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

There will be no negative impact to neighboring properties, no disruption to pedestrian traffic or economic activity,

no inconvenience to patronage, and there will be space to walk around the perimeter of the array.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

The project is consistent with the existing R-1 Zoning Code for On-Site Ground Mounts. The Park District testifies that this space is rarely used, would not impact Park District plans or activities, and there are no future plans for this space. There are 6 + acres of open green-space immediately next to the array on the same parcel, and several more parcels within Mineral Springs Park. Furthermore, the system is not permanent; the Park District has the option to remove the system after 15-years at no cost to the District.

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

The Park District does not see any negative impacts and strongly believes that the financial savings to the Park District outweigh any potential impacts if there were any.



CLEAN ENERGY DESIGN GROUP
Clean Energy
Design Group
Moline, IL 61548
PH (815) 861-4750
WWW.CEDG-DESIGN.COM

NOTE

Engineer of Record
shall perform final
project review to
ensure adherence to
all applicable local
NEC regulations.

CLIENT

Pekin Park District

PROJECT LOCATION

Veterans Memorial Arena
250 Red Bud Memorial Dr
Pekin, IL 61554

and

Parkside Fitness Center
300 Red Bud Memorial Dr
Pekin, IL 61554

DATE 6-13-2024

PROJECT

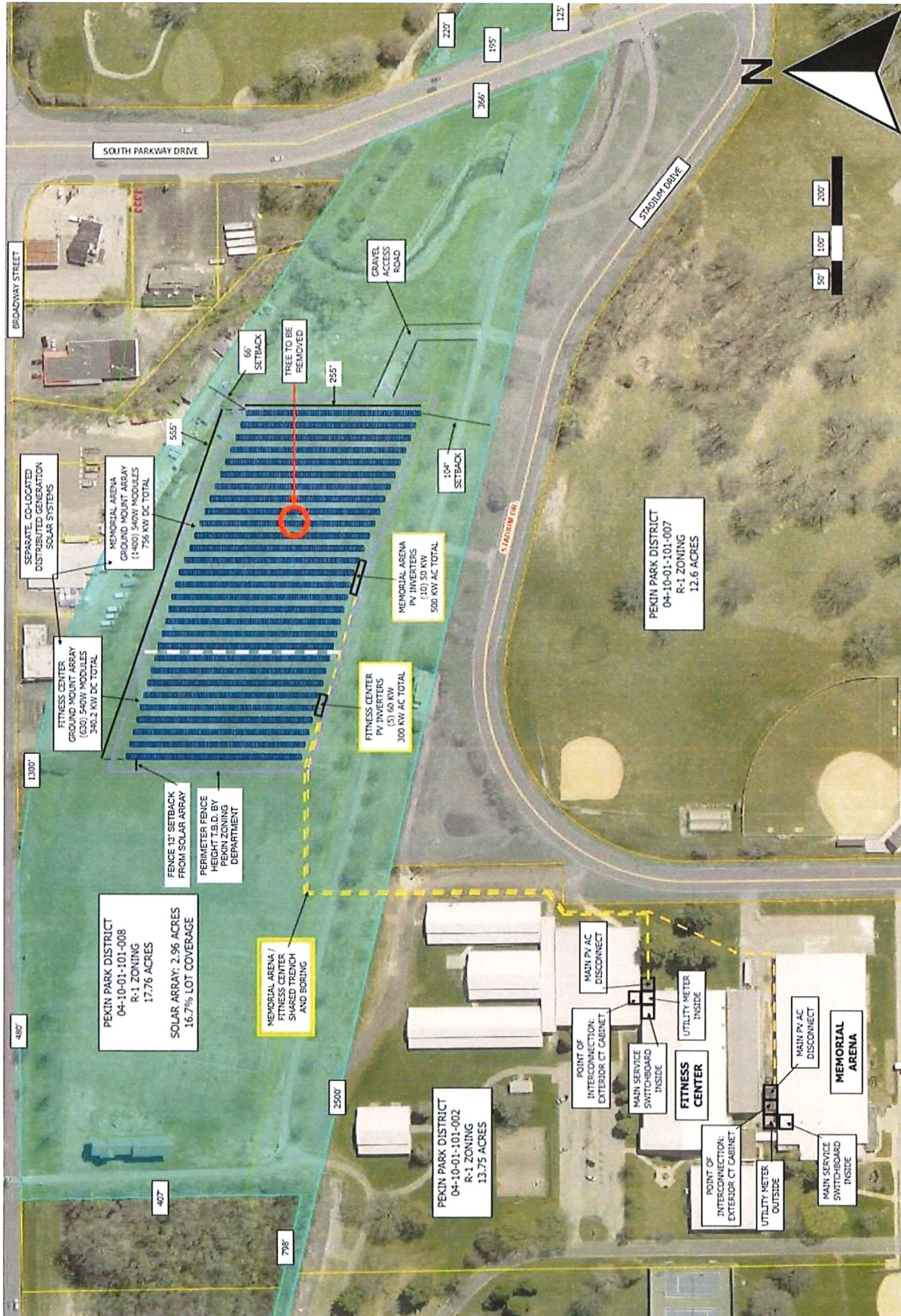
MANAGER

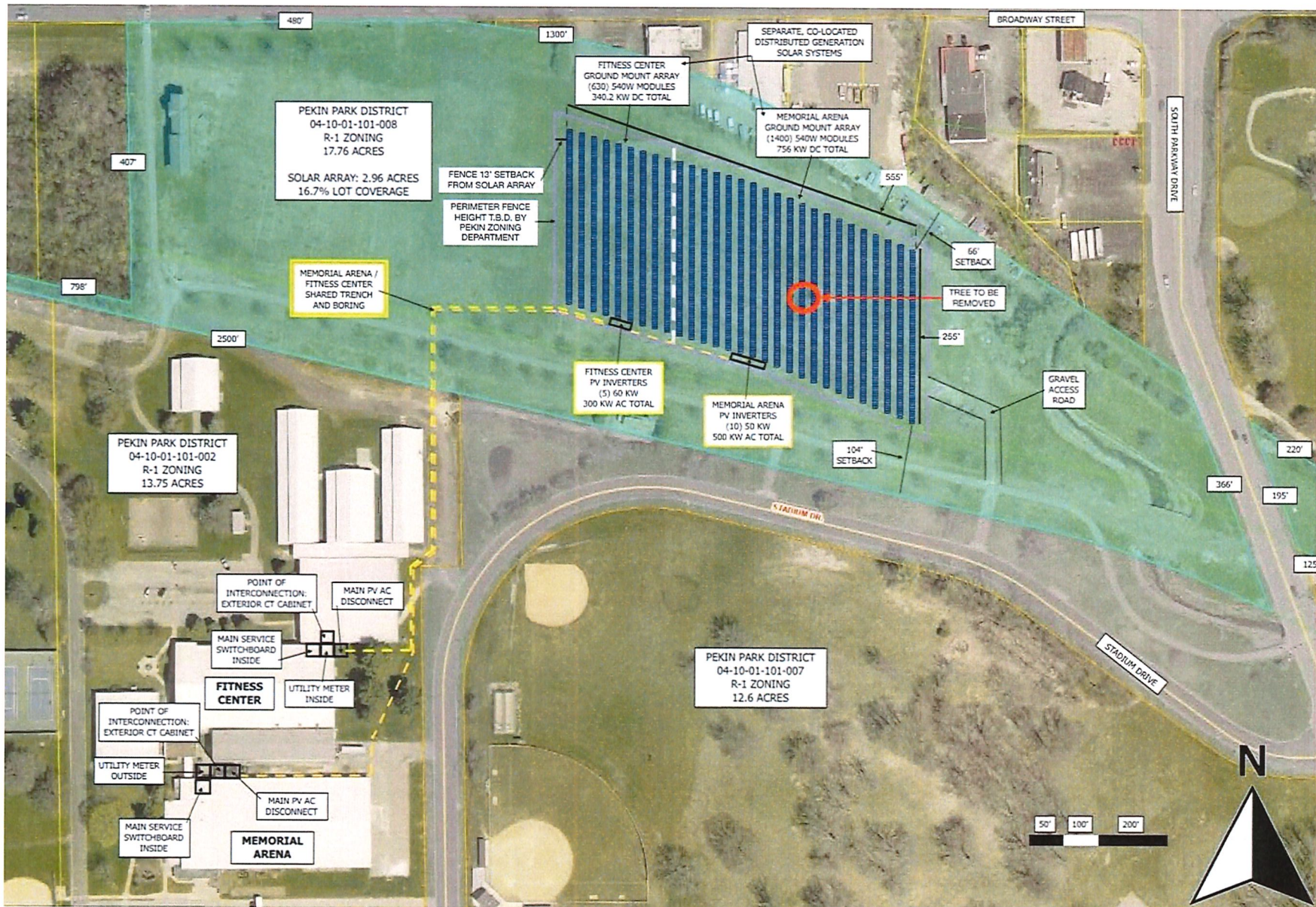
ENGINEER

INTERCONNECT

SHEET TITLE

MASTER SITE PLAN





1 SITE PLAN

CEDG

CLEAN ENERGY DESIGN GROUP

Clean Energy
Design Group

PO Box 559
Metamora, IL 61548
PH (888) 961-4750

THE INFORMATION IN THIS DRAWING IS CONFIDENTIAL AND PROPRIETARY. ANY REPRODUCTION, DISSEMINATION, OR USE WITHOUT THE WRITTEN CONSENT OF CLEAN ENERGY DESIGN GROUP.

NOTE

Engineer of Record shall perform final project review to ensure adherence to all applicable local NEC regulations.

CLIENT

Pekin Park District

PROJECT LOCATION

Veterans Memorial Arena
250 Red Bud Memorial Dr
Pekin, IL 61554

and

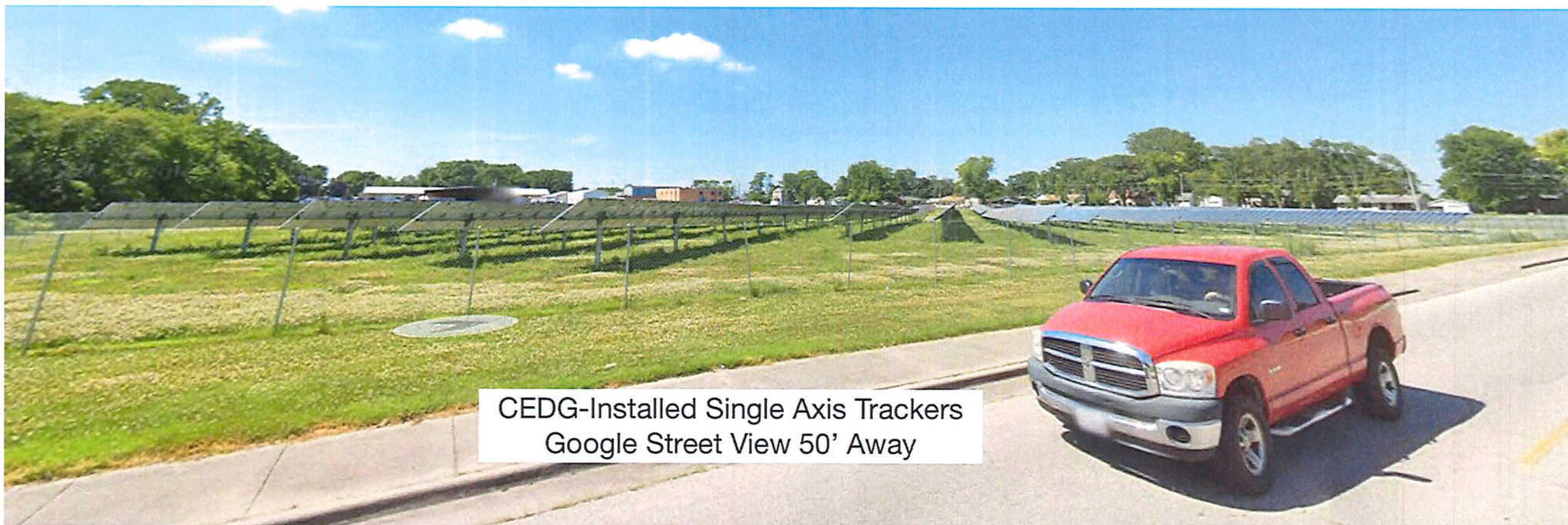
Parkside Fitness Center
300 Red Bud Memorial Dr
Pekin, IL 61554

DATE	6-13-2024
PROJECT NUMBER	
PROJECT MANAGER	DANIEL GRIFFIN
PROJECT ENGINEER	

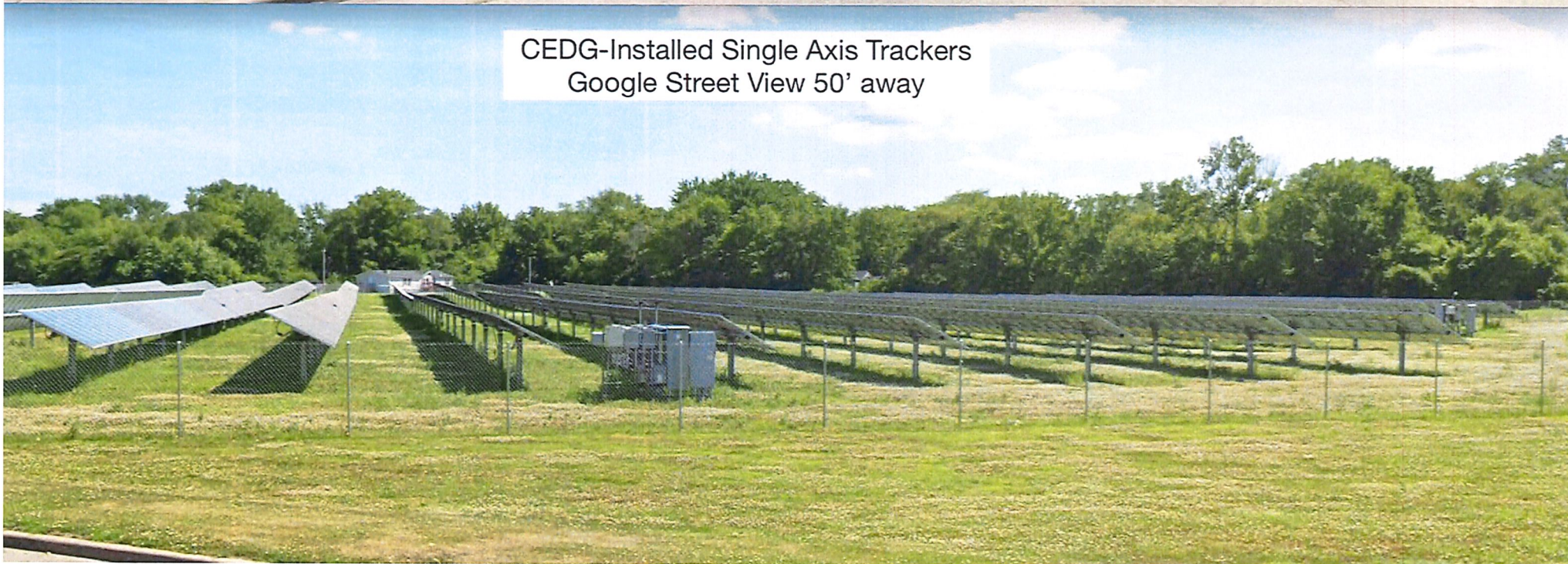
INTERCONNECT

SHEET TITLE

MASTER SITE PLAN

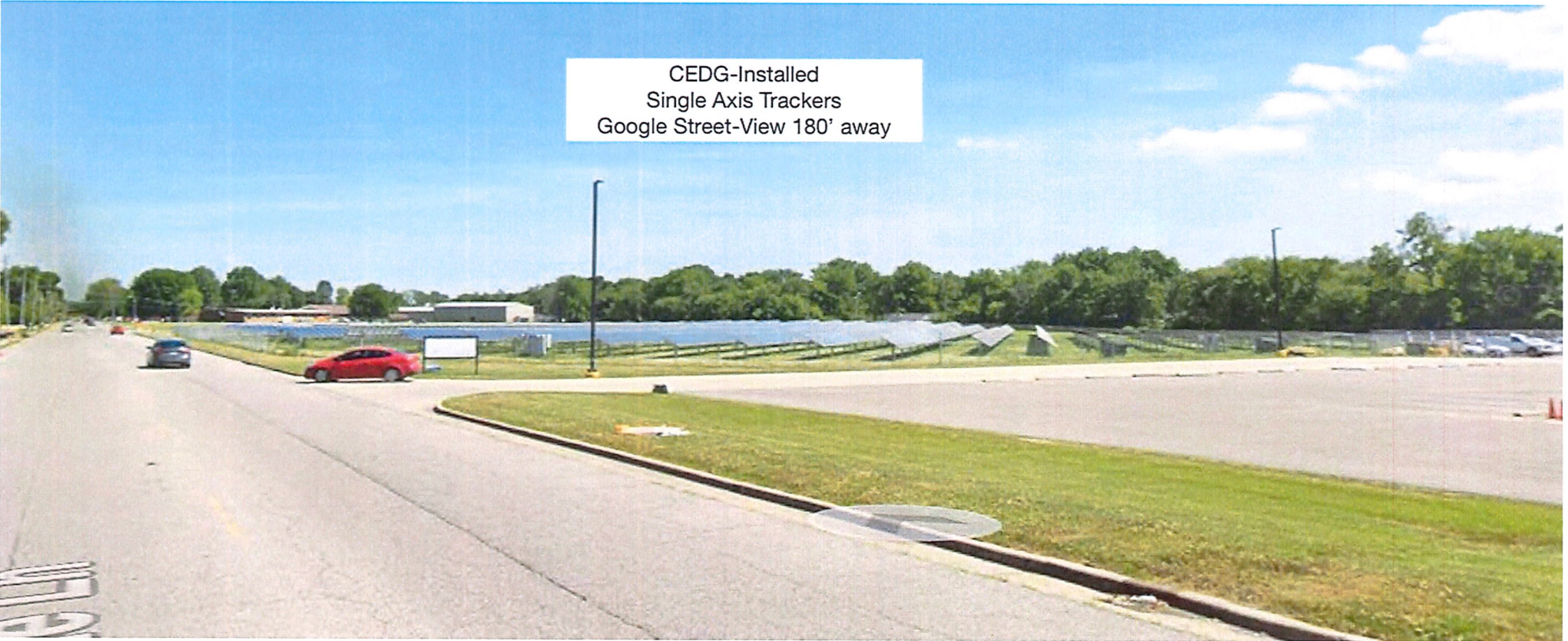


CEDG-Installed Single Axis Trackers
Google Street View 50' Away



CEDG-Installed Single Axis Trackers
Google Street View 50' away

CEDG-Installed
Single Axis Trackers
Google Street-View 180' away





Solar Array

Google Street-View
Stadium Drive
from 180' away



CEDG-Installed Single Axis Trackers
Google Street View 300' Away



CEDG-Installed
Single Axis Trackers
Google Street-View 450' Away





Solar Array

Google Street-View
S. Parkway Drive
from 450' away

Sec. 4-3-11-8. Solar energy systems.

(a) *Purpose.* The purpose of this Section is to facilitate the construction, installation, and operation of Solar Energy Systems (SES) in the City of Pekin in a manner that promotes economic development and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, endangered species habitats, conservation lands, and other sensitive lands. It is the intent of this Section to encourage the development of SESs that reduce reliance on foreign and out-of-state energy resources, bolster local economic development and job creation. This Section is not intended to abridge safety, health or environmental requirements contained in other applicable codes, standards, or ordinances. The provisions of this Section shall not be deemed to nullify any provisions of local, State or Federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this Subsection, except where the concept clearly indicates a different meaning:

Building integrated photovoltaic systems means a Solar Energy System that consists of integrating photovoltaic modules into the building structure as the roof or façade and which does not alter the relief of the roof.

Collective solar means solar installations owned collectively through subdivision homeowner associations, college student groups, or other similar arrangements.

Commercial/large scale solar farm means a utility scale commercial facility that converts sunlight to electricity, whether by photovoltaics, concentrating solar thermal devices, or various experimental technologies for onsite or offsite use with the primary purpose of selling wholesale or retail generated electricity.

Community solar garden means a community solar-electric (photovoltaic) array, of no more than ten acres in size, that provides retail electric power (or financial proxy for retail power) to multiple households or businesses residing in or located off-site from the location of the Solar Energy System.

Ground mount solar energy system means a Solar Energy System that is directly installed into the ground and is not attached or affixed to an existing structure.

Net metering means a billing arrangement that allows solar customers to get credit for excess electricity that they generate and deliver back to the grid so that they only pay for their net electricity usage at the end of the month.

Photovoltaic system means a Solar Energy System that produces electricity by the use of semi-conductor devices calls photovoltaic cells that generate electricity whenever light strikes them.

Qualified solar installer means a trained and qualified electrical professional who has the skills and knowledge related to the construction and operation of solar electrical equipment and installations and has received safety training on the hazards involved. A qualified solar installer must also be listed as a certified distributed generation installer with the Illinois Commerce Commission.

Roof mount means a Solar Energy System in which solar panels are mounted on top of a building roof as either a flush mounted system or as modules fixed to frames which can be tilted toward the south at an optical angle.

Solar access means unobstructed access to direct sunlight on a lot or building through the entire year, including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a Solar Energy System.

Solar collector means a device, structure or part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical or electrical energy.

Solar energy means radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Energy System (SES) means the components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term "Solar Energy System" applies, but is not limited to, solar photovoltaic systems, solar thermal systems and solar hot water systems.

Solar storage battery/unit means a component of a solar energy device that is used to store solar generated electricity or heat for later use.

Solar thermal systems. Solar thermal systems directly heat water or other liquid using sunlight. The heated liquid is used for such purposes as space heating and cooling, domestic hot water and heating pool water.

(c) *Permitted ground mount and roof mount SES.* Ground mount and roof mount SES shall be permitted by a building permit in all zoning districts where there is a principal use. A building permit application shall be submitted to the Director of Building Inspections, with a written plan and a drawing for the proposed Solar Energy System also submitted with the permit application. The drawing must show the location of the system on the building or on the property (for ground-mount system, show arrangement of panel), with all property lines and setback dimensions indicated on the drawing. Additional information shall be provided to demonstrate compliance with the following restrictions:

(1) *Height.*

- a. Building- or roof-mounted Solar Energy Systems shall not exceed the maximum allowed height for principal structures in any zoning district.
- b. Ground- or pole-mounted Solar Energy Systems shall not exceed the maximum permitted height for an accessory structure when oriented at maximum tilt.
- c. Ground-mounted Solar Energy Systems may not be placed in the front yard.

(2) *Setbacks.*

- a. Ground-mounted Solar Energy Systems shall meet the applicable setbacks for the zoning district in which the unit is located.
- b. Ground-mounted Solar Energy Systems shall not extend beyond the side yard or rear yard setback when oriented at minimum design tilt.
- c. In addition to building setbacks, the collector surface and mounting devices for roof-mounted systems shall not extend beyond the exterior perimeter of the building on which the systems are mounted or built, unless the collector or mounting system has been engineered to safely extend beyond the edge, and setback requirements are not violated. Exterior piping for solar thermal systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure.

(3) *Reflection angles.* Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties.

(4) *Visibility.* Solar Energy Systems shall be located in a manner to reasonably minimize view blockage for surrounding properties and shading of property to the north while still providing adequate solar access for collectors.

(5) *Safety.*

- a. Roof- or building-mounted Solar Energy Systems, excluding building integrated systems, shall allow for adequate roof access for firefighting purposes to the south facing or flat roof upon which the panels are mounted.
 - b. Roof- or building-mounted Solar Energy Systems shall meet the requirements of the Pekin City Code regarding building regulations.
 - c. All Solar Energy System installations shall be performed by a qualified solar installer.
 - d. Any connection to the public utility grid shall be inspected by the appropriate public utility.
 - e. All Solar Energy Systems shall be maintained and kept in good working order. If it is determined that a Solar Energy System is not being maintained, kept in good working order, or is no longer being utilized to perform its intended use for six consecutive months, the property owner shall be given a 30-day notice for removal or repair of the unit and all equipment. If the Solar Energy System is not removed or repaired within 30 days, then a notice of violation and a notice to appear before the City court as an ordinance violation shall be delivered to the property owner.
- (6) *Approved solar components.* Electric solar energy system components shall have a UL listing or approved equivalent and solar hot water systems shall have a Solar Rating and Certification Corporation (SRCC) rating.
- (7) *Restrictions on Solar Energy Systems limited.* Consistent with 765 ILCS 165/1 et seq., no homeowner's agreement, covenant, common interest community or other contracts between multiple property owners within a subdivision incorporated in the City of Pekin shall prohibit or restrict homeowners from installing Solar Energy Systems.
- (8) *Lighting for solar gardens/farms.* Any lighting for solar gardens/farms shall be installed for security and safety purposes only. Except for lightening that is required by the FCC or FAA, all lighting shall be shielded so that no glare extends substantially beyond the boundaries of the facility.
- (d) *Community solar gardens (SES).* Development of community solar gardens is permitted by Special Use as a principal use in all zoning districts subject to the following requirements:
- (1) *Rooftop gardens permitted.* Rooftop gardens are a special use in all zoning districts where buildings are permitted.
 - (2) *Ground mount gardens.* Ground mount community Solar Energy Systems must be less than ten acres in total size, and require a Special Use in all districts. Ground-mount solar developments covering more than ten acres shall be considered a solar farm.
 - (3) *Interconnection.* An interconnection agreement must be completed with the electric utility in whose service the territory the system is located.
 - (4) *Dimensional standards.* All solar garden-related structures in newly platted and existing platted subdivisions shall comply with the applicable setback, height, and coverage limitations for the district in which the system is located.
 - (5) *Other standards.*
 - a. Ground mount systems shall comply with all required standards for structures in the district in which the system is located.
 - b. All solar gardens shall comply with all City Code procedures regarding Special Use permits.
 - c. All solar gardens shall also comply with all other State and local requirements.

- (e) *Commercial/large scale solar farm (SES).* Ground mount Solar Energy Systems that are the primary use of the lot, and are designed for providing energy to off-site uses or export to the wholesale market require a Special Use, and shall be permitted with such Special Use only in the I-1 and I-2 Industrial Districts. The following information shall also be submitted as part of the application and/or the following restrictions shall apply:

(1) *Site plan—Existing conditions.* A site plan with existing conditions showing the following:

- a. Existing property lines and property lines extending one hundred feet from the exterior boundaries including the names of adjacent property owners and the current use of those properties.
- b. Existing public and private roads, showing widths of the road and any associated easements.
- c. Location and size of any abandoned wells or sewage treatment systems.
- d. Existing buildings and impervious surfaces.
- e. A contour map showing topography at two-foot intervals. A contour map of surrounding properties may also be required.
- f. Existing vegetation — list type and percent of coverage (i.e., cropland/plowed fields, grassland, wooded areas, etc.).
- g. Any delineated wetland boundaries.
- h. A copy of the current FEMA FIRM maps that shows the subject property, including the 100-year floor elevation and any regulated flood protection elevation, if available.
- i. Surface water drainage patterns.
- j. The location of any subsurface drainage tiles.

(2) *Site plan—Proposed conditions.* A site plan of proposed conditions showing the following:

- a. Location and spacing of the solar panels.
- b. Location of access roads.
- c. Location of underground or overhead electric lines connecting the solar farm to a building, substation or other electric load.
- d. New electrical equipment other than at the existing building or substation that is to be the connection point for the solar farm.

(3) *Fencing and weed/grass control.*

- a. To promote and maintain the absorption of stormwater, a pervious softscape shall be installed under and around the solar array.
- b. The applicant shall submit an acceptable weed/grass control plan for property inside and outside the fenced area for the entire property. The operating company or successor during the operation of the solar farm shall adhere to the weed/grass control plan.
- c. Perimeter fencing having a maximum height of eight feet shall be installed around the boundary of the solar farm. The fence shall contain appropriate warning signage that is posted such that it is clearly visible on the site.
- d. The applicant shall maintain the fence and adhere to the weed/grass control plan. If the operating company does not adhere to the proposed plan, a fine of \$500.00 per week will be assessed until

the operating company or successor complies with the weed/grass control and fencing requirements.

- (4) *Manufacture's specifications.* The manufacturer's specifications and recommended installation methods for all major equipment, including solar panels, mounting systems and foundations for poles and racks.
- (5) *Connection and interconnection.*
 - a. A description of the method of connecting the solar array to a building or substation.
 - b. Utility interconnection details and a copy of written notification to the utility company requesting the proposed interconnection.
- (6) *Setbacks.* Commercial/large scale solar farm (SES) ground-mounted Solar Energy Systems shall meet the applicable setbacks for the zoning district in which the unit is located.
- (7) *Aviation protection.* For Solar Energy Systems located within 500 feet of an airport or within approach zones of an airport, the applicant shall complete and provide the results of the Solar Glaze Hazard Analysis Tool (SGHAT) for the airport traffic control tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federal Obligated Airports, or most recent version adopted by the FAA.
- (8) *Fire protection.* A fire protection plan for the construction and the operation of the facility, and emergency access to the site.
- (9) *Endangered species and wetlands.* Solar farm developers shall be required to initiate a natural resource review consultation with the Illinois Department of Natural Resources (IDNR) through the Department's online EcoCat Program. Areas reviewed through this process will be endangered species and wetlands. The cost of the EcoCat consultation shall be borne by the developer.
- (10) *Road use agreements.* All routes on City roads that will be used for the construction and maintenance purposes shall be identified on the site plan. All routes for either egress or ingress need to be shown. The routing shall be approved subject to the approval of the City of Pekin. The solar farm developer shall complete and provide a preconstruction baseline survey to determine existing road conditions for assessing potential future damage due to development related traffic. The development shall provide a road repair plan to ameliorate any and all damage, installation or replacement of roads that might be required by the City or the developer. The developer shall provide a letter of credit or surety bond in an amount and form approved by City officials when warranted.
- (11) *Decommissioning of the solar farm.* The developer shall provide a decommissioning plan for the anticipated service life of the facility or in the event the facility is abandoned or had reached its life expectancy. If the solar farm is out of service or not producing electrical energy for a period of 12 months, it will be deemed nonoperational and decommissioning and removal of that facility will need to commence according to the decommissioning plan as provided and approved. A cost estimate for the decommissioning of the facility shall be prepared by a professional engineer or contractor who has expertise in the removal of the solar farm. The decommissioning cost estimate shall explicitly detail the cost before considering any projected salvage value of the out-of-service solar farm. The decommissioning cost shall be made by a cash, surety bond or irrevocable letter of credit before construction commences. Further, a restoration plan shall be provided for the site with the application. The decommissioning plan shall have the following provided:
 - a. Removal of the following within six months:
 1. All solar collectors and components, aboveground improvements and outside storage.

2. Foundations, pads and underground electrical wires ad reclaim site to a depth of four feet below the surface of the ground.
 3. Hazardous material from the property and dispose in accordance with Federal and State law.
- b. The decommissioning plan shall also recite an agreement between the applicant and the City that:
1. The financial resources for decommissioning shall be in the form of a surety bond, or shall be deposited in an escrow account with an escrow agent acceptable to the Building Inspections/Development Director.
 2. A written escrow agreement will be prepared, establishing upon what conditions the funds will be disbursed.
 3. The City shall have access to the escrow account funds for the expressed purpose of completing decommissioning if decommissioning is not completed by the applicant within six months of the end of project life or facility abandonment.
 4. The City is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.
 5. The City is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the City's right to seek reimbursement from applicant or applicant successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by applicant or applicant's successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed by law to enforce said lien.
- (f) *Compliance with Building Code.* All Solar Energy Systems shall comply with the ordinances of the City of Pekin, as well as all Federal and State requirements.
- (g) *Liability insurance.* The owner/operator of the solar farm shall maintain a current general liability policy covering bodily injury and property damage and name the City of Pekin as an additional insured with limits of at least \$2,000,000.00 per occurrence and \$5,000,000.00 in the aggregate with a deductible of no more than \$5,000.00.
- (h) *Administration and enforcement.* The Building Inspections/Development Director shall enforce the provisions of this Section through an inspection of the solar farm every year. The Director of Building Inspections is hereby granted the power and authority to enter upon the premises of the solar farm at any time by coordinating a reasonable time with the operator/owner of the facility. Any person, firm or cooperation who violates, disobeys, omits, neglects, refuses to comply with, or resists enforcement of any of the provisions of this Section may face fines of not less than \$25.00 nor more than \$750.00 for each offense.
- (i) *Fees charged for building permits.* The fees for processing the applications for building permits for Solar Energy Systems shall be collected by the Director of Building Inspections who shall be accountable to the City for such fees as follows:

Building Permit Fees For Solar Energy Systems

0—10 kilowatts (kW)	\$200.00
11—50 kilowatts (kW)	\$350.00
51—100 kilowatts (kW)	\$500.00

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101—500 kilowatts (kW)	\$1,000.00
501—1000 kilowatts (kW)	\$3,000.00
1001—2000 kilowatts (kW)	\$5,000.00
Over 2000 kilowatts (kW)	\$5,000.00 + \$100.00 per 100 kW

(Ord. No. 2805-18/19, § 9-11-8, 11-13-2018)



REQUEST FOR COUNCIL ACTION

Agenda Date: January 8, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Tobacco License Discussion

DESCRIPTION: Tobacco License Discussion