



**REGULAR ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING
MONDAY, AUGUST 11, 2025
12:00 PM**

1. Call to Order

2. Approve Agenda

3. Approval of Minutes

3.1. Minutes of the Regular EDAC Meeting on July 14, 2025

4. Public Input

5. Reports

5.1. Monthly Staff Report

5.2. Greater Peoria EDC Reports

6. Unfinished Business

6.1. Marketing Plan - Rebranding Initiative

7. New Business

7.1. Discussion on Vacant Buildings

8. Any Other Business to Come Before the Commission

9. Adjourn



**PROCEEDINGS OF THE REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE OF THE CITY OF
PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON MONDAY, JULY 14, 2025 AT 12:00 PM**

Call to Order

The regular meeting of the Economic Development Advisory Committee was called to order at 12:00 P.M. A quorum was declared by Chairperson Leman.

Attendee Name	Organization	Title	Status	Arrived
John Campbell	Economic Development Advisory Committee	Member	Present	Noon
Danielle Owens	Economic Development Advisory Committee	Member	Present	Noon
Amy McCoy	Economic Development Advisory Committee	Member	Absent	
Dennis Short	Economic Development Advisory Committee	Member	Present	Noon
Jack Steger	Economic Development Advisory Committee	Member	Present	Noon
Drew Leman	Economic Development Advisory Committee	Member	Present	Noon
Liridon Rrushaj	Economic Development Advisory Committee	Member	Present	Noon
Patrick Taphorn	Economic Development Advisory Committee	Member	Present	Noon
D. Neal Hanley II	Economic Development Advisory Committee	Member	Present	Noon
Roy Bockler	Economic Development Advisory Committee	Member	Present	Noon
Earl Riley	Economic Development Advisory Committee	Member	Absent	
Caty Campbell	Economic Development Advisory Committee	Member	Present	Noon

Approve Agenda

D. Short motioned to approve the agenda for today’s meeting as presented, with a second by D. Owens. The motion passed by voice vote.

Approval of Minutes

3.1. Minutes of the Regular EDAC Meeting on Monday, June 9, 2025

D. Short motioned to approve the meeting minutes from June 9, 2025, with a second by D. Owens. The motion passed by voice vote.

Public Input

None

Reports

5.1. Monthly Staff Report

Mr. Wray presented the monthly staff report and answered questions from the Committee members.

5.2. Greater Peoria EDC Report

No comments.

5.3. Quarterly Strategic Plan Scorecard

Mr. Wray presented the quarterly strategic plan scorecard and answered questions from the Committee members.

Unfinished Business

6.1. Branding Initiative: Logo Concepts

McDaniels Marketing presented the rebranding concepts that they developed, which included logos and taglines. After the presentation, the committee members provided feedback. It was requested that an electronic survey be sent to the committee members following the meeting so they can share additional feedback and rank the concepts.

McDaniels Marketing then presented proposals for website section mapping for this committee's section on the City's website. They have asked the committee to review the ideas and provide feedback or additional thoughts for consideration.

New Business

7.1. Recommendation for Continued Financial Support of Greater Peoria Economic Development Council

Mr. Wray informed the committee that the upcoming City Council agenda includes an item to approve the City's annual support of the Greater Peoria Economic Development Council (GPEDC). He requested the committee's support on the matter.

R. Bockler praised the work of the GPEDC across the five-county region and suggested requesting a summary report detailing the organization's impact specifically on the City of Pekin. J. Steger noted that some of this information is already included in the reports Mr. Wray provides regularly.

R. Bockler made a motion to recommend Council approval of the annual support, seconded by B. Hanley. The motion was approved by voice vote.

7.2. Recommendation for Project Priorities: Commercial Building Improvement Program

Mr. Wray provided a high-level review of the applications received and how they ranked on the scorecard.

R. Bockler voiced concerns about the program, citing unclear requirements, insufficient marketing, and the short application window. He stated he would not support awarding TIF funds to properties with poor maintenance or management histories and requested a roll call vote if action was taken.

D. Owens noted that withholding all funds after promoting the program would be unfair to applicants who met the criteria. J. Campbell highlighted the Moose Lodge's contributions to the community.

Mr. Wray requested feedback on the total award amount. R. Bockler moved to table the discussion, but J. Steger moved to award \$10,000 to the top three applicants and \$5,000 to the bottom three, seconded by D. Short. The motion carried **7-1**, with Bockler voting no.

Bockler also requested a copy of the program document.

Any Other Business to Come Before the Commission

R. Bockler requested that the next agenda include a discussion on vacant buildings in the City of Pekin, including whether they are insured and what actions the City is taking, as there could be public safety hazards.

Adjourn

Motion to adjourn the meeting by J. Campbell at 1:31 P.M., with a second by L. Rrushaj. The motion passed by voice vote.

The next regular meeting is scheduled for Monday, August 11, 2025 at Noon in the City Council Chambers.



REQUEST FOR COUNCIL ACTION

Agenda Date: August 11, 2025
To: Members of the Economic Development Advisory Committee
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Monthly Staff Report

DESCRIPTION:

Commercial

- Chipotle plans to be open by end of September.
- Retail Strategies created their Pekin Marketing Guide (attached). Staff has sent edits back to them.
- Staff met with a franchise owner of Scooter's looking to build in Pekin. High morning traffic volume is the biggest factor for them.
- Staff met with the new partner of the owners of Motel 6. He is an experienced hotel developer / redeveloper and plans to spend up to \$15M to bring the location back into productivity with a different brand.

Industrial

- Epic Medical plans to finalize their construction contracts this month, and they are planning another visit to Pekin in the last week of August.
- Ambient Fuels continues to plan their site and buildings.
- Staff met with a wine distributor looking to build a distribution facility in the Midwest. They are looking for 3-5 acres with easy access to highways.
- Staff met with Vanilla Bug Spray to talk through options to expand their manufacturing operations in Pekin.

Residential

- Staff hosted a visit from a confidential developer who is very interested in building up to 2,000 homes ranging from \$200k to over \$500,000. We are discussing the Luticken property and other potential sites. Infrastructure expansion costs will be the primary factor if they move forward. Staff is working with engineering and the utility companies to get conceptual numbers for them.
- Staff met for a third time with a local developer and his investors on their plans for 60-72 apartment units in the downtown area. Their current plans include commercial tenant spaces on the first floor of some of the buildings. Incentives are being negotiated.

City Projects / Initiatives

- The City closed on the purchase of the Lutticken Property.
- IDOT has given permission for the City to continue with land acquisition for property needed for the Veterans Drive extension.
- The Court Street reconstruction is ongoing with no major changes thus far. IDOT held their pre-construction meeting for the State's portion of the project from 8th-10th, and they plan to only complete water main work this fall and to patch the road for full use throughout the winter.
- IDOT has given their first approval for the plans to resurface Broadway Street from approximately Parkway to 14th. Construction is planned to start spring 2027.
- We await notification about our \$10 million grant application for rehabilitation of Derby Street. Awards are supposed to be announced by September 1.
- McDaniels Marketing is making progress on the marketing plan execution with branding planned for completion this month.
- Staff submitted the 5-year CDBG Consolidated Plan, which calls for \$1.1 million for a fire ladder truck at the Derby Street Station, \$337,000 for sidewalk rehabilitation, \$325,000 for program administration, \$321,000 for the social worker program to address issues related to homelessness, and \$230,000 to pay existing debt on a prior fire apparatus purchase.

Other

- Staff attended the Greater Peoria CEDS committee meeting where we learned from a guest speaker about the Port Master Plan. Through funding obtained by the Tri-County Regional Planning Commission, a firm called WSP has prepared a Port Master Plan for our section of the Illinois River. WSP presented their findings and recommendations.
- Distillery Labs celebrated its 1-year anniversary in July.

City Contact Information



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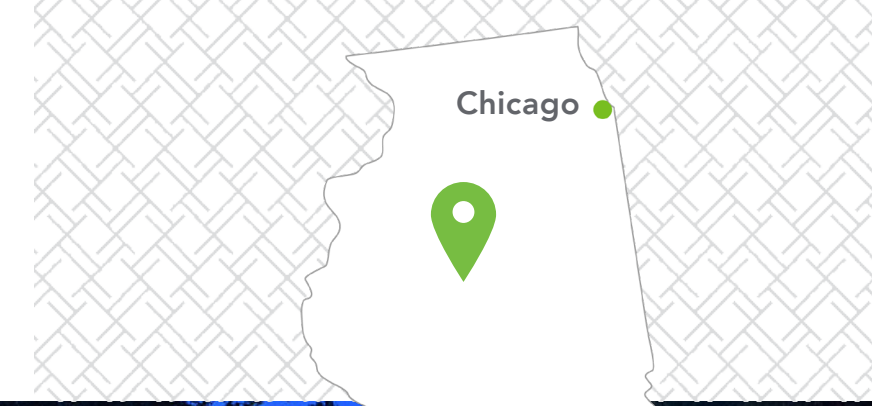
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 mwarsaw@retailstrategies.com
 205.913.5915



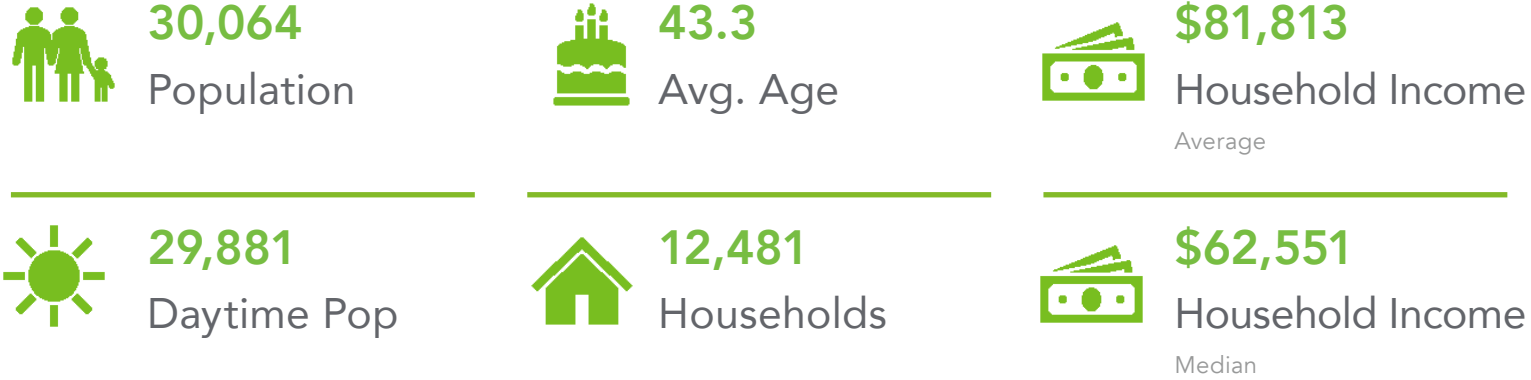
Jimmy Pritchett
 Retail Development Associate
 jpritchett@retailstrategies.com
 256.466.6716



Pekin, Illinois



Demographics (10 minute drive time)



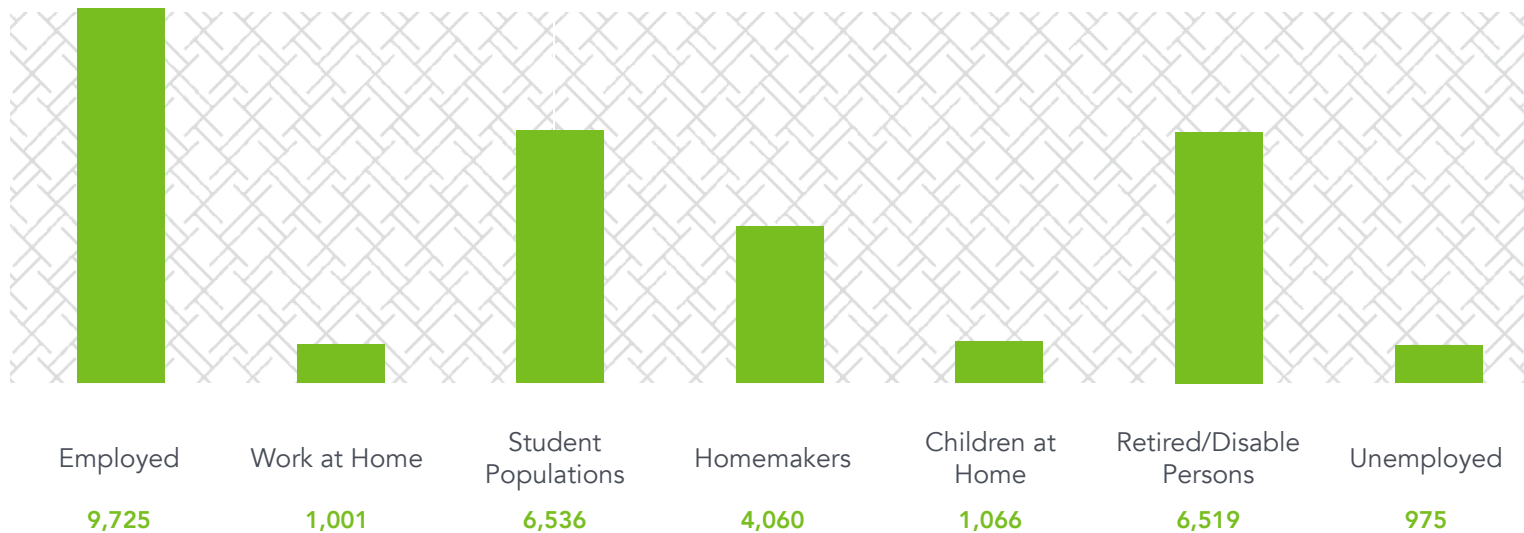
Peer Analysis

The Peer Analysis, developed by Retail Strategies and Tetrad, identifies retail areas with similar demographics and retail characteristics. It uses data from a 5 or 10 minute drive time from major comparable retail corridors across the country.

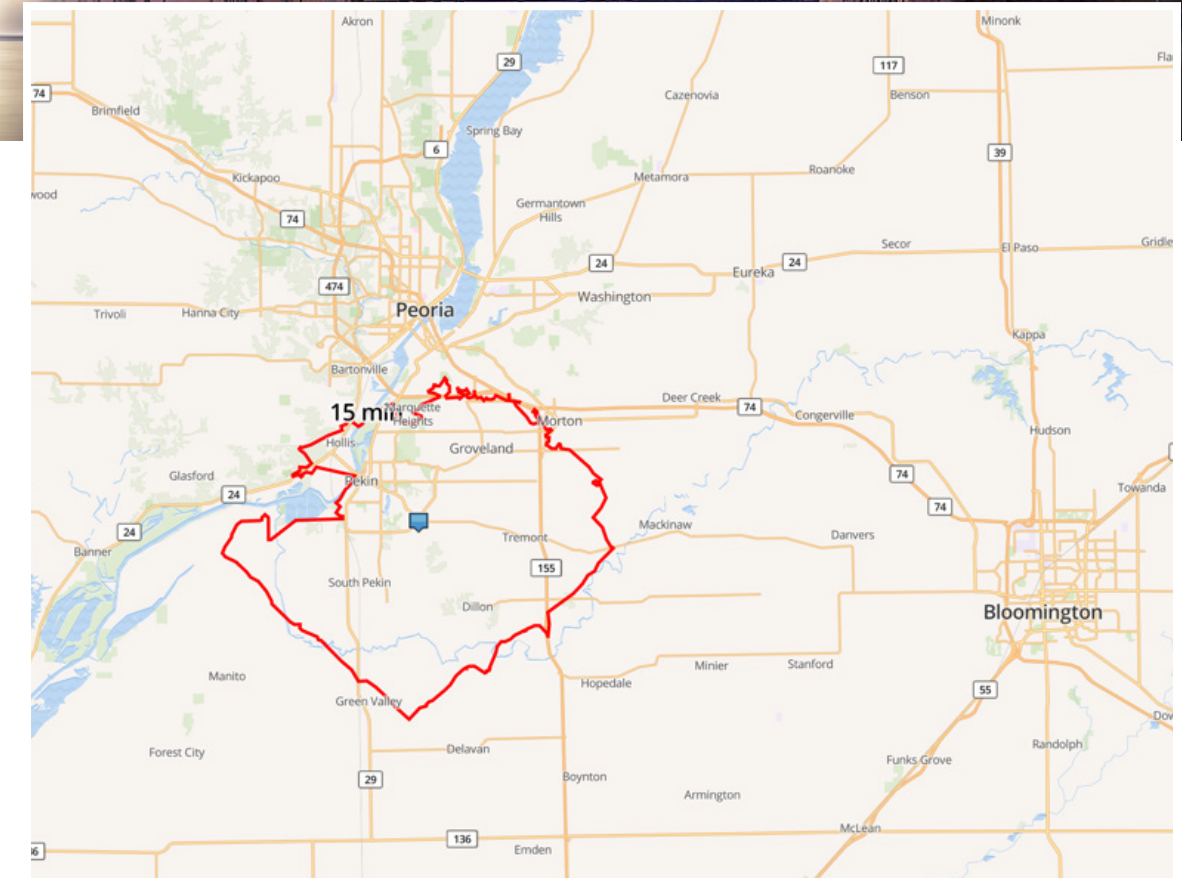
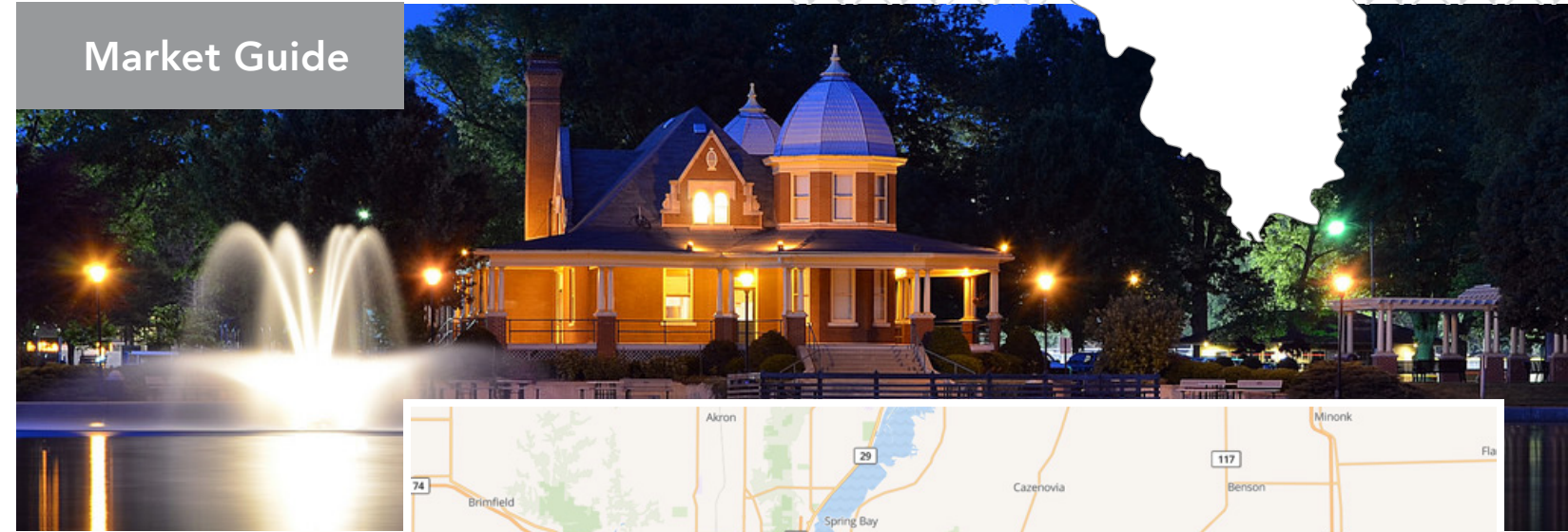
Peer Trade Areas

Rockford, IL	7219 Walton St
Belvidere, IL	2101 Gateway Center Dr
Collinsville, IL	1101 Belt Line Rd
Wood River, IL	610 Wesley Dr
Collinsville, IL	1040 Collinsville Crossing Blvd
Granite City, IL	379 W Pontoon Rd
Decatur, IL	4625 E Maryland St
Quincy, IL	5211 Broadway St

Daytime Population (10 minute drive time)



Market Guide



Demographics

Distance	3 Miles	5 Miles	10 Miles	5 Minutes	10 Minutes	15 Minutes
2024 Est. Pop	18,501	39,261	103,395	1,002	30,064	50,603
Daytime Pop	18,881	36,043	97,114	3,207	29,881	45,691
Median HH Income	\$65,799	\$60,390	\$66,751	\$87,916	\$62,551	\$64,051
Households	8,104	16,460	43,113	437	12,481	21,174

Pekin, Illinois



Google

Map data ©2025 Google



TRI-COUNTY REGIONAL
PLANNING COMMISSION

Heart of Illinois Regional Port District Port Master Plan Public Information Briefing

August 2025





Illinois Has Diverse Transportation Assets, Linked by Shared Goals and Coordinated Planning

- Economy, livability, mobility, resiliency, stewardship

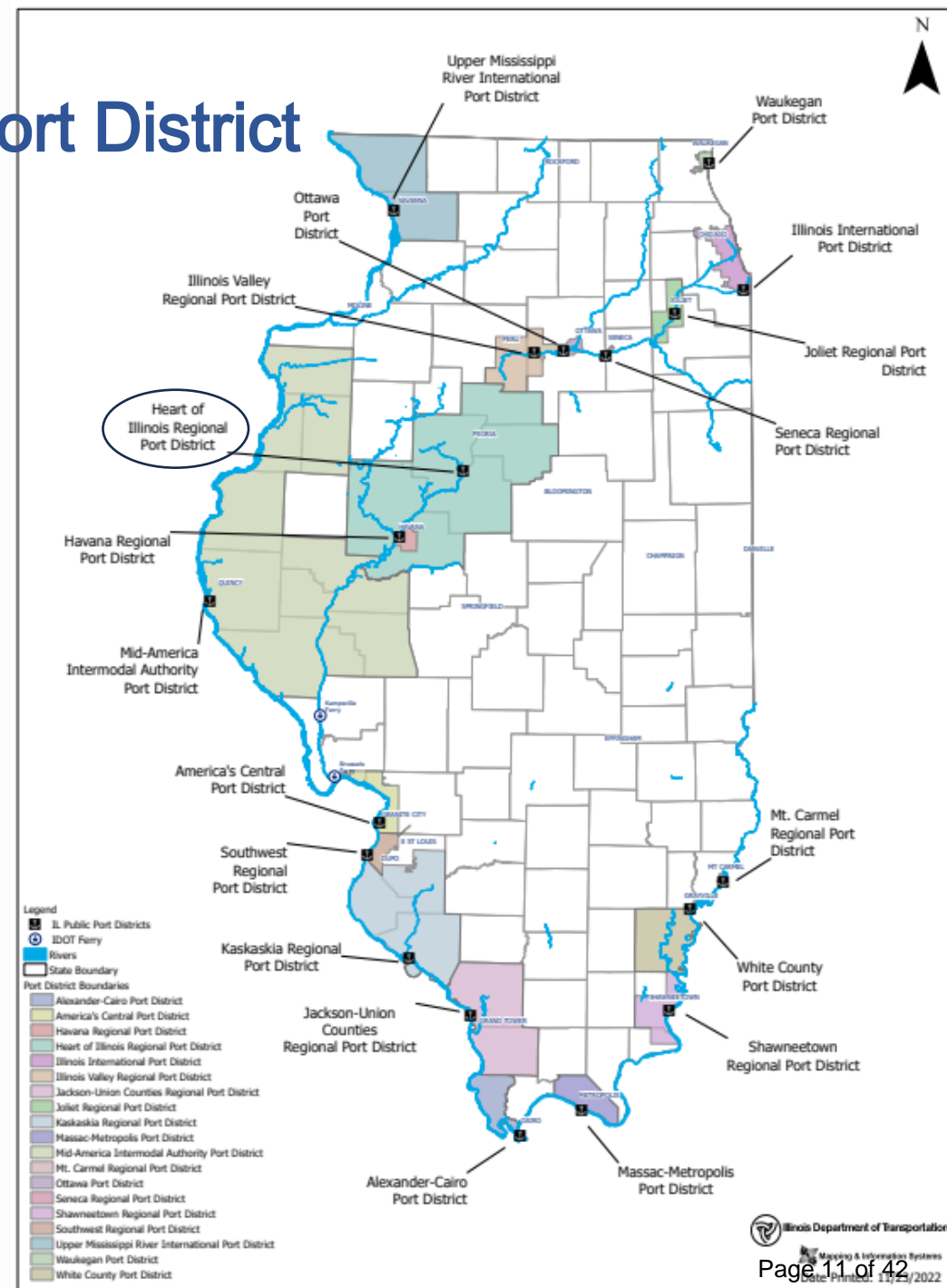


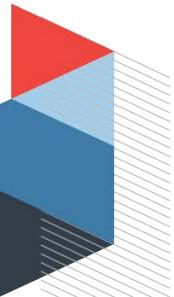
HIRPD Port Master Plan (funded by IDOT and managed/administered by Tri-County Regional Planning Commission) and other Port District plans

<https://idot.illinois.gov/transportation-system/transportation-management/planning.html>

About the Heart of Illinois Regional Port District

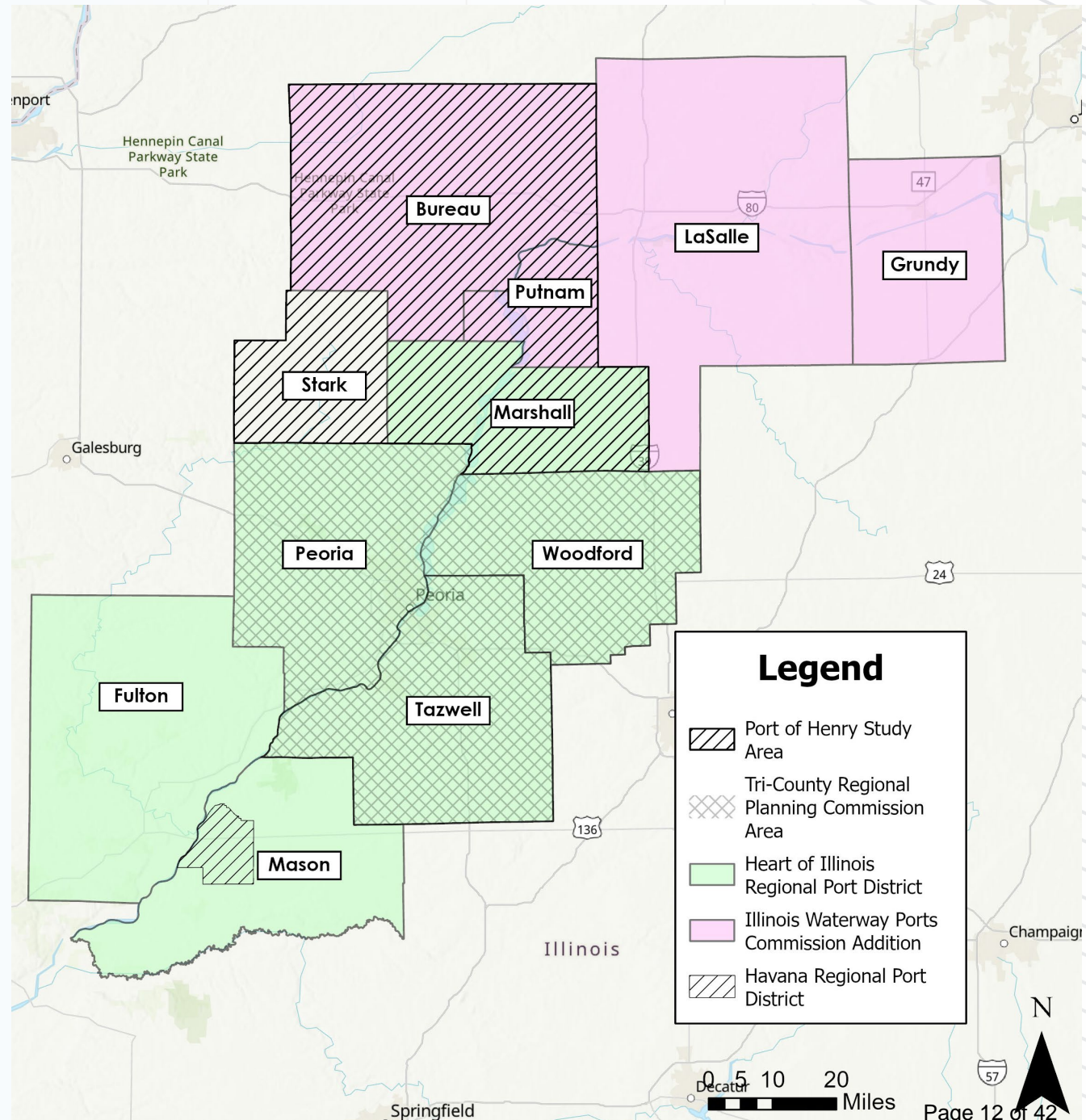
- One of 20 Port Districts designated by Illinois Legislature
 - Lake Michigan
 - Illinois River system
 - Mississippi River
 - Ohio River
 - Kaskaskia River
- **Authorities**
 - Separately granted by legislature
- **Activities**
 - Five districts operate or own and lease marine cargo terminals
 - Fifteen others operate airports or marinas, provide economic development support, or are currently inactive
 - HIRPD does not currently own or operate any port or other assets, but is active in planning and community engagement





Key Geographies

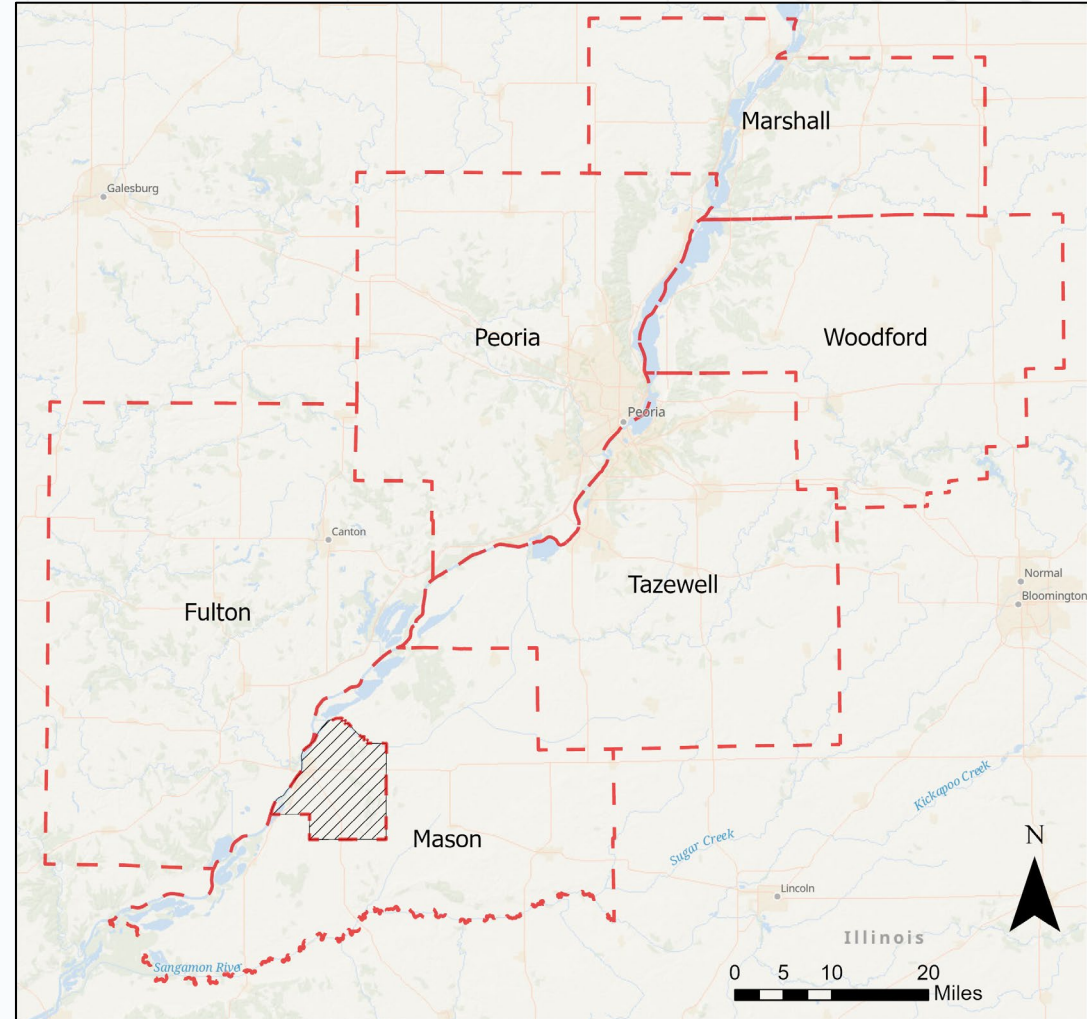
- **Heart of Illinois Regional Port District (HIRPD) covers nearly all of six counties**
 - Tri-County region (Peoria, Woodford, Tazewell)
 - Fulton and Marshall (including the Port of Henry)
 - Mason excluding Havana Township, which is a separate port district (Havana RPD)
- **Illinois Waterway Ports Commission**
 - Includes HIRPD and Havana RPD
 - Also includes Bureau, Putnam, LaSalle, Grundy
- **Parallel Studies**
 - Havana RPD Master Plan
 - HIRPD Port Master Plan
 - Port of Henry Master Plan



Heart of Illinois Regional Port District Act (70 ILCS 1807)



- **Powers granted within the six -county HIRPD**
 - Acquire, own, construct, sell, lease and maintain port and harbor and land terminal facilities
 - Enter into agreement with other public agencies via Intergovernmental Agreement Cooperation Act
 - Issue permits for construction of waterway infrastructure in or within 40 feet of the Illinois River
 - Issue bonds, sponsor and administer grants
- **Limitations**
 - No powers of eminent domain or taxation
 - No property, assets, or revenue streams
- **Overall: HIRPD has substantial powers, but needs a plan for utilizing them**





Port Master Plan -- Goals and Process

• Goals

- Structure the Port District to create benefit for the region and generate sustainable revenue streams and grant funding opportunities
- Create plans to guide the next stage of evolution for the District, leverage HIRPD's position in the IWPC, and advance statewide objectives

• Process

- Funded by the Illinois Department of Transportation to advance the state's Long Range Transportation Plan goals
- Managed and directed by the Tri-County Regional Planning Commission
- Prepared in collaboration with HIRPD and Greater Peoria EDC staff
- For adoption and implementation by HIRPD Board of Commissioners

• Work Plan

- Management and Coordination
- Strategic Assets and Options
- Investment Plans, Operations, and Strategies
- Technical documentation and Port Master Plan, Infrastructure & Finance Plan, Competitive Grants Plan
- Extended Community Engagement

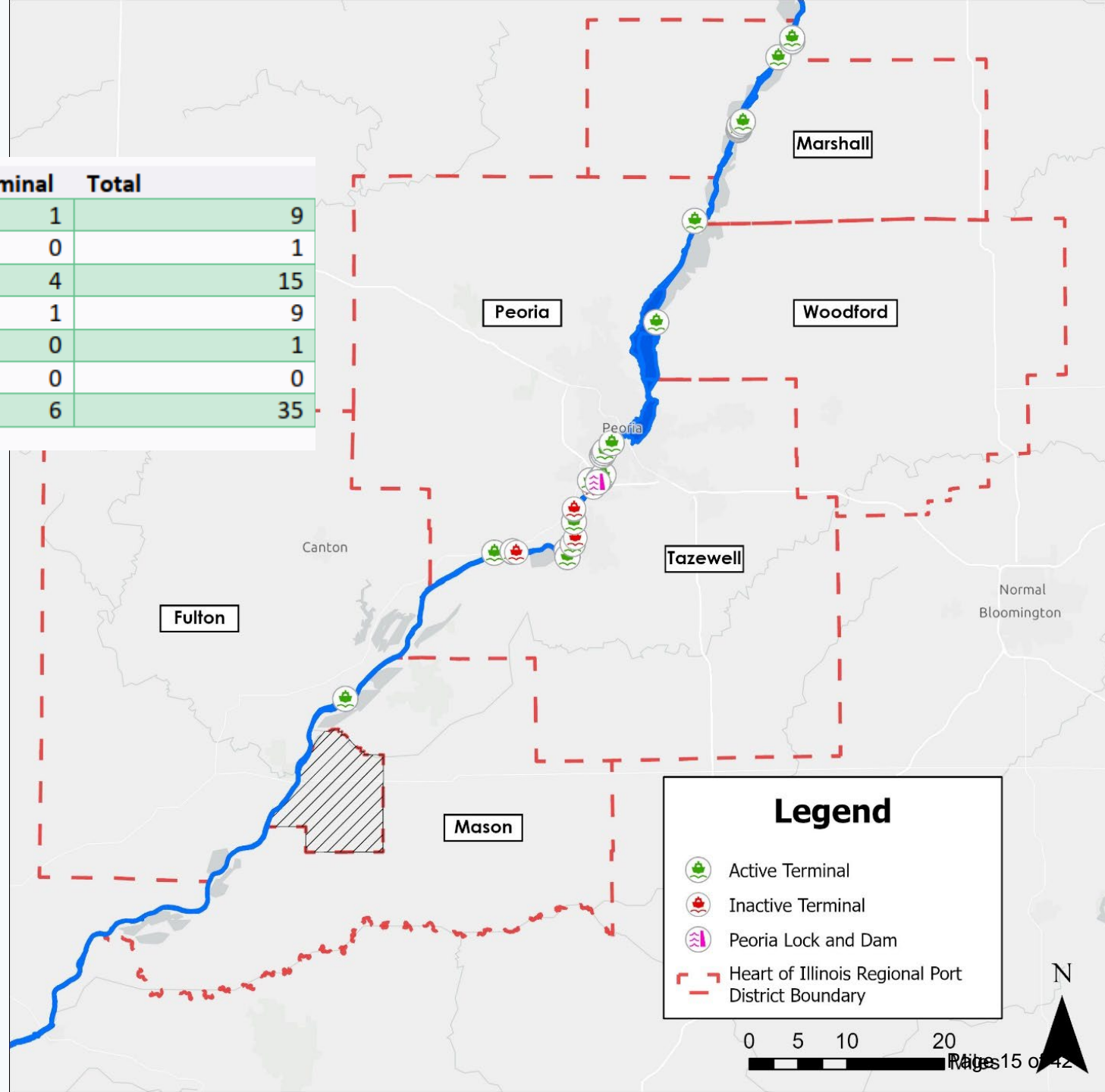
Marine Cargo Facilities



County	Active Terminal	Inactive Terminal	Total
Marshall	8	1	9
Woodford	1	0	1
Peoria	11	4	15
Tazewell	8	1	9
Fulton	1	0	1
Mason*	0	0	0
Total	29	6	35

* Mason County totals exclude Havana Township

- Farm Products
- Fertilizers
- Dry -bulk
- Grain
- Chemicals
- Steel
- Scrap Metal
- Petroleum Products
- Sand & Gravel



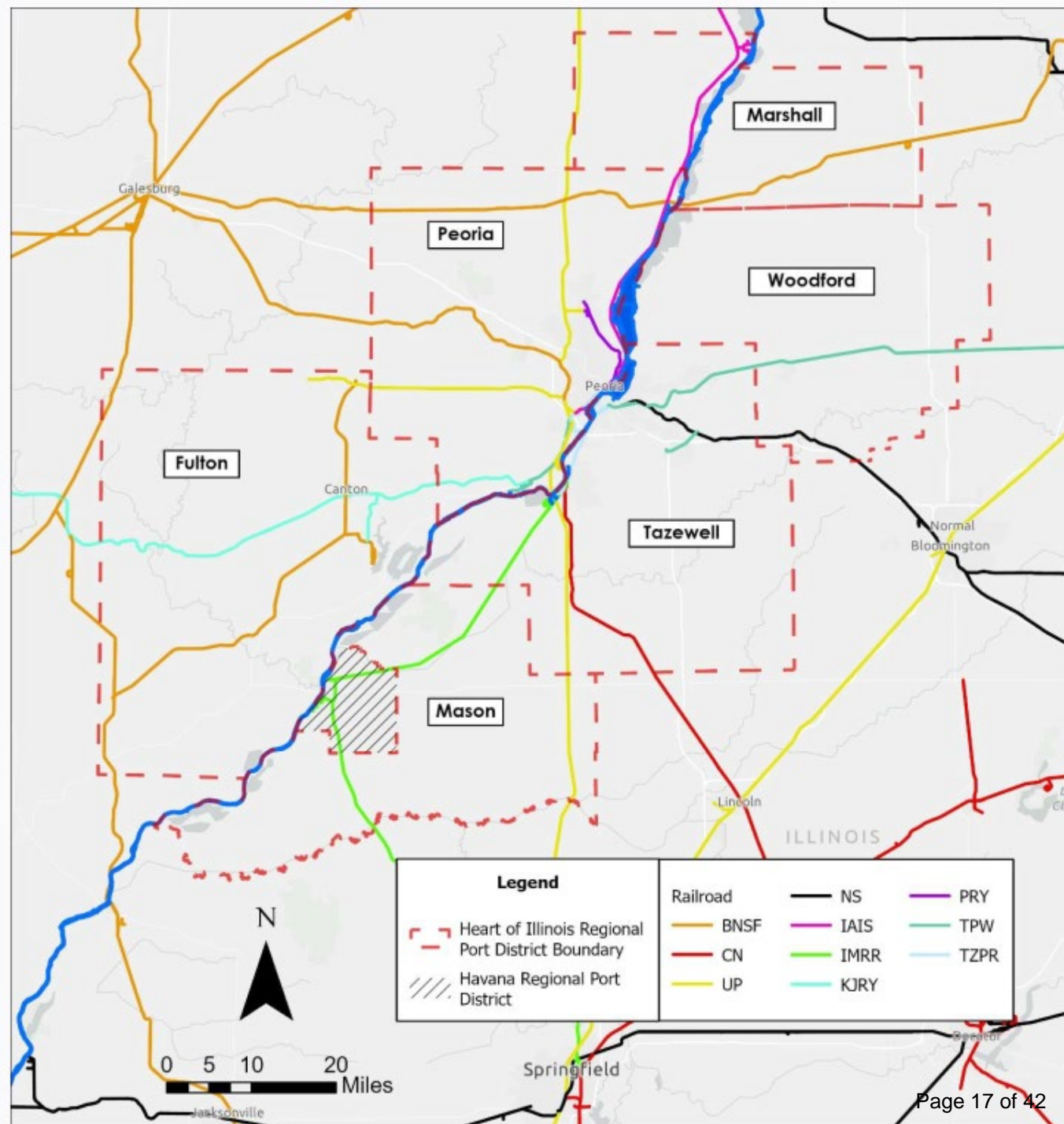
Freight Railroads

734 miles

10 railroads

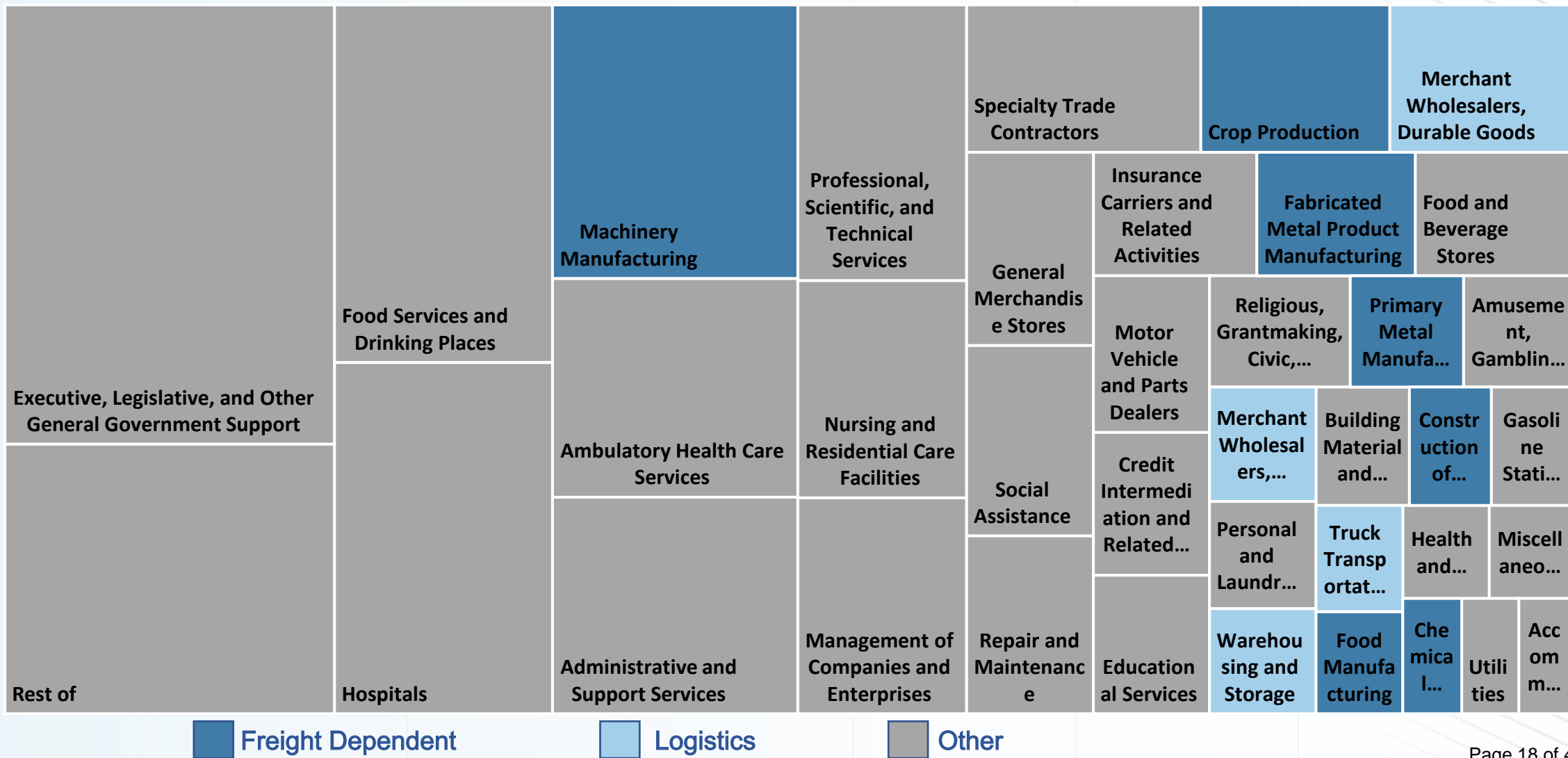
- 4 “Class I” railroads – BNSF (28% of miles), UP (19% of miles), CN, and NS
- 6 shortlines

Every HIRPD county has two railroads and at least one Class I





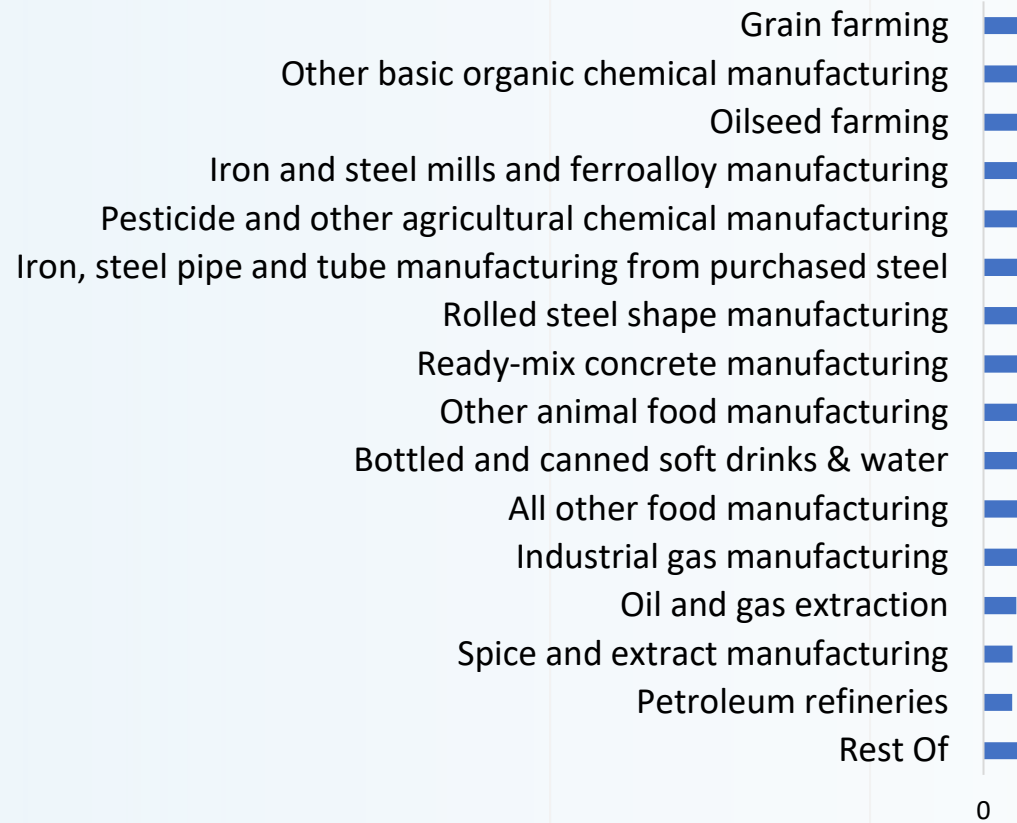
HIRPD Jobs in Freight -Dependent and Logistics Industries



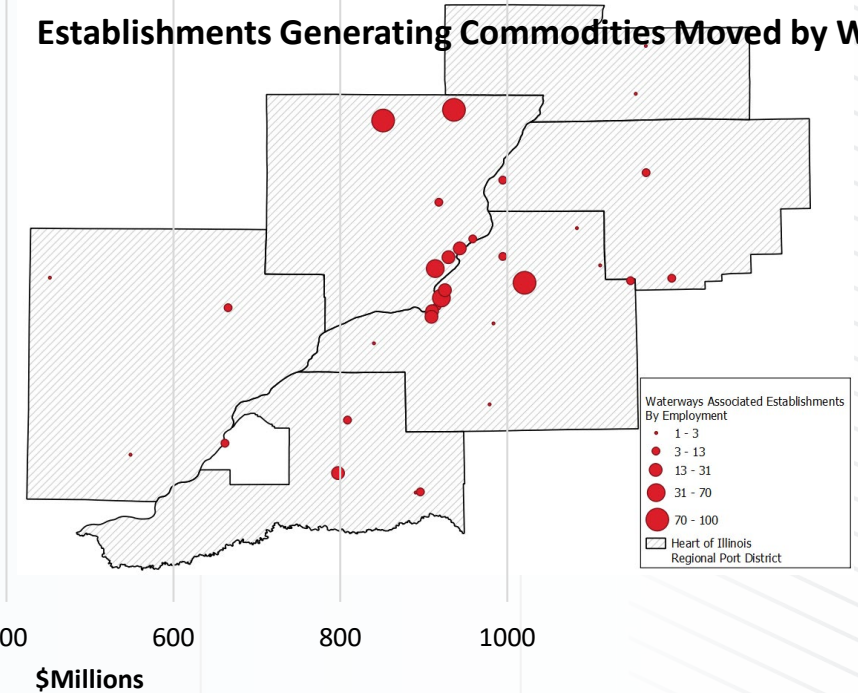


HIRPD Industries that Benefit from Marine Transportation

GRP in Industries Generating Commodities Moved by Water
(HIRPD, 2050 \$M)

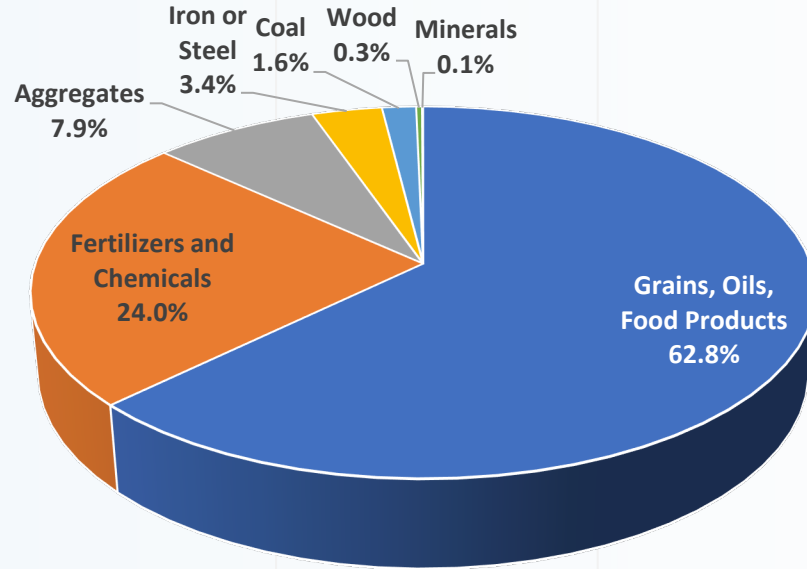


Establishments Generating Commodities Moved by Water



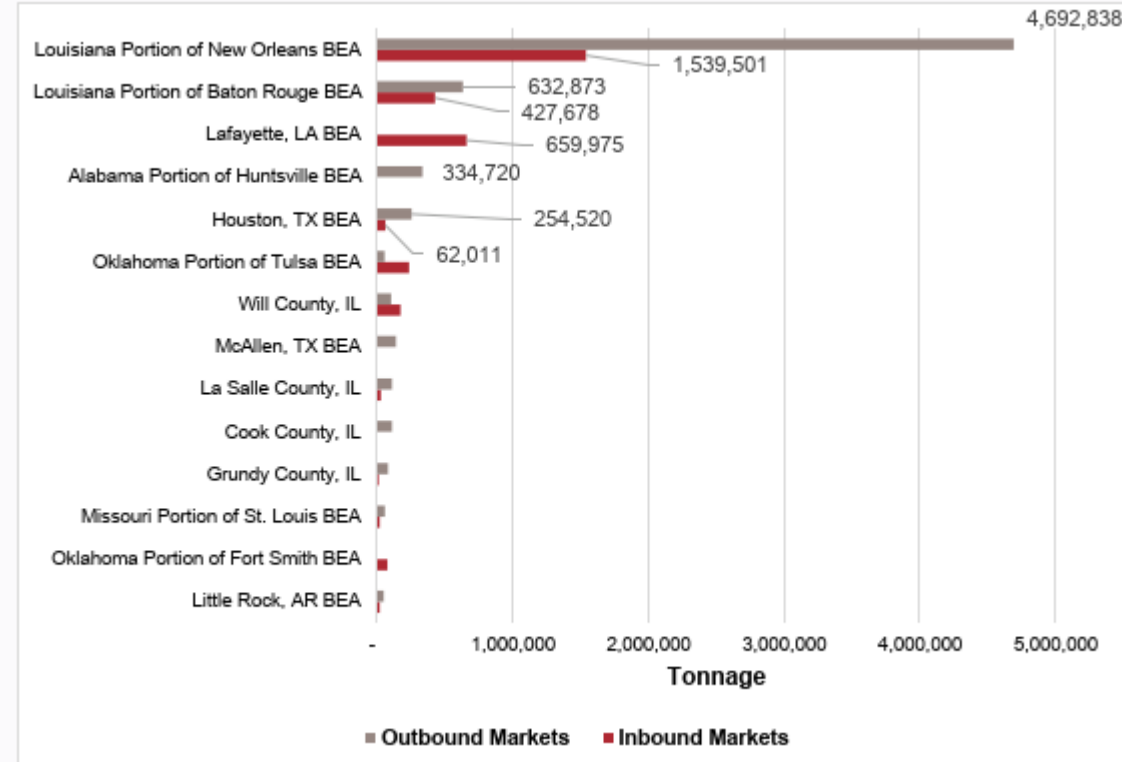
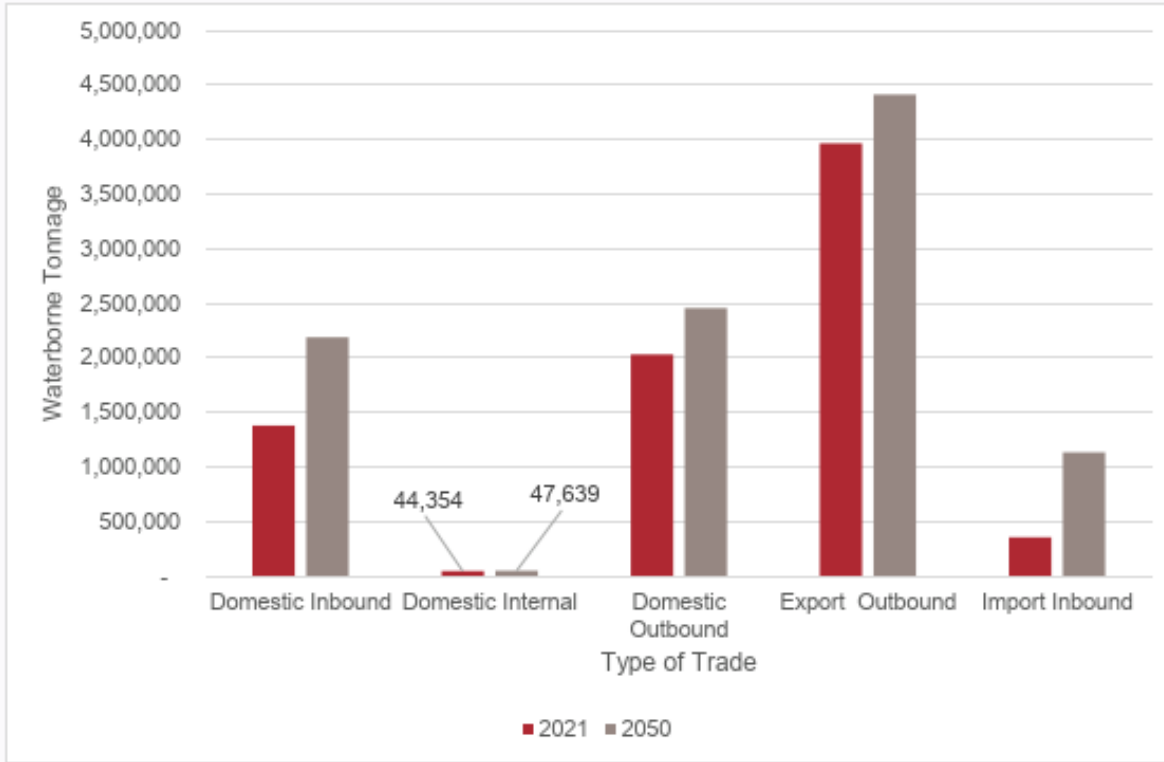
HIRPD Waterborne Commodities, 2021

7.8 million tons -- 77% originating, 23% terminating



Note: volumes can change significantly by year, and sometimes by data source. We are using Illinois DOT Transearch data from 2021 for this analysis because it provides the same information for all modes, plus forecasts to 2050. The US Army Corps of Engineers has the most current water data.

Growth in HIRPD Waterborne Commodities



32% increase in tons from 2021 to 2050 (tonnage follows GRP)

- Strong growth in fertilizers and chemicals; growth in grains/oils/food products, metals, coal
- Most traffic is, and will remain, to/from Louisiana -- grain transload, fertilizer and chemicals

Followed up data analysis with industry interviews focused on Port Opportunities



HIRPD Market Opportunities

- **Container -on -barge**
 - No macro-scale success drivers
 - Could work with specific user interest, but none identified
- **Corn, soybeans, and related products**
 - Proven markets, but variable and changing end users and transportation needs
 - New crush facility in Hennepin to reduce beans and increase post-crush product on water
 - Well-served today, could see industry-specific projects and replacement of aging facilities
- **Fertilizer**
 - Solid market with continuing production, well-served today
 - LIKELY HENRY TARGET
- **Aggregates**
 - Solid market, generally well served
 - HAVANA TARGET
- **Iron, Steel, Metals**
 - Tied to significant local manufacturing in and around Peoria
 - Truck to barge, rail transload, fabrication and value-added processing
 - PRIMARY PRODUCTS (COILS, SLABS, ETC.) IN; SCRAP OUT; ORES TRANSLOADED RAIL TO BARGE



Port Opportunity: Iron and Steel Products

- Region is a major consumer of steel and metals for use in manufacturing
- HIRPD historically received volumes of steel via barge
- Steel currently arrives via truck from mills in the midwest, south, and southwest
- Lack of specialized steel-oriented barge terminal in HIRPD

Outlook :

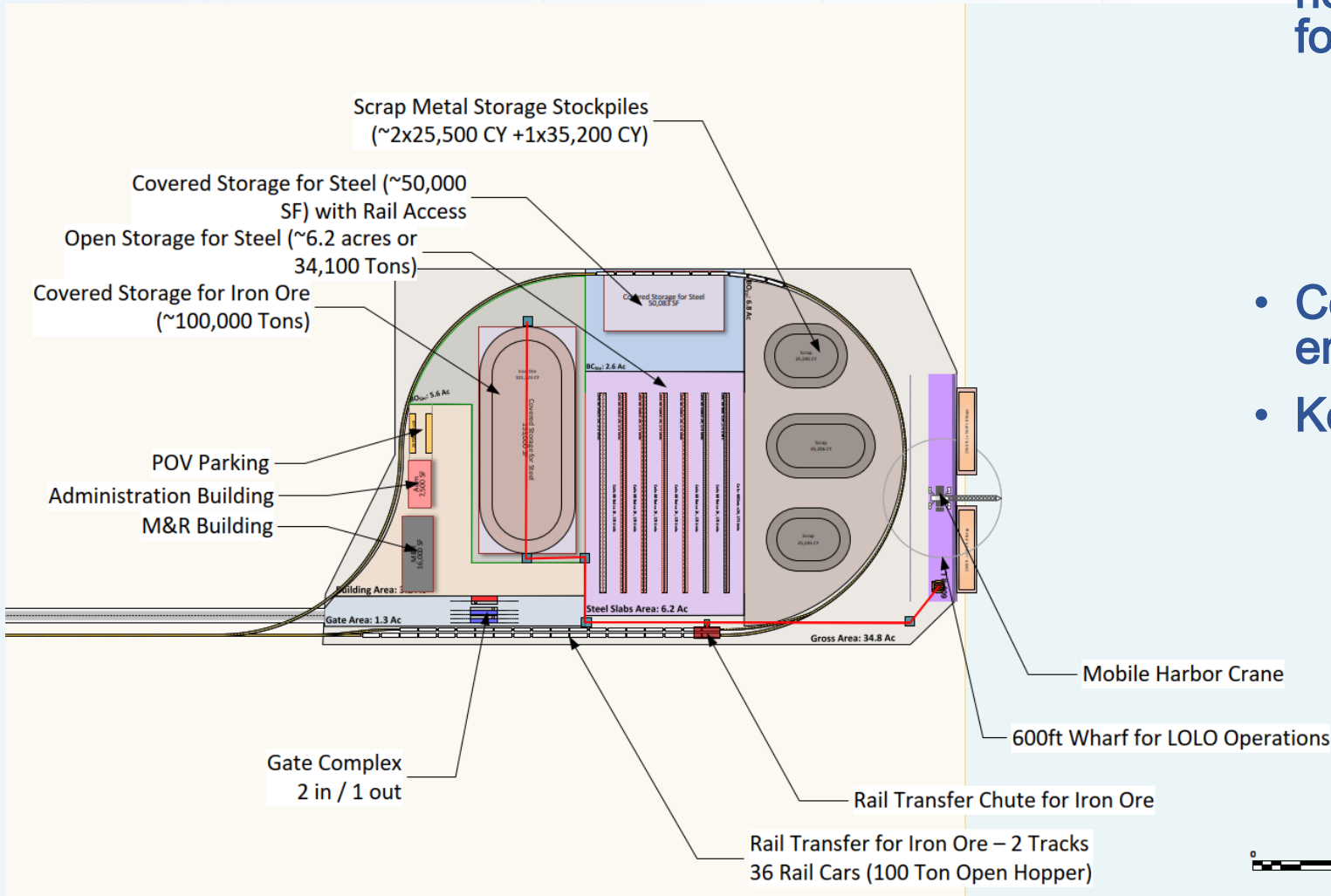
- Low current volume by water (260,000 tons) but potential to more than double by 2050
- Barge access could significantly increase this volume and accommodate receipts from existing mills in Blytheville AR (Mississippi River), Tuscaloosa AL (Black Warrior River), Burns Harbor IN (Lake Michigan), and the new \$3B “next gen” US Steel mill at Osceola AR (Mississippi River)
- Industry needs and supply chains are very specific

Example of Barge-Served Steel Plant at Kaskaskia



Multi -cargo facility for general cargo (metals, palletized goods), bulk (fertilizer, coal, slag), and container -capable

Illustrative Development Concept



- Master Plan team looked at how this concept could fit to four possible sites of 30+ acres

- Liberty Steel
- Edwards Power Plant
- Kingston Mines
- Mapleton

- Considered market, capacity, environment, cost

- Key findings

- Should be profitable for terminal operators at some locations
- Could generate significant operating revenues for HIRPD from issuance of bonds
- Regional economic benefit (\$70 M or more) from construction, use
- Would likely need grants (\$14M or more) for construction

No property owner commitments



Regional Partnership Concept

- **HIRPD can exercise its technical and financial authorities anywhere in the Port District**
 - Any site and any purpose consistent with enabling legislation
- **Three main avenues to exercise these authorities**
 - Property acquisition and development
 - HIRPD COULD ISSUE BONDS AND SEEK GRANTS
 - Bond financing support for private or public/private projects
 - PORTS LIKE KANSAS CITY AND CLEVELAND ACT AS “BANKERS” FOR PROJECTS CONSISTENT WITH THEIR MISSIONS, AND RECEIVE REVENUE STREAMS
 - HIRPD COULD OFFER BOND FINANCING
 - Regional technical assistance and planning coordination
 - PORT OF PITTSBURGH IS STATE FUNDED, OWNS NO ASSETS, BUT PROVIDES TECHNICAL RESOURCES AND ASSISTANCE TO PRIVATE TERMINALS
 - HIRPD TASKED TO PROVIDE TECHNICAL SUPPORT TO THE TEN-COUNTY IWPC



Draft HIRPD Strategy

To execute its statutory mission, HIRPD shall promote port and related activities and development consistent with its authorizing legislation as follows:

- HIRPD shall be a regional partner and collaborator, utilizing its powers of investigation, planning, regulation, and finance to promote the establishment, growth, and operation of port and other eligible activities and uses, whether on public or private lands, throughout the HIRPD region and for the benefit of all six counties and local jurisdictions therein.
- HIRPD shall be a regional developer, exploring and pursuing opportunities for acquiring, constructing, owning and potentially operating port facilities and other assets, in whole or in partnership, based on market opportunities, site availabilities, partner interest, and other factors, as a regional developer.
- HIRPD shall be financially independent and self-sustaining, generating necessary operating revenues from financing assistance to other parties, land lease payments, facility operator payments, throughput or use charges, and similar means. HIRPD shall seek grant assistance for major capital projects where necessary, but shall not rely on grants, taxes, levies, or voluntary contributions for operations.



Draft Organizational Model

HIRPD Shall Organize and Operate as a Regional Partnership Port

As a Regional Partnership Port, HIRPD's initial focus shall be to apply its powers and authorities – including technical assistance and financing -- to support regional port operations and generate multi-modal transportation investment funding from a variety of sources (federal, state, nonprofit and industry), while generating revenue from HIRPD public financing of eligible projects and investments, working actively and collaboratively with a wide public and private partners within its area of jurisdiction.

As a Regional Partnership Port, HIRPD may also include Operational, Landlord, or Hybrid port functions within its organizational boundaries and programs, either initially or evolving over time as opportunities arise.

- **Operational Port** - the Port provides all operational services at the facility including stevedoring/cargo handling. Personnel are employees of the Port. The Port handles all billing and employee compensation and benefits and receives all operating revenues.
- **Landlord Port** - the Port leases all property to an operator who handles operations, maintenance, and stevedoring. Terminal personnel are employees of the operator. The Port collects a monthly lease payment from the lessee who exclusively controls the entire terminal facility. Port fees are generally controlled by the terminal operator except for dockage and possibly a portion of wharfage.
- **Hybrid Port** - the Port operates the terminal, but all stevedoring/cargo handling services are provided by a third-party contractor. The Port collects for terminal operating services while the operator collects for labor associated with handling cargo to and from vessels.



Draft Cargo Vision

HIRPD Shall Become the Leading Illinois River Port for Steel and Metals

As a Regional Partnership Port, HIRPD shall strategically focus its freight investment and development in port and related facilities for receiving steel products and shipping scrap and ores used in steel manufacturing, to become a major midwest inland port and load center for steel and metals, bringing together water, rail, and truck transportation capabilities with modern, resilient, and sustainable facilities and connections. HIRPD shall serve end-user manufacturers and midstream suppliers not only within the HIRPD geography, but throughout the state of Illinois, supporting manufacturing growth and economic activity. HIRPD shall also monitor and respond to opportunities for investment and development for other commodities.



Draft Non -Cargo Vision

HIRPD Shall Partner in Regional Development and Environmental Stewardship

As a Regional Partnership Port, HIRPD shall consider a full range of suitable uses for lands it may acquire or control in support of its primary mission.

As HIRPD develops sustainable revenues, HIRPD shall engage in and support natural resource investigations and recommendations, potentially addressing invasive species, beneficial use of dredged materials, and other critical issues for the Illinois River.

More generally, HIRPD shall be an engaged regional development partner and resource to other responsible agencies to implement and facilitate its legislative mission.



Draft Action Plan

Operating under available funding, enter into public financing agreements as soon as practical to improve or develop eligible port and related facilities in the HIRPD region

1. Develop marketing and outreach materials, including but not limited to the Master Plan.
2. Aggressively market HIRPD capabilities to potential public and private partners through distribution of materials, on-line media, and in-person meetings and events.
3. Pursue or respond to any site investment and development opportunities in the region consistent with HIRPD's legislative mission and mandate.
4. Specifically target and discuss opportunities with property owners, developers, and regional governments in Peoria, Tazewell, and Marshall counties, especially focusing on
 - Port of Henry (City of Henry and Ozinga) in Marshall
 - Wesley Road, former Tomen Grain dock, United Facilities, and TP&W railyard in Tazewell
 - Liberty Steel, Edwards Power Plant, and Kingston Mines in Peoria
5. Expand outreach to the private freight community
 - Steel mills, input producers (scrap and iron ore processors), fabricators, and end users
 - Railroad and barge transportation companies



Draft Action Plan (continued)

6. Collaborate with partner agencies on a formal and scheduled basis.
7. Maximize grant opportunities
 - Immediately pursue limited federal grant funding for planning, engineering, and environmental studies necessary to advance the port development options
 - Compile and maintain a project investment list to guide applications for subsequent federal, state, or other grants and to respond to “call for projects” opportunities.
8. Recognizing that revenue generation will take time, immediately pursue bridge funding to support HIRPD organizational expenses, including partnering with other Illinois Port Districts to request that Legislature establish an annual program to fund operations at Illinois port districts working to achieve revenue self-sufficiency.
9. As sustainable revenue levels are achieved, support regional public and private partners – IWPC, counties, private stakeholders, etc. – with technical assistance, planning collaboration, and implementation of non-cargo or non-revenue generating projects and initiatives.
10. Over time, implement additional and multiple investment and development agreements to sustain and increase HIRPD revenues to a target level of \$1 million annually.



Thank You

Alan Meyers, WSP

Alan.Meyers@wsp.com

Adam Miliszewski, WSP

Adam.Miliszewski@WSP.com



REQUEST FOR COUNCIL ACTION

Agenda Date: August 11, 2025
To: Members of the Economic Development Advisory Committee
From:

AGENDA ITEM: Greater Peoria EDC Reports

DESCRIPTION:

[GPEDC Weekend Update, July 11, 2025](#)

[GPEDC Weekend Update, July 25, 2025](#)

[GPEDC Weekend Update, August 1, 2025](#)

[GPEDC Weekend Update, August 8, 2025](#)

ORDINANCE NO. 4242-24/25

**AN ORDINANCE REQUIRING THE REGISTRATION OF PROPERTIES
THAT ARE VACANT OR FORECLOSED**

WHEREAS, the City of Pekin is a home rule municipality as described in Section 6(a), Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City of Pekin, as a home rule municipality, may exercise power and perform any function pertaining to its government and affairs, including, but not limited to, the power to legislate for the protection of the public health, safety, and welfare; and

WHEREAS, the City Council has determined that several properties within the City are or were subject to judicial foreclosure; and

WHEREAS, the City Council has determined that several properties within the City are, or have been, vacant and unoccupied; and

WHEREAS, the City Council has determined that vacant properties pose a unique and significant threat to the public health, safety, welfare and morals, including but not limited to the risk that said properties will be occupied by vagrants, squatters, and other malefactors and become hubs for increased criminal activity; and

WHEREAS, the City Council has determined that properties within the City that are subject to a pending foreclosure action, properties that have been foreclosed upon, and properties that are vacant or abandoned (collectively “Registrable Properties”) cause a decline in property values, create a nuisance, are a blight on the community, and create conditions that invite, encourage and facilitate criminal activity; and create dangerous, unsafe, and unhealthy conditions; and

WHEREAS, the City has adopted numerous building codes and has adopted an extensive nuisance code; and

WHEREAS, the City has limited financial and human resources to devote to code enforcement and accordingly, a significant portion of code enforcement activity is complaint driven; and

WHEREAS, the City Council has determined that the best and most efficient code enforcement strategy with respect to Registrable Properties is to proactively identify Registrable Properties that may be at risk for violations and to quickly identify and remediate existing violations; and

WHEREAS, the City Council has found that to effectively to discharge its police powers and abate the aforementioned risks of harm to the public health, safety, welfare and morals, it is both necessary and proper for the City to compile and maintain a registry of vacant properties and properties subject to foreclosure action.

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

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

Section 2. Chapter 4, Article I of the Pekin City Code is amended by adding a new Division 15 as follows:

DIVISION 15. – VACANT AND FORECLOSED PROPERTIES

Sec. 4-1-15-1. Purpose and intent.

The purpose and intent of this Division is to establish a process to address the deterioration, crime, and decline in value of neighborhoods in the City caused by properties that are vacant, abandoned, in foreclosure or have been foreclosed upon in a mortgage foreclosure action, and to identify, regulate, limit and reduce the number of these properties located within the City. It is further the intent to establish a registration program as a mechanism to help protect neighborhoods from becoming blighted through the lack of adequate maintenance of properties that are vacant, abandoned, in foreclosure or have been foreclosed upon, and to provide a mechanism to avert foreclosure actions through timely intervention, education, or counseling of property owners.

Sec. 4-1-15-2. Definitions.

The following words, terms, and phrases, when used in this Division, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning.

Default means that the mortgagor has not complied with the terms of a mortgage encumbering property located within the City, or a promissory note relating to a property located within the City, or with any other instrument evidencing a debt relating to property located within the City.

Enforcement officer means any law enforcement officer, building official, zoning inspector, code enforcement officer, fire inspector, building inspector, or other person authorized by the City to enforce any applicable code, including but not limited to any building code that may apply to a parcel of property located in the City.

Evidence of vacancy means any condition that on its own, or combined with other conditions, would lead a reasonable person to believe that the property is unoccupied by persons legally in possession thereof. Such conditions include, but are not limited to, overgrown or dead vegetation; delinquent property taxes; past due utility notices or bills; disconnected utilities; accumulation of trash junk or debris; abandoned vehicles or parts thereof; the absence of furnishings or personal items consistent with habitation or occupancy; the presence of an unsanitary, stagnant swimming pool; the accumulation of newspapers, circulars, flyers or mail; statements by neighbors, passersby, delivery agents or government agents that the property is vacant; or the presence of boards over doors, windows or other openings.

Foreclosed property means any real property located in the City, whether vacant or occupied, that (i) has been the subject of a foreclosure sale and title was transferred to a mortgagee or an affiliate entity of a mortgagee; or (ii) has been transferred to a mortgagee or an affiliated entity of a mortgagee under a deed in lieu of foreclosure or foreclosure sale. The designation of real property as a registrable property pursuant to this subsection shall remain in place until such time as the property is sold to a non-related bona fide purchaser in an arm's length transaction or the foreclosure action has been dismissed.

Foreclosure shall carry the meaning assigned to that term under the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15 or comparable federal law.

Mortgagee shall carry the meaning assigned to that term under Section 15-1208 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1208).

Occupied means actively using a property for its lawful purpose.

Owner means any person, entity, or mortgagee who, alone or severally with others, has legal or equitable title to any real property as defined by this section; has legal care, charge, or control of any such property; is in possession or control of any such property; and/or is vested with possession or control of any such property. Property managers shall be excluded from the definition of "owners" under this Division.

Property manager means any individual or entity designated by the owner or mortgagee as the party responsible for inspecting, maintaining and securing the property as required in this Division.

Real property means any residential or commercial land and/or buildings, leasehold improvements and anything affixed to the land, or portion thereof identified by a property parcel identification number, located within the City's corporate boundaries or within territory owned by the City.

Registrable property shall be a combined term for any "vacant property" and/or any "foreclosed property" as defined herein.

Registry means a web-based electronic database of searchable real property records, used by the City to allow mortgagees and owners the opportunity to register properties and pay applicable fees as required by this Division.

Utilities means any utility and/or service that is essential for a building to be habitable and/or perform a service necessary to comply with all City codes. This includes, but is not limited to, electrical, gas, water, sewer, trash service, lawn maintenance, and pool maintenance.

Vacant means any property in the City of Pekin that is improved by a building or structure that is not occupied by persons legally entitled to possession thereof and that exhibits evidence of vacancy as that term is defined herein. Vacant property does not mean property that is temporarily

unoccupied while the persons legally entitled to possession thereof are away on vacation, personal matters or business, or is not intended by such persons to be left vacant for a period of more than 30 days. It shall also not include properties that are currently under construction with a valid building permit or currently listed for sale by an Illinois licensed real estate agent

Sec. 4-1-15-3. Establishment of registry.

The City shall establish a registry cataloging each registrable property within the City and containing the information required by this Division.

Sec. 4-1-15-4. Registration of foreclosed property.

- (a) It shall be a violation of this Division for any mortgagee of a foreclosed property within the City to fail to register such property or to update registry information in accordance with the requirements of this section.
- (b) Within ten (10) days after the date any mortgagee or affiliate entity of a mortgagee takes title to a foreclosed property, the mortgagee shall register the real property with the registry established by Section 4-1-15-3. A separate registration is required for each foreclosed property. Mortgagees of a foreclosed property that took title to such property prior to the passage of this ordinance shall register such properties in accordance with this Section within thirty (30) calendar days after the effective date of said ordinance. If the real property is vacant at the time of registration, the mortgagee shall designate in writing a property manager to inspect, maintain, and secure the real property subject to the mortgage.
- (c) Registration pursuant to this section shall include, at a minimum:
 - (1) The address and parcel identification number of the property;
 - (2) A description of the type of property (commercial, single-family residence, apartment complex, farm land, etc.);
 - (3) Whether the property is a vacant property as defined in this Division;
 - (4) The name, mailing address, and telephone number of the mortgagee and, if the mortgagee is other than an individual, the name, direct mailing address, direct telephone number, and direct e-mail address of the contact person for the mortgagee;
 - (5) The name, mailing address, and telephone number of the mortgagee's agent, property manager, mortgage servicing company, or other person or entity designated by the mortgagee to maintain the property and/or to receive notices with respect to the property, if any.
- (d) Any property that has previously registered in accordance with this section and which later becomes vacant shall not be required to re-register pursuant to section 4-1-15-5; provided, however, that such registration information shall be updated to reflect the change in vacancy status.
- (e) If a foreclosed property is vacant at the time of registration or becomes vacant at any time, the mortgagee shall designate a property manager to inspect, maintain, and secure the property.

- (f) Any mortgagee that has registered a property under this section must report any change of information contained in the registration to the City within ten (10) days of the change.

Sec. 4-1-15-5. Registration of vacant property.

- (a) It shall be a violation of this Division for any owner of vacant property within the City to fail to register such property or to update registry information in accordance with the requirements of this section.
- (b) Any owner of vacant property located within the City shall, within ten (10) days after the property becomes a vacant property, register the real property with the registry established by Section 4-1-15-3. A separate registration is required for each vacant property. Owners of property that is vacant at the time of the adoption of the ordinance creating this Division must register the property in accordance with this section within thirty (30) days after the effective date of said ordinance.
- (c) Initial registration pursuant to this section shall include, at a minimum:
 - (1) The address and parcel identification number of the property;
 - (2) A description of the type of property (commercial, single-family residence, apartment complex, farm land, etc.);
 - (3) The name, mailing address, e-mail address, and telephone number of the owner(s); and
 - (4) The name, mailing address, e-mail address, and telephone number of the property manager, if any.
- (d) Any vacant property that has previously registered in accordance with this section and later becomes subject to a foreclosure action shall not be required to re-register pursuant to Section 4-1-15-4; provided, however, that such registration information shall be updated to reflect the change in status of the property
- (e) If the property is sold or transferred, the new owner is subject to all the terms of this Division. Within ten (10) days of the transfer, the new owner shall register the vacant property, if not already registered, or update the existing registration. The previous owner(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that owner's involvement with the vacant property.

Sec. 4-1-15-6. Renewal of registration; registration fees.

- (a) The registration required by this Division shall expire and must be renewed by the owner or mortgagee, as applicable, six (6) months after the date of the first event or action that makes the property a registrable property, as defined by this Division, which may be different from the date of initial registration, and every six (6) months thereafter so long as the property remains a registrable property. No property shall be deemed to have met the registration requirements of this Division unless all fees established by this section have been paid.
- (b) A non-refundable of \$300.00 shall be paid by the owner of a vacant property or mortgagee of a foreclosed property at the time of initial registration of any registrable property

pursuant to the requirements of this Division. A non-refundable renewal fee in the amount of \$300.00 shall be paid no later than ten (10) days prior to the expiration of the previous semi-annual registration period.

- (c) Any registration or renewal fee required by this section that is not paid when required pursuant to this section shall be assessed a late fee equivalent to ten percent (10%) for every thirty (30) day-period, or portion thereof, the fee remains outstanding; provided, however, that with regard to vacant properties this subsection shall apply only to the initial registration fee and registration by subsequent owner pursuant to section 4-1-15-5(c) hereof.
- (d) Fees collected pursuant to this Section shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to registrable properties, and (3) for any related purposes as may be adopted in the policy set forth in this Division.

Sec. 4-1-15-7. Inspection of foreclosed property.

- (a) Any mortgagee of a foreclosed property located within the City shall perform an initial inspection of the property within thirty (30) days after the filing of a foreclosure action relating to the property, and shall inspect the property every thirty (30) days thereafter for so long as the property remains a foreclosed property subject to registration pursuant to this Division. Inspection means a careful examination of the property to determine (1) the property's occupancy status and (2) whether the property is in compliance with all applicable building, maintenance, and housing codes.
- (b) If an inspection shows a change in the property's occupancy status, the mortgagee shall, within ten (10) days after such inspection, update the occupancy status of the property in the registry.

Sec. 4-1-15-8. Maintenance of registrable property.

- (a) In addition to all other generally applicable building codes and nuisance ordinances now or hereafter enacted by the City, the owner or mortgagee, as applicable, of a registrable property shall comply with the following maintenance requirements:
 - (1) Properties shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.
 - (2) Front, side, and rear yards, including landscaping shall be maintained in accordance with all City codes and ordinances, including, but not limited to, zoning, building, and property maintenance codes.
 - (3) Maintenance shall include, but not be limited, cutting and mowing of required ground cover or landscape and removal of all trimmings.
 - (4) Pools and spas shall be maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the applicable City codes and ordinances.

- (b) An owner or mortgagee of registrable property shall maintain such properties in a secure manner so as not to be accessible to unauthorized persons. A “secure manner” shall include, but not be limited to, the closure and locking of windows, doors, gates and other openings of such size that may allow unauthorized persons to access the interior of the residence or structure on the property.

Sec. 4-1-15-9. Transfer or sale of registrable property.

- (a) If a registrable property or property that has been registered pursuant to this Division is sold or transferred, including, but not limited to, a transfer to a mortgagee under a foreclosure sale, deed in lieu of foreclosure, or any other legal means, the new owner shall be subject to all the terms of this Division. Within fifteen (15) days after the sale or transfer, the new owner shall register the property or update the existing registration, and shall pay, in addition to any registration fee due pursuant to Section 4-1-15-6, any and all unpaid fees, fines, and penalties imposed pursuant to this Division as allowable by law, regardless of who the owner was at the time such fees, fines, or penalties were imposed or accrued. The previous owner shall not be released from the responsibility of paying all unpaid fees, fines, and penalties that accrued during that owner’s interest in the registrable property that are not paid by the new owner.
- (b) If a registrable property has been registered by the mortgagee pursuant to this Division, and such mortgage is sold, assigned, or otherwise transferred, the new mortgagee shall be subject to all the terms of this Division. Within fifteen (15) days of the sale, assignment, or transfer, the new mortgagee shall register the property or update the existing registration, and shall pay, in addition to any registration fee due pursuant to Section 4-1-15-6, any and all unpaid fees, fines, and penalties imposed pursuant to this Division related to the registrable property as allowable by law, regardless of who the mortgagee was at the time such fees, fines, or penalties were imposed or accrued, including, but not limited to, unregistered periods during the foreclosure process. The previous mortgagee shall not be released from responsibility for all previous unpaid fees, fines, and penalties imposed or accrued during that mortgagee’s involvement with the property. The previous mortgagee shall not be released from the responsibility of paying all unpaid fees, fines, and penalties that accrued during that mortgagee’s interest in the registrable property that are not paid by the new mortgagee.
- (c) The new owner of a registerable property may provide written notice to the Community Development Department of their intention to occupy the registerable property and, in such case, shall not be required to pay any registration fee due pursuant to Section 4-1-15-6; provided the new owner shall have thirty (30) days to occupy such property or this subsection shall not be applicable.

Sec. 4-1-15-9. Violations; penalties.

- (a) Any person who violates any provision of this Division shall, upon conviction thereof, be subject to a fine of not less than one hundred fifty dollars (\$150.00), nor more than seven hundred fifty dollars (\$750.00) for each offense. A separate offense shall be deemed committed for each day upon which said violation(s) shall continue or exist.

- (b) The provisions of this Division are cumulative with and in addition to other available remedies. Nothing contained in this Division shall prohibit the City from collecting fees, fines, and penalties in any lawful manner; or enforcing its codes by any other lawful means, including, but not limited to, injunction, abatement, or as otherwise provided by law or ordinance.
- (c) Compliance with this Division does not relieve the mortgagee or owner of a registrable property from any other obligations set forth in the City Code, which may apply to the property. Failure of the mortgagee or owner to properly maintain a registrable property in accordance with all applicable provisions of the City Code may result in a violation of the City Code and issuance of a citation to the owner or mortgagee in accordance therewith. Registration under this Division shall not preclude the City from taking any other action against the property pursuant to other applicable provisions of the City Code, the Illinois Municipal Code, or other applicable laws, including, but not limited to, the right of the City to secure, demolish, or take remedial action with respect to the property or buildings or structures located thereon when it is in the best interest of the public safety and welfare. The City may also pursue other legal or equitable remedies, including, but not limited to, injunctive relief, application to a court of competent jurisdiction for a receiver, demolition or condemnation, contracting for the repair or purchase of the premises, or foreclosure of any lien the City may have on the property.

Sec. 4-1-15-10. Severability

If any phrase, clause, sentence, paragraph, or section of this Division is declared unconstitutional by a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Division.

Section 3. 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 4. This Ordinance is hereby ordered to be published in pamphlet form by the Pekin City Clerk and said Clerk is ordered to keep at least three (3) copies hereof available for public inspection in the future and in accordance with the Illinois Municipal Code.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and ten (10) day period of publication in the manner provided by law.

[Signature Page to Follow]

PASSED AND APPROVED at the regular meeting of the City Council of the City of Pekin, this 27th day of January, 2025; and upon roll call the vote was as follows:

AYES: Council Members Nutter, Orrick, Abel, Hohimer and Mayor Burress
NAYS: Council Member Hilst
ABSENT: Council Member Onken
ABSTAINING: None

APPROVED this 27th day of January, 2025

Mary J. Burress
Mayor

ATTEST:
Sue M. McMillan
City Clerk