



REGULAR COUNCIL MEETING MONDAY, DECEMBER 12, 2011  
5:30 P.M.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 | 2 |
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| <b>1.0 CALL TO ORDER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |   |   |
| <b>2.0 PLEDGE OF ALLEGIANCE</b><br><i>Mayor Laurie L. Barra</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |
| <b>3.0 ROLL CALL</b><br><i>Clerk to Call the Roll</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |   |   |
| <b>4.0 APPROVAL OF AGENDA</b><br><br><i>ACTION: Motion to approve the meeting agenda.</i><br><br><b>VOTE REQUIRED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |   |   |
| <b>5.0 APPROVAL OF MINUTES</b><br><br><i>ACTION: Motion to approve minutes of the Regular Council Meeting of November 28, 2011.</i><br><br><b>VOTE REQUIRED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |
| <b>6.0 PUBLIC INPUT ON AGENDA ITEMS</b><br><br><i>Speakers to state name, address, and spell last name. Speakers will be given 5 minutes to address the Council. Questions unrelated to agenda items are accepted during "Public Questions" near the end of the meeting.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |   |   |
| <b>7.0 CONSENT AGENDA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |   |   |
| <b>7.1 Receive and File Monthly Reports and Minutes:</b> Liquor Commission Minutes dated November 16, 2011 and Traffic Safety Committee Minutes dated December 2, 2011.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |   | 5 |
| <b>7.2 Receive and File</b> Pekin Zoning Board of Appeals Minutes dated November 9, 2011                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |   | 5 |
| <b>7.3 Receive and File</b> Pekin Planning Commission Minutes dated November 9, 2011                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |   | 5 |
| <b>7.4 Pekin Planning Commission Hearings</b><br>a. Hearing #11-1840 - recommends approval of Rezoning of the property at 830 Brenkman Drive pending any sale of said property and only if the business requires an I-2 (Heavy Industrial District), otherwise the property will remain zoned B-3 (General Business District).<br>b. Hearing #11-1841 - recommends approval of Rezoning of the property at 1128 Koch Street from AG (Agricultural District) to B-3 (General Business District).<br>c. Hearing #11-1842 and 1843 - recommends approval of Site Plan and Special Use for Auto Repair only located at 1404 Broadway with stipulation that striping be done for parking with a maximum outside storage of (8) eight vehicles in front of the repair |   | 5 |

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |    |   |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---|
|            | shop only for a limited period of 48 hours.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |    |   |
|            | d. Hearing #11-1844 and 1845 - recommends approval of Site Plan and Special Use for Bridgeway Community Church of the Nazarene located at 3216 Veterans Drive.                                                                                                                                                                                                                                                                                                                                        |    |   |
|            | <b><i>ACTION: Motion to approve all items listed on the Consent Agenda by Omnibus Vote.</i></b>                                                                                                                                                                                                                                                                                                                                                                                                       |    |   |
|            | <b><i>VOTE REQUIRED TO APPROVE CONSENT AGENDA</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |    |   |
|            | <b>8.0 NEW BUSINESS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |    |   |
| <b>8.1</b> | <b>Ordinance No. 2648-11/12 – Making, Levying, and Assessing Municipal Taxes for the Fiscal Year from May 1, 2011 to April 30, 2012.</b><br><br><b>DESCRIPTION:</b> Proposed 2011 Levy of \$6,018,650 is 2.15% higher than the 2010 Levy (\$5,891,985). The Estimated Rate (based on estimated EAV) would be 1.38155 or 4.5% higher than the Proposed 2010 Levy Rate.<br><br><b>ACTION:</b> Motion to adopt the ordinance.<br><br><b>VOTE REQUIRED</b>                                                | JW | 5 |
| <b>8.2</b> | <b>Resolution No. 23-11/12 – Abatement of Taxes Ordinance No. 2324 \$1,040,000 General Obligation Refunding Bonds, Series 2003 (refunding of 1991 Corporate Purpose)</b><br><br><b>DESCRIPTION:</b> This resolution authorizes that taxes not be levied against taxable real property in the City of Pekin in the amount of \$122,190.00 provided in bond ordinance issued for Public Works Projects through Baird.<br><br><b>ACTION:</b> Motion to adopt the resolution.<br><br><b>VOTE REQUIRED</b> | SM | 5 |
| <b>8.3</b> | <b>Resolution No. 24-11/12 – Abatement of Taxes Ordinance No. 2387 Series 2004 \$1,410,000 (refunding TIF 1992 )</b><br><br><b>DESCRIPTION:</b> This resolution authorizes that taxes not be levied against taxable real property in the City of Pekin in the amount of \$202,117.50 provided in bond ordinance issued for TIF Downtown Business District through Bernardi Securities, Inc.<br><br><b>ACTION:</b> Motion to adopt the resolution.<br><br><b>VOTE REQUIRED</b>                         | SM | 5 |
| <b>8.4</b> | <b>Resolution No. 25-11/12 – Abatement of Taxes Ordinance No. 2625-10/11 Series 2010 \$7,110,000</b><br><br><b>DESCRIPTION:</b> This resolution authorizes that taxes not be levied against taxable real property in the City of Pekin in the amount of \$601,167.50 provided in bond ordinance issued for Sewer Treatment Plant Improvements through Bernardi Securities, Inc.<br><br><b>ACTION:</b> Motion to adopt the resolution.<br><br><b>VOTE REQUIRED</b>                                     | SM | 5 |
| <b>8.5</b> | <b>Ordinance No. 1568-A186-11/12 - Providing for the Rezoning of Property</b><br><br><b>DESCRIPTION:</b> Pekin Planning Commission recommended approval of the request                                                                                                                                                                                                                                                                                                                                | RS | 5 |

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |    |   |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---|
|             | <p>from Rick Evans to rezone .69 +/- acres of land recently annexed from AG zoning classification to B-3 to allow expansion of the storage units at 1128 Koch Street to south.</p> <p><b>ACTION:</b> Motion to adopt the ordinance.</p> <p><b>VOTE REQUIRED</b></p>                                                                                                                                                                                                                                                                                                       |    |   |
| <b>8.6</b>  | <p><b>Special Use</b></p> <p><b>DESCRIPTION:</b> Recommendation of the Planning Commission to approve the special use for Auto Repair only located at 1404 Broadway.</p> <p><b>ACTION:</b> Motion to approve the special use.</p> <p><b>VOTE REQUIRED</b></p>                                                                                                                                                                                                                                                                                                             | RS | 5 |
| <b>8.7</b>  | <p><b>Site Plan</b></p> <p><b>DESCRIPTION:</b> Recommendation of the Planning Commission to approve the site plan for Auto Repair</p> <p><b>ACTION:</b> Motion to approve the site plan with stipulation that striping be done for parking with a maximum outside storage of (8) eight vehicles in front of the repair shop only for a limited period of 48 hours.</p> <p><b>VOTE REQUIRED</b></p>                                                                                                                                                                        | RS | 5 |
| <b>8.8</b>  | <p><b>Special Use</b></p> <p><b>DESCRIPTION:</b> Recommendation of the Planning Commission to approve the special use for Bridgeway Community Church in a B-3 for a new proposed church at the old Rex Electronics store 3216 Veterans Drive.</p> <p><b>ACTION:</b> Motion to approve the special use.</p> <p><b>VOTE REQUIRED</b></p>                                                                                                                                                                                                                                    | RS | 5 |
| <b>8.9</b>  | <p><b>Site Plan</b></p> <p><b>DESCRIPTION:</b> Recommendation of the Planning Commission to approve the site plan of Bridgeway Community Church for a new proposed church at the old Rex Electronics store at 3216 Veterans Drive.</p> <p><b>ACTION:</b> Motion to approve the site plan.</p> <p><b>VOTE REQUIRED</b></p>                                                                                                                                                                                                                                                 | RS | 5 |
| <b>8.10</b> | <p><b>Downtown TIF Commercial Retail &amp; Upper Story Housing Loan Interior Program Request for 409/411 Court Street</b></p> <p><b>DESCRIPTION:</b> Pekin Main Street Design Committee recommendation to approve the application of Teresa Lohman for the eligible expense under the guidelines for interior improvements of installation of plumbing system, electrical system, HVAC, wall framing, painting, drywall, and carpentry.</p> <p><b>ACTION:</b> Motion to approve the expense of \$25,800 and request of \$12,500 up front.</p> <p><b>VOTE REQUIRED</b></p> | PA | 4 |
| <b>9.0</b>  | <b>ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |    |   |

|                                                                                                                                    |  |  |
|------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>10.1</b> Council Members<br><br><b>10.2</b> Staff<br><br><b>10.3</b> Five Minute Public Questions<br><br><b>10.4</b> Press Time |  |  |
| <b>10.0 EXECUTIVE SESSION</b><br><b>65 ILCS 120/2 (c)</b>                                                                          |  |  |
| <b>11.0 ADJOURN</b><br><br><b>NO VOTE REQUIRED</b>                                                                                 |  |  |

**Column 1 Key:**

|    |                                   |    |                                                  |
|----|-----------------------------------|----|--------------------------------------------------|
| JW | City Manager Joseph Wuellner      | SM | City Clerk Sue McMillan                          |
| RS | Code Enforcement Officer Ron Sieh | PA | Economic Development Director<br>Pamela Anderson |

**Column 2 Key:**

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

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**PROCEEDINGS OF THE REGULAR MEETING  
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,  
HELD IN THE COUNCIL CHAMBERS OF CITY HALL  
111 SOUTH CAPITOL STREET  
ON MONDAY, NOVEMBER 28, 2011 AT 5:30 O'CLOCK P.M.  
LAURIE L. BARRA, MAYOR PRESIDING**

**PRESENT: COUNCIL MEMBERS, MCCABE, ABEL, BLANCHARD, SCHMIDGALL.  
HENDRICKS, MASSAGLIA, AND BARRA**

**ABSENT: NONE**

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

**Roll** was called and all Council Members were physically present. A quorum was present.

**AGENDA**

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

**MINUTES**

Motion by Council Member Massaglia, seconded by Council Member Blanchard, that the **minutes of the Regular City Council Meeting of November 14, 2011, be approved as written**. On roll call vote, all present voted Aye.

**CONSENT AGENDA**

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

|                                                                                                                                                                                                     |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| <b>7.1 Receive and File Monthly Reports and Minutes:</b> Fire Department<br>October Report, Traffic Safety Committee Minutes November 4, 2011, and<br>Liquor Commission Minutes September 22, 2011. | 5 |
| <b>7.2 Resolution No. 22-11/12 – Mayor's appointments to the Peoria/Pekin<br/>Urbanized<br/>Area Transportation Study Committees PPUATS</b>                                                         | 5 |

On roll call vote all present voted Aye.

**COMMUNICATIONS, PETITIONS, REPORTS**

Mayor Barra opened a **Public Hearing** at 5:37 p.m. for the purpose of considering a proposed property tax levy for the City of Pekin, for assessing municipal taxes May 1, 2011 to April 30, 2012.

City Manager Joseph Wuellner first clarified his levy recommendation memo of November 17, 2011 in which he proposed figures for a 5 year payoff for the Early Retirement Incentive instead of the approved 10 years. Using the lesser ERI rate he presented two new scenarios:

|                       |                       |                                                 |
|-----------------------|-----------------------|-------------------------------------------------|
| Levy increase 0.0000% | Corporate - \$123,335 | Annual increase for a \$100,000 home of \$10.15 |
| Levy increase 2.1498% | Corporate - \$250,000 | Annual increase for a \$100,000 home of \$19.84 |

Mr. Wuellner stated with cuts to the budgets in previous years and few raises in taxes, situations were created where replacement equipment, vehicles, and structures were cut. Using older equipment continues to add costs to maintenance and fire stations and the library exceed their useable life. He asked to increase the levy to allow some added income to start saving for major capital expenses.

There were no public comments. Council Members Abel, Schmidgall, McCabe, and Barra spoke in support of a 2.1498% increase with the following comments:

- Supports better use of taxpayer dollars
- Setting aside for capital expenses was necessary in reference to the expression *pay me now or pay me later*
- Reflects wise decision to save for the future
- Average \$20 increase was modest and manageable

Council Members Hendricks and Massaglia were opposed to any increase in bad economic times. It was suggested to be more efficient and make cuts to cover expenses. Council Member Blanchard stated he would refrain from comments until the meeting at which the Levy Ordinance would be presented.

The Hearing was closed at 5:46 p.m.

## **NEW BUSINESS**

### **ORDINANCE NO. 2646-11/12 AMENDING ORDINANCE NO 2641-11/12 AUTHORIZING THE CITY OF PEKIN TO BORROW FUNDS FROM THE WATER POLLUTION CONTROL LOAN PROGRAM**

Motion by Council Member Abel, seconded by Council Member Schmidgall that Ordinance No. 2646-11/12 be adopted. City Manager Joseph Wuellner explained to the Council that the amendment with the IEPA to secure low interest loans needed to be raised to the \$40,616,000 higher amount allowed for the construction of the Phase 2B Waste Water Treatment Plant. He advised the IEPA had reviewed Phase 2B drawings and bid process would begin in December. Outside sources for funding were researched in the event the loan was not secured. A higher than 2.50% interest rate would be paid without any loan forgiveness. On roll call vote, all present voted Aye.

### **ORDINANCE NO. 2647-11/12 AUTHORIZING THE EXECUTION OF THE IMLRMA MINIMUM/MAXIMUM CONTRIBUTION AGREEMENT**

Motion by Council Member Schmidgall, seconded by Council Member Blanchard that Ordinance No. 2647-11/12 be adopted. Risk Management Coordinator Angela Evans recommended Council approve participation in the IMLRMA agreement of premiums for work comp, liability, and property insurance based on claim history of a pool of municipalities rather than individual claims. Council was advised the option allowed the City to pay a lower premium as long as costs stay below the minimum amount. Only in years 2002 and 2008 were amounts over minimum. On roll call vote, all present voted Aye.

## **ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL**

Council Member Abel encouraged the community to remember the less fortunate during the holiday season. Attorney Dancey echoed his request and suggested stocking the food pantries in the community. Council Member Hendricks recognized the efforts of the Winter Wonderland Parade organizers and the seasonal displays in the Park. Council Member Blanchard noted the possibility of snow this weekend and prediction was made by Council Member Massaglia that accumulation would not happen until January 1. Mayor Barra acknowledged the generosity of PCHS students in collecting and delivering groceries to 102 families in time for Thanksgiving holiday. Police Chief Nelson noted 2 new trained officers were sworn in this morning. Birthday wishes were extended to 95 year old father of Burt Dancey and to Council Member Abel.

Bob Burress, 713 Deerfield requested Council to consider the economy and not to increase the levy.

Gary Allen, 1424 West shore Drive addressed the Council and conveyed his disappointment in the members that did not return his phone calls. He felt he was belittled in not being able to speak on behalf of a proposal to purchase City owned property at the previous meeting. Attorney Dancey explained, money did not affect the manner in allowing the public to speak at Council; that Council and the public were always to avoid personal attacks; and Mr. Allen's request to speak was inappropriate timing for disclosure of bid opening amounts on 830 Brenkman Drive.

Dale Kuntz, 5 Fox Point distributed his photos of Cultural Decay on Court Street. Mayor Barra acknowledged, as requested, that Mr. Kuntz also provided 6 photos of sidewalks that were free of weeds on Court Street.

**EXECUTIVE SESSION**

Motion by Council Member Blanchard, seconded by Council Member Schmidgall, that the Council move to Executive Session at 6:20 p.m. to discuss 5 ILCS 120/2 (c) (6) Sale and Lease of Municipally Owned Real Estate and 5 ILCS 120/2 (c) (5) Acquisition of Property. On roll call vote all present voted Aye.

No further business to come before the Council, Mayor Barra adjourned the meeting in open session.

**COUNCIL ADJOURNED AT 6:45 P.M.**

Sue E. McMillan  
City Clerk



**LIQUOR COMMISSION MINUTES  
WEDNESDAY, NOVEMBER 16, 2011  
4:00 P.M.  
CITY HALL COUNCIL CHAMBERS**

Liquor Commissioner Laurie Barra called the meeting to order at 4:07 p.m.

**PLEDGE of ALLEGIANCE**

**ROLL CALL**

The following members were present for roll call: Liquor Commissioner Laurie Barra, Police Chief Greg Nelson, Commission Member Dale Vonderheide, and Commission Member Buster Hanley.

Also present: Attorney Sue Bosich – Corporation Counsel

Absent: Deputy Liquor Commissioner Rick VonRohr

Fire Chief Kurt Nelson entered the meeting at 4:12pm

**APPROVAL OF AGENDA**

Motion made by Police Chief Greg Nelson, seconded by Commission Member Dale Vonderheide to approve the Agenda of November 16, 2011. On roll call vote all present voted Aye. Motion Carried.

**APPROVAL OF MINUTES**

Motion made by Commission Member Buster Hanley to approve the Liquor Commission Minutes dated September 22, 2011, seconded by Police Chief Greg Nelson. On roll call vote all present voted Aye. Motion carried.

**PUBLIC INPUT/COMMENTS/QUESTIONS**

There were no comments or questions heard.

**NEW BUSINESS**

Liquor License Application: Jinyan Chen dba Ginger Asian Bistro – 3560 Court Street

Police, Fire, and Inspections will still need to sign off when remodeling is finished – expect at least two more weeks of construction.

Discussion: Commission Member Vonderheide pointed out Pekin was misspelled on the Insurance Declaration page. This will need to be corrected. Paula to call the Insurance Company and have them fax over a corrected copy.

Commission Member Dale Vonderheide made a motion to approve the liquor license for Jinyan Chen, dba Ginger Asian Bistro contingent upon the Fire, Police and Inspection Department signing off and giving occupancy, seconded by Police Chief Greg Nelson. On roll call vote all present voted Aye. Motion carried.

**ANY OTHER BUSINESS**

Corporation Counsel Sue Bosich stated the Pekin Police Department has tried serving Club Grind Agent Josie Manning at her place of Business Club Grind and her East Peoria home address without success. They also tried serving the Manager Rose Hills at her Pekin address without success. Sue Bosich will send out a Hearing

notice by registered mail and regular mail on 11/17/11. We will have the Hearing set for December 22<sup>nd</sup> at 4:00pm.

Discussion: If Club Grind pays their fines to the State of Illinois and they reinstate their liquor license, we will have to still have a Hearing to recoup our fees owed to the City of Pekin.

Police Chief Greg Nelson stated there is a report on the Roadhouse Bar and Grill. Police report will be sent to Sue Bosich. This Hearing will be set for the December 22<sup>nd</sup>, 2011 Liquor Commission Agenda.

Commission Member Vonderheide brought up the Dram Shop Insurance again. Suggested the letter regarding insurance go with their renewal application and have the licensee initial or sign off that they have read it.

Commission Member Dale Vonderheide made a motion to adjourn, seconded by Commission Member Buster Hanley.

**Meeting adjourned 4:35 P.M.**

**Next Meeting December 22, 2011 at 4:00 P.M.**

Respectfully submitted by Paula Gensel

**CITY OF PEKIN TRAFFIC SAFETY COMMITTEE MINUTES  
DECEMBER 2, 2011 @ 8:30 a.m.  
CITY HALL CONFERENCE ROOM**

PRESENT: Greg Nelson, Joe Wuellner, Kurt Nelson, Tim Gillespie, Mike Guerra. Also present: Bill Scarcliff, Lee Ann Wrhel.

**Old Business:**

*1. Narrow Streets - Update*

There was discussion about how to proceed with addressing street parking issues in areas around town. Overnight parking restrictions were also discussed. It was decided to have everyone check into what is being done in other communities and further discuss this subject at the January meeting. The goal is to keep the solution simple and consistent.

**New Business:**

*1. Sign Request "No Left Turn" Hilltop @ Court*

In light of the October fatal accident at this location, Tim has been approached about restricting left turns from Hilltop onto Court Street in this location. Tim made a motion to make a recommendation to City Council to make "No Left Turn" from Hilltop onto Court Street where Hilltop intersects with Court Street between the 2400 and 2500 blocks of Court Street. Joe seconded the motion. After further discussion, Tim amended his original motion to be to make a recommendation to City Council to make "No Left Turn from 8 a.m. to 8 p.m." from Hilltop onto Court Street where Hilltop intersects with Court Street between the 2400 and 2500 blocks of Court Street. Joe seconded the amended motion. All in favor. Bill was opposed to this motion.

Around the Table

Kurt mentioned a safety concern with the people who are doing the traffic counts from the State of Illinois.

Respectfully Submitted,  
Lee Ann Wrhel

**NEXT REGULAR MEETING JANUARY 6, 2012 @ 8:30 A.M.**

**Pekin Zoning Board of Appeals**  
November 9, 2011

Present:

Mary Lanane  
Gary Sciortino, Vice Chairman  
Bob Barra  
David Moehring, Chairman  
Erik Reader  
John Kennedy

Absent:

Staff Present: Ron Sieh, Scott Kriegsman

Dave Moehring, Chairman led the pledge of allegiance.

Dave Moehring, Chairman welcomed new member John Kennedy.

Juanita VanBuskirk announced that there is still (1) vacancy on the board and recommendations will be accepted for application through the City Clerk's Office.

Dave Moehring, Chairman called regular meeting of the Zoning Board of Appeals to order.

Roll call was taken and a quorum declared.

Dave Moehring, Chairman asked for approval of the Agenda as presented.

**MOTION** by Gary Sciortino seconded by Bob Barra to approve the Agenda as amended. On roll call vote, all present voted **AYE**. **MOTION APPROVED**.

Dave Moehring, Chairman asked for Approval of the July '2011 Meeting Minutes.

**MOTION** by Mary Lanane seconded by Bob Barra to approve the July '2011 Minutes as presented. On roll call vote, all present voted **AYE**. **MOTION APPROVED**.

**Correspondence:** No Correspondence. Letter notifications were not mailed out.

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Hearing #1: David C McCurdy, Owner, a variance of 3' to allow for a roof over the existing front porch of the home as stated in the

Zoning Code for R-3 (Single Family Residential) at 1811 Memorial Drive.

Open Public Hearing: 5:05PM

David C McCurdy, 1811 Memorial Drive, presented his case and remained for questions.

Close Public Hearing: 5:07PM

**MOTION** by Gary Sciortino seconded by Bob Barra to **Approve** variance as presented for the 3' to allow for the roof over the existing front porch of the home. On roll call vote, all present voted **AYE**.

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**MOTION** by Bob Barra seconded by Gary Sciortino to adjourn the meeting. On roll call vote, all present voted **AYE**.

Meeting Adjourned at 5:15pm

Juanita VanBuskirk, Secretary  
Zoning Board of Appeals

Note: Recording Unavailable

Pekin Planning Commission Minutes  
November 9, 2011

Present:

Daryl Dagit  
Jeff Dupage  
Don Hild  
Bill Craig, Chairman  
Steve Huey  
Dick Cohenour  
Ron Knautz  
Jim Jones  
Steve Thompson

Absent:

Chairman, Bill Craig led the pledge of allegiance.

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

Staff Present: Ron Sieh and Attorney Scott Kriegsman

Chairman, Bill Craig asked for the approval of the Agenda as amended to move Hearing #11-1840 and Hearing #11-1841 to the end of the agenda.

**MOTION** by Jim Jones, Seconded by Ron Knautz to Approve the Agenda as amended. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

Chairman, Bill Craig asked for the Approval of the October 12, 2011 minutes.

**MOTION** by Dick Cohenour, Seconded by Daryl Dagit to Approve the October 12, 2011 minutes as presented. On roll call vote, All present voted **AYE**.  
**MOTION APPROVED**.

City Council Action Report:

October 24, 2011 Council Meeting:

Received and filed the minutes from the October 12, 2011 meeting.

**Approved the following recommendations for Hearings:**

Hearings #11-1839 / To Approve the Special Use for Loft Living in a single dwelling unit upstairs of the property owned by Todd S Marquardt under terms of the TIF Program at 17 S 2<sup>nd</sup> Street.

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**PPC Correspondence:** No Correspondence

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Application #3: **Epic Automotive, Stephan Scott, Proprietor**

**Hearing #3 (11-1842 & 11-1843): Site Plan and Special Use for Auto Repair Only located at 1404 Broadway in Tazewell County, Illinois.**

**Open Public Hearing: 6:37pm**

**Stephan Scott, 24 Osprey Ct was present for presentation and questions.**

**Close Public Hearing: 6:39pm**

**Site Plan Review Committee:**  
**Don Hild, Chairman**

Don Hild stated there was no committee meeting and turned it over to the Pekin Planning Commission.

**Motion** by Don Hild, seconded by Steve Huey to Approve the Site Plan for Auto Repair Only located at 1404 Broadway with the stipulation that striping be done for parking with a maximum outside storage of (8) Eight vehicles in front of the repair shop only for a limited period of 48 hours. On Roll Call Vote. (8) Eight Present Voted **AYE**. (1) One Present (Jim Jones) Voted **NAYE**. **Motion Approved**.

**Special Use Review Committee:**  
**Dick Cohenour, Chairman**

Dick Cohenour stated there was no committee meeting and turned it over to the Pekin Planning Commission.

**Motion** by Steve Huey, seconded by Steve Thompson to Approve the Special Use for Auto Repair Only located at 1404 Broadway. On Roll Call Vote. (8) Eight Present Voted **AYE**. (1) One Present (Jim Jones) Voted **NAYE**. **Motion Approved**.

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Application #4: **Bridgeway Community Church of the Nazarene, Dale Schaeffer, Lead Pastor**

**Hearing #4 (11-1844 & 11-1845): Site Plan and Special Use for Bridgeway Community Church of the Nazarene located at 3216 Veterans Drive in Tazewell County, Illinois.**

**Open Public Hearing: 6:48pm**

**Dale Schaeffer, 9 Cornwell Ave, Mackinaw was present for presentation and questions.**

**Close Public Hearing: 6:50pm**

**Site Plan Review Committee:**  
**Don Hild, Chairman**

Don Hild stated there was no committee meeting and turned it over to the Pekin Planning Commission.

**Motion** by Don Hild, seconded by Dick Cohenour to Approve the Site Plan for Bridgeway Community Church of the Nazarene located at 3216 Veterans Drive. On Roll Call Vote. All Present Voted **AYE**. **Motion Approved**.

**Special Use Review Committee:**  
**Dick Cohenour, Chairman**

Dick Cohenour stated there was no committee meeting and turned it over to the Pekin Planning Commission.

**Motion** by Steve Huey, seconded by Ron Knautz to Approve the Special Use for Bridgeway Community Church of the Nazarene located at 3216 Veterans Drive. On Roll Call Vote. All Present Voted **AYE**. **Motion Approved**.

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Application #1: **City of Pekin**

**Hearing #1 (11-1840): Re-Zoning of property from B-3 (General Business District) to I-2 (Heavy Industrial District) located at 830 Brenkman Drive with a Legal Description as follows:**

**Pekin Edgewater Section #4**

**PIN #04-04-23-300-010**

**E ½ SW ¼ Sec 23 R5W Lot 45 & pt of Lot 43**

**PIN #04-04-23-400-020**

**W ½ SE ¼ Sec 23 R5W Lot 44 & pt of Lot 43**

**PIN # Unavailable**

**S ½ Sec 23 R5W Lot 43A pt of Lots 43 & 45**

**in Tazewell County, Illinois.**

**Open Public Hearing: 6:58pm**

**Ron Sieh was present for presentation and questions.**

**Close Public Hearing: 7:05pm**

**Re-Zoning Review Committee:  
Dick Cohenour, Chairman**

Dick Cohenour stated there was no committee meeting and turned it over to the Pekin Planning Commission.

**Motion** by Don Hild, seconded by Ron Knautz to Approve the Re-Zoning of 830 Brenkman Drive Pending Any Sale of said property and only if the Business requires an I-2 (Heavy Industrial District), otherwise the Property will remain Zoned B-3 (General Business District). On Roll Call Vote. (8) Eight Present Voted **AYE**. (1) One Present (Daryl Dagit) Voted **NAYE**. **Motion Approved.**

---

**Application #2: Rick Evans, Owner**

**Hearing #2 (11-1841): Re-Zoning of property from AG (Agricultural District) to B-3 (General Business District) located at 1128 Koch Street with a Legal Description as follows:**

**Being Part of the NE and NW ¼ of Sec 11 T24N R5W of the 3<sup>rd</sup> PM**

**PIN #10-10-11-105-030**

**PIN #10-10-11-105-023**

**PIN # 10-10-11-200-010**

**Totaling .69 +/- acres**

**in Tazewell County, Illinois.**

**Open Public Hearing: 7:08pm**

**In the absence of Rick Evans, Ron Sieh was present for presentation and questions.**

**Close Public Hearing: 7:17pm**

**Re-Zoning Review Committee:**  
**Dick Cohenour, Chairman**

Dick Cohenour stated there was no committee meeting and turned it over to the Pekin Planning Commission.

**Motion** by Dick Cohenour, seconded by Ron Knautz to Approve the Re-Zoning of 1128 Koch Street from AG (Agricultural District) to B-3 (General Business District). On Roll Call Vote. All Present Voted **AYE**. **Motion Approved**.

---

**Informal:** Steve Huey asked that the Commission bring to the table the Sign Ordinance and possibly make changes in the near future.

**Motion** by Jim Jones, seconded by Steve Thompson to change the monthly meeting time from 6:30pm to 5:30pm Effective January 1, 2012. On Roll Call Vote. (8) Eight Present Voted **AYE**. (1) Present (Don Hild) **ABSTAINED**. **Motion Approved**

There was no public input.

**Motion** by Bill Craig, seconded by Ron Knautz to Adjourn the meeting. On Roll Call Vote. All Present Voted **AYE**. **Motion Approved**

Meeting adjourned at 7:25PM.

---

Juanita K VanBuskirk, Secretary  
Pekin Planning Commission

**Note: Recording Unavailable**

Pekin Planning Commission  
November 9, 2011

HEARING #11-1840

The Pekin Planning Commission recommends the Approval of Re-Zoning of the Property at 830 Brenkman Drive Pending Any Sale of said property and only if the Business requires an I-2 (Heavy Industrial District), Otherwise the Property will remain Zoned B-3 (General Business District) in Tazewell County, Illinois.

\_\_\_\_\_  
Bill Craig, Chairman

\_\_\_\_\_  
Scott Plotner, Vice-Chairman

Pekin Planning Commission  
November 9, 2011

HEARING #11-1841

The Pekin Planning Commission recommends the Approval of Re-Zoning of the Property at 1128 Koch Street from AG (Agricultural District) to B-3 (General Business District) with a Legal Description as follows:

Being Part of the NE and NW  $\frac{1}{4}$  of Sec 11 T24N R5W of the 3<sup>rd</sup> PM

PIN #10-10-11-105-030

PIN #10-10-11-105-023

PIN # 10-10-11-200-010

Totaling .69 +/- acres

in Tazewell County, Illinois

\_\_\_\_\_  
Bill Craig, Chairman

\_\_\_\_\_  
Scott Plotner, Vice-Chairman

Pekin Planning Commission  
November 9, 2011

HEARING #11-1842

The Pekin Planning Commission recommends the Approval of the Site Plan for Auto Repair Only located at 1404 Broadway with the stipulation that striping be done for parking with a maximum outside storage of (8) Eight vehicles in front of the repair shop only for a limited period of 48 hours to the City Council in Tazewell County, Illinois.

\_\_\_\_\_  
Bill Craig, Chairman

\_\_\_\_\_  
Don Hild, Vice-Chairman

Pekin Planning Commission  
November 9, 2011

HEARING #11-1843

The Pekin Planning Commission recommends the Approval of the Special Use for Auto Repair Only located at 1404 Broadway to the City Council in Tazewell County, Illinois.

\_\_\_\_\_  
Bill Craig, Chairman

\_\_\_\_\_  
Don Hild, Vice-Chairman

Pekin Planning Commission  
November 9, 2011

HEARING #11-1844

The Pekin Planning Commission recommends the Approval of the Site Plan for Bridgeway Community Church of the Nazarene located at 3216 Veterans Drive to the City Council in Tazewell County, Illinois.

\_\_\_\_\_  
Bill Craig, Chairman

\_\_\_\_\_  
Don Hild, Vice-Chairman

Pekin Planning Commission  
November 9, 2011

HEARING #11-1845

The Pekin Planning Commission recommends the Approval of the Special Use Plan for Bridgeway Community Church of the Nazarene located at 3216 Veterans Drive to the City Council in Tazewell County, Illinois.

\_\_\_\_\_  
Bill Craig, Chairman

\_\_\_\_\_  
Don Hild, Vice-Chairman



## REQUEST FOR COUNCIL ACTION

**To: Mayor and Council**

**CC: City Clerk**

**From: Joseph W. Wuellner, City Manager**

**AGENDA ITEM: City of Pekin 2011 Property Tax Levy**

**AGENDA DATE REQUESTED: December 12, 2011**

**ACTION REQUESTED: Approve ordinance establishing the property tax levy for 2011.**

**DESCRIPTION:** Of the overall revenue the City of Pekin receives, property tax makes up less than 10 percent total budget. The values presented here are based on the Equalized Assessed Value (EAV) number provided by the Tazewell County Assessor's Office.

This year's request is for a total of \$6,018,650 which represents an increase of 2.15% over the previous year's request. The attached sheets give the breakdown of what expenses will be covered by the money received.

It is recommended that this levy ordinance be approved.

**FINANCIAL IMPACT: \$6,018,650 brought in on property taxes to help with City expenses and provide for the future.**

**NEIGHBORHOOD CONCERNS: Using the EAV provided this amount will equate to an increase of \$19.84 for a home valued at \$100,000.**

**IMPACT IF APPROVED: Levy amount will be set to allow for additional funds being collected for future capital items.**

**IMPACT IF DENIED: Levy will be set at a lower amount as determined by the Council with no allowance for future capital item expenses.**

**ALTERNATIVES: Further cuts in the operational budget plans.**

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

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

**REQUIRED SIGNATURES**

**Department Director:**

Date:

12/2/11

*Joseph Whelan*

**Finance Department** (Certification of Availability of Funds):

Date:

**Corporation Counsel:**

Date:

**City Manager:**

Date:

12/2/11

*Joseph Whelan*

**ORDINANCE NO. 2648-11/12**

**AN ORDINANCE MAKING, LEVYING AND ASSESSING MUNICIPAL TAXES  
IN THE CITY OF PEKIN, TAZEVELL AND PEORIA COUNTIES, ILLINOIS,  
FOR THE FISCAL YEAR FROM MAY 1, 2011 TO APRIL 30, 2012  
AND KNOWN AS THE ANNUAL LEVY ORDINANCE.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS:

SECTION I. That there be levied upon all taxable property within the corporate limits of the City of Pekin, the same being subject to taxation, and equalization for the State and County purposes for the current year A.D. 2011, the sum of Five Million Eight Hundred Ninety-One Thousand Nine Hundred Eighty-Five Dollars (\$5,891,985) pursuant to the Budget Resolution No. 84-10/11 passed heretofore as follows:

| <b>Fund Name</b>          | <b>Amount Budgeted</b>  | <b>Amount to be<br/>Raised by Tax<br/>Levy</b> | <b>Amount to be<br/>Raised by Other<br/>Sources</b> |
|---------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------|
| General Fund              | \$ 22,187,967.00        | \$ 877,485.00*                                 | \$ 21,310,482.00                                    |
| Tourism                   | \$ 247,470.00           | \$ -                                           | \$ 247,470.00                                       |
| Solid Waste Fund          | \$ 1,738,323.00         | \$ -                                           | \$ 1,738,323.00                                     |
| Sewage Disposal Fund      | \$ 24,013,375.00        | \$ -                                           | \$ 24,013,375.00                                    |
| Motor Fuel Tax            | \$ 2,188,000.00         | \$ -                                           | \$ 2,188,000.00                                     |
| Storm Sewer               | \$ 415,262.00           | \$ -                                           | \$ 415,262.00                                       |
| HUD #2 Fund               | \$ 400,505.00           | \$ -                                           | \$ 400,505.00                                       |
| TIF #1 Fund               | \$ 1,367,875.00         | \$ -                                           | \$ 1,367,875.00                                     |
| Capital Projects          | \$ 17,322,500.00        | \$ -                                           | \$ 17,322,500.00                                    |
| School Bus Fund           | \$ 3,065,857.00         | \$ -                                           | \$ 3,065,857.00                                     |
| Airport Fund              | \$ 300,478.00           | \$ -                                           | \$ 300,478.00                                       |
| Economic Development      | \$ 194,701.00           | \$ -                                           | \$ 194,701.00                                       |
| Insurance Fund            | \$ 4,199,162.00         | \$ -                                           | \$ 4,199,162.00                                     |
| Vehicle Maintenance       | \$ 1,517,756.00         | \$ -                                           | \$ 1,517,756.00                                     |
| Library Fund              | \$ 1,274,099.00         | \$ 1,064,500.00                                | \$ 209,599.00                                       |
| Police Pension            | \$ 2,353,309.00         | \$ 1,650,000.00                                | \$ 703,309.00                                       |
| Fire Pension              | \$ 2,609,623.00         | \$ 2,300,000.00                                | \$ 309,623.00                                       |
| <b>Total Expenditures</b> | <b>\$ 85,396,262.00</b> | <b>\$ 5,891,985.00</b>                         | <b>\$ 79,504,277.00</b>                             |

\* Includes Corporate, IMRF and ERI.

SECTION II. This Levy Ordinance is adopted pursuant to procedures and authority set forth in the Illinois Municipal Code and Article VII, Section 6 of the Constitution of the State of Illinois; it is hereby provided that any limitations in the Illinois Municipal Code in conflict with this Ordinance shall not apply to this Ordinance as per the provisions of Section 6 of Article VII of the Constitution of the State of Illinois.

SECTION III. The Clerk of the City of Pekin is hereby directed and ordered to file a certified copy of this Ordinance with the County Clerk of Tazewell and Peoria Counties, Illinois, on or before December 27, 2011.

SECTION IV. That if any section, subdivision, or sentence of this ordinance shall for any reason be held invalid or to be unconstitutional such decision shall not affect the validity of the remaining portion of the ordinance

SECTION V. This Ordinance shall be in full force and effect from and after its passage and approval according to law

PASSED in due form of law by the City Council of the City of Pekin, Illinois, at its regular meeting held on the 12th day of December, 2011; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

PRESENT:

APPROVED this 12th day of December, 2011.

---

Laurie L. Barra, Mayor

ATTEST:

---

Sue E. McMillan, City Clerk

**CITY OF PEKIN**

**ORDINANCE NO. 2648-11/12**

**AN ORDINANCE MAKING LEVYING AND ASSESSING  
MUNICIPAL TAXES IN THE CITY OF PEKIN TAZEWELL  
AND PEORIA COUNTIES ILLINOIS  
FOR THE FISCAL YEAR FROM MAY 1, 2011 TO APRIL 30, 2012  
AND KNOWN AS THE ANNUAL LEVY ORDINANCE**

**PASSED BY THE CITY COUNCIL  
OF THE CITY OF PEKIN  
THE 12TH DAY OF DECEMBER, 2011**

**PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY  
COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS,  
THIS 12TH DAY OF DECEMBER, 2011**

**CERTIFICATION OF TAX LEVY ORDINANCE**

**CITY OF PEKIN**

THE UNDERSIGNED, DULY ELECTED, QUALIFIED AND ACTING CLERK OF THE CITY OF PEKIN, TAZEWELL AND PEORIA COUNTIES, ILLINOIS, DOES HEREBY CERTIFY THAT THE ATTACHED HERETO IS A TRUE AND CORRECT COPY OF THE TAX LEVY ORDINANCE OF SAID CITY FOR THE FISCAL YEAR BEGINNING MAY 1, 2011 AND ENDING APRIL 30, 2012, AS ADOPTED ON DECEMBER 12, 2011

THIS CERTIFICATION IS MADE AND FILED PURSUANT TO THE REQUIREMENTS OF (65 ILCS 5/8-3-1) AND ON BEHALF OF THE CITY OF PEKIN, TAZEWELL AND PEORIA COUNTIES, ILLINOIS. THIS CERTIFICATION MUST BE FILED BY THE 27TH DAY, DECEMBER, 2011.

DATED THIS 12TH DAY OF DECEMBER, 2011

---

SUE E. MCMILLAN  
CITY CLERK

**CITY OF PEKIN, IL****TAX LEVY FOR 2011-2012**

|                       | 2010 Est EAV  | Proposed<br>Rate | 2010 Levy          | 2011 Est. EAV | Proposed<br>Rate | 2011 Levy                             |
|-----------------------|---------------|------------------|--------------------|---------------|------------------|---------------------------------------|
| <b>Library</b>        | \$445,677,130 | 0.23522          | \$1,048,322        | \$435,644,851 | 0.24435          | \$1,064,500                           |
| <b>Corporate</b>      | \$445,677,130 | 0.16994          | \$ 757,384         | \$435,644,851 | 0.05739          | \$ 123,335                            |
| <b>IMRF/ERI*</b>      | \$445,677,130 | 0.11188          | \$ 498,624         | \$435,644,851 | 0.17311          | \$ 754,150                            |
| <b>Police Pension</b> | \$445,677,130 | 0.30657          | \$1,366,312        | \$435,644,851 | 0.37875          | \$1,650,000                           |
| <b>Fire Pension</b>   | \$445,677,130 | 0.49842          | \$2,221,344        | \$435,644,851 | 0.52795          | \$2,300,000                           |
| <b>Total</b>          |               | <b>1.32203</b>   | <b>\$5,891,985</b> |               | <b>1.38155</b>   | <b>\$5,891,985</b><br><b>+ 0.000%</b> |

**ORDINANCE NO. 2648-11/12**

**AN ORDINANCE MAKING, LEVYING AND ASSESSING MUNICIPAL TAXES  
IN THE CITY OF PEKIN, TAZEVELL AND PEORIA COUNTIES, ILLINOIS,  
FOR THE FISCAL YEAR FROM MAY 1, 2011 TO APRIL 30, 2012  
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\* Includes Corporate, IMRF and ERI.

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SECTION IV. That if any section, subdivision, or sentence of this ordinance shall for any reason be held invalid or to be unconstitutional such decision shall not affect the validity of the remaining portion of the ordinance

SECTION V. This Ordinance shall be in full force and effect from and after its passage and approval according to law

PASSED in due form of law by the City Council of the City of Pekin, Illinois, at its regular meeting held on the 12th day of December, 2011; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

PRESENT:

APPROVED this 12th day of December, 2011.

---

Laurie L. Barra, Mayor

ATTEST:

---

Sue E. McMillan, City Clerk

**CITY OF PEKIN**

**ORDINANCE NO. 2648-11/12**

**AN ORDINANCE MAKING LEVYING AND ASSESSING  
MUNICIPAL TAXES IN THE CITY OF PEKIN TAZEWELL  
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**PASSED BY THE CITY COUNCIL  
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THE 12TH DAY OF DECEMBER, 2011**

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COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS,  
THIS 12TH DAY OF DECEMBER, 2011**

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**CITY OF PEKIN**

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THIS CERTIFICATION IS MADE AND FILED PURSUANT TO THE REQUIREMENTS OF (65 ILCS 5/8-3-1) AND ON BEHALF OF THE CITY OF PEKIN, TAZEWELL AND PEORIA COUNTIES, ILLINOIS. THIS CERTIFICATION MUST BE FILED BY THE 27TH DAY, DECEMBER, 2011.

DATED THIS 12TH DAY OF DECEMBER, 2011

---

SUE E. MCMILLAN  
CITY CLERK

**CITY OF PEKIN, IL****TAX LEVY FOR 2011-2012**

|                       | 2010 Est EAV  | Proposed<br>Rate | 2010 Levy          | 2011 Est. EAV | Proposed<br>Rate | 2011 Levy                              |
|-----------------------|---------------|------------------|--------------------|---------------|------------------|----------------------------------------|
| <b>Library</b>        | \$445,677,130 | 0.23522          | \$1,048,322        | \$435,644,851 | 0.24435          | \$1,064,500                            |
| <b>Corporate</b>      | \$445,677,130 | 0.16994          | \$ 757,384         | \$435,644,851 | 0.05739          | \$ 250,000                             |
| <b>IMRF/ERI*</b>      | \$445,677,130 | 0.11188          | \$ 498,624         | \$435,644,851 | 0.17311          | \$ 754,150                             |
| <b>Police Pension</b> | \$445,677,130 | 0.30657          | \$1,366,312        | \$435,644,851 | 0.37875          | \$1,650,000                            |
| <b>Fire Pension</b>   | \$445,677,130 | 0.49842          | \$2,221,344        | \$435,644,851 | 0.52795          | \$2,300,000                            |
| <b>Total</b>          |               | <b>1.32203</b>   | <b>\$5,891,985</b> |               | <b>1.38155</b>   | <b>\$6,018,650</b><br><b>+ 2.1498%</b> |



## REQUEST FOR COUNCIL ACTION

**To: Honorable Mayor Barra and Members of the City Council**

**CC: Joseph Wuellner, City Manager**

**From: Sue E. McMillan, City Clerk**

**AGENDA ITEM:** Tax Abatements Resolutions for Previous Bond Ordinances

**AGENDA DATE REQUESTED:** December 12, 2011

**ACTION REQUESTED:** Authorization that taxes not be levied as provided in Bond Ordinances

### DESCRIPTION:

Repayments of loans prior to maturity were made to Herget and Morton Community Banks in September 2011. The City's remaining two outstanding Bond Issues, plus the new Bond Issue of 2010 for the Sewer Treatment Plant Improvements, have language making the assumption that the Levy would be necessary to provide the funding for the payment of principal and interest on said bonds. However, the City has sufficient sources of funds from other revenue sources to make said bond payments. Therefore the levy and collection of a direct annual tax for the payment of and interest on said bonds is not necessary and needs to be abated.

#### **RESOLUTION NO. 23-11/12**

##### **ABATEMENT OF TAXES ORDINANCE NO. 2324 \$1,040,000 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2003 (REFUNDING OF 1991 CORPORATE PURPOSE)**

This resolution authorizes that taxes not be levied against taxable real property in the City of Pekin in the amount of \$122,190.00 provided in bond ordinance issued for Public Works Projects through Baird.

#### **RESOLUTION NO. 24-11/12**

##### **ABATEMENT OF TAXES ORDINANCE NO. 2387 SERIES 2004 \$1,410,000 (REFUNDING TIF 1992)**

This resolution authorizes that taxes not be levied against taxable real property in the City of Pekin in the amount of \$202,117.50 provided in bond ordinance issued for TIF Downtown Business District through Bernardi Securities, Inc.

#### **RESOLUTION NO. 25-11/12**

##### **ABATEMENT OF TAXES ORDINANCE NO. 2625-10/11 SERIES 2010 \$7,110.000**

This resolution authorizes that taxes not be levied against taxable real property in the City of Pekin in the amount of \$601,167.50 provided in bond ordinance issued for Sewer Treatment Plant Improvements through Bernardi Securities, Inc.

**FINANCIAL IMPACT:** Bond payments to be made from sources other than the Levy.

**NEIGHBORHOOD CONCERNS:** N/A

**IMPACT IF APPROVED:** Bond payments to be made from sources other than Property Tax Revenue. Some of the Bonds were for Enterprise Funds and should not come from General Fund Revenue sources.

**IMPACT IF DENIED:** Levy allocated as Corporate Fund would be reallocated as Bond Payments

**ALTERNATIVES:** None

|                                                                                                                                                              |                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: [check no more than 2 boxes. Copy this check mark √ and paste it to the left of the relevant theme.]</b> |                                                                                                                                     |
|                                                                                                                                                              | <b>A Prosperous Community.</b> To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs. |
|                                                                                                                                                              | <b>A Safe Community.</b> To protect community life and property by providing effective, principled police and fire services.        |
|                                                                                                                                                              | <b>A Strong Foundation.</b> To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.      |
|                                                                                                                                                              | <b>A High Quality of Life.</b> To support or provide services that improve the quality of life for Pekin's residents.               |
| √                                                                                                                                                            | <b>An Effective Government.</b> To deliver effectively the services that Pekin's residents want, need, and are willing to support.  |
| <b>REQUIRED SIGNATURES</b>                                                                                                                                   |                                                                                                                                     |
| <b>Department Director:</b><br>Date:                                                                                                                         |                                                                                                                                     |
| <b>Finance Department</b> (Certification of Availability of Funds):<br>Date:                                                                                 |                                                                                                                                     |
| <b>Corporation Counsel:</b><br>Date:                                                                                                                         |                                                                                                                                     |
| <b>City Manager:</b><br>Date:                                                                                                                                |                                                                                                                                     |

|      | 91 Corp Purpose         | 90/93A<br>TIF 1 – CBD   | 2010 GO Bond<br>WWTP<br>Benardi |            |
|------|-------------------------|-------------------------|---------------------------------|------------|
| YEAR | 2003 GO Refunding Bonds | 2004 GO Refunding Bonds |                                 |            |
| 2003 | \$200,807.58            |                         |                                 |            |
| 2004 | \$139,517.50            | \$200,367.08            |                                 |            |
| 2005 | \$137,073.75            | 203,737.50              |                                 |            |
| 2006 | \$144,217.50            | \$204,942.50            |                                 |            |
| 2007 | \$116,305.00            | \$205,522.50            |                                 |            |
| 2008 | \$118,380.00            | \$205,447.50            |                                 |            |
| 2009 | \$120,017.50            | \$204,777.50            |                                 |            |
| 2010 | \$116,305.00            | \$203,672.50            | \$604,730.00                    |            |
| 2011 | \$122,190.00            | \$202,117.50            | 601,167.50                      | 925,475.00 |
| 2012 |                         |                         | 601,130.00                      |            |

|      |            |
|------|------------|
| 2013 | 604,630.00 |
| 2014 | 596,755.00 |
| 2015 | 587,530.00 |
| 2016 | 591,752.50 |
| 2017 | 584,845.00 |
| 2018 | 581,670.00 |
| 2019 | 571,870.00 |
| 2020 | 565,971.25 |
| 2021 | 558,902.50 |
| 2022 | 555,407.50 |
| 2023 | 545,527.50 |
| 2024 | 539,207.50 |
| 2025 | 526,605.00 |
| 2026 | 522,312.50 |
| 2027 | 515,878.75 |
| 2028 | 498,203.75 |
| 2029 | 489,606.25 |

## ***RESOLUTION NO. 23-11/12***

WHEREAS, on February 24, 2003, the City Council of the City of Pekin passed Ordinance No. 2324 entitled “AN ORDINANCE providing for the issue of \$1,040,000.00 Aggregate Principal Amount of General Obligation Refunding Bonds, Series 2003, of the City of Pekin, Tazewell and Peoria Counties, Illinois, and for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds”, authorizing the sale of \$1,040,000.00 principal amount of general obligation refunding bonds; and

WHEREAS, said Ordinance 2324 (hereinafter referred to as the “Bond Ordinance”), imposed tax levies against all taxable real property in the City of Pekin; and

WHEREAS, the tax levy for the year 2011 contained in the Bond Ordinance was based upon the assumption that a levy would be necessary to provide funds for the payment of principal and interest on the bonds authorized by the Bond Ordinance; and

WHEREAS, there are sufficient sources of funds from property taxes and other revenues as contemplated in the Bond Ordinance available for the payment of the principal and interest on the bonds authorized by the Bond Ordinance; and

WHEREAS, the tax levy for the year 2011 provided for in the Bond Ordinance is therefore substantially greater than is necessary to meet the obligation to pay the interest due created by the sale of the bonds authorized by the Bond Ordinance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS, THAT:

Section 1. The levy of taxes for the year 2011 in the amount of \$122,190.00 provided for in Section 8 of Ordinance No. 2324 entitled “AN ORDINANCE providing for the issue of \$1,040,000.00 Aggregate Principal Amount of General Obligation Refunding Bonds, Series 2003, of the City of Pekin, Tazewell and Peoria Counties, Illinois, and for the levy and collection of a direct

annual tax for the payment of the principal of and interest on said bonds” is hereby abated and eliminated; it being the intent of the City Council that no taxes be levied for the year 2011 as provided in said Section 8 of Ordinance No. 2324.

Section 2. The remaining levies of taxes as set forth in the Bond Ordinance for the years subsequent to 2011 are not abated or affected in any manner whatsoever by the passage of this Resolution.

Section 3. In the event a court of competent jurisdiction determines that the tax levies for the years subsequent to 2011 as provided for in the Bond ordinance are in any way affected by this Resolution, then this Resolution shall be void and of no effect whatever.

Section 4. Upon the effective date of this Resolution, a copy hereof certified by the City Clerk, which certificate shall recite that this Resolution has been passed by the City Council and approved by the Mayor, shall be filed with the County Clerks of Tazewell and Peoria Counties, Illinois; said County Clerks are hereby directed to abate and eliminate the levies for the year 2011 contained in the Bond Ordinance, but only to the extent specifically provided herein.

Section 5. This Resolution is in addition to all other Resolutions on the subject and shall be construed therewith excepting as to the part in direct conflict with any other Resolution, and in the event of such conflict, the provisions hereof shall govern.

Section 6. This Resolution 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 12th day of December 2011.

---

MAYOR

ATTEST:

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CITY CLERK

## ***RESOLUTION NO. 24-11/12***

WHEREAS, on October 11, 2004, the City Council of the City of Pekin passed Ordinance No. 2387 entitled “AN ORDINANCE providing for the issue of \$1,410,000.00 Aggregate Principal Amount of General Obligation Refunding Bonds, Series 2004, of the City of Pekin, Tazewell and Peoria Counties, Illinois, and for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds”, authorizing the sale of \$1,410,000.00 principal amount of general obligation refunding bonds; and

WHEREAS, said Ordinance 2387 (hereinafter referred to as the “Bond Ordinance”), imposed tax levies against all taxable real property in the City of Pekin; and

WHEREAS, the tax levy for the year 2011 contained in the Bond Ordinance was based upon the assumption that a levy would be necessary to provide funds for the payment of principal and interest on the bonds authorized by the Bond Ordinance; and

WHEREAS, there are sufficient sources of funds from property taxes and other revenues as contemplated in the Bond Ordinance available for the payment of the principal and interest on the bonds authorized by the Bond Ordinance; and

WHEREAS, the tax levy for the year 2011 provided for in the Bond Ordinance is therefore substantially greater than is necessary to meet the obligation to pay the interest due created by the sale of the bonds authorized by the Bond Ordinance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS, THAT:

Section 1. The levy of taxes for the year 2011 in the amount of \$202,117.50 provided for in Section 8 of Ordinance No. 2387 entitled “AN ORDINANCE providing for the issue of \$1,410,000.00 Aggregate Principal Amount of General Obligation Refunding Bonds, Series 2004, of the City of Pekin, Tazewell and Peoria Counties, Illinois, and for the levy and collection of a direct

annual tax for the payment of the principal of and interest on said bonds” is hereby abated and eliminated; it being the intent of the City Council that no taxes be levied for the year 2011 as provided in said Section 8 of Ordinance No. 2387.

Section 2. The remaining levies of taxes as set forth in the Bond Ordinance for the years subsequent to 2011 are not abated or affected in any manner whatsoever by the passage of this Resolution.

Section 3. In the event a court of competent jurisdiction determines that the tax levies for the years subsequent to 2011 as provided for in the Bond ordinance are in any way affected by this Resolution, then this Resolution shall be void and of no effect whatever.

Section 4. Upon the effective date of this Resolution, a copy hereof certified by the City Clerk, which certificate shall recite that this Resolution has been passed by the City Council and approved by the Mayor, shall be filed with the County Clerks of Tazewell and Peoria Counties, Illinois; said County Clerks are hereby directed to abate and eliminate the levies for the year 2011 contained in the Bond Ordinance, but only to the extent specifically provided herein.

Section 5. This Resolution is in addition to all other Resolutions on the subject and shall be construed therewith excepting as to the part in direct conflict with any other Resolution, and in the event of such conflict, the provisions hereof shall govern.

Section 6. This Resolution 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 12th day of December 2011.

---

MAYOR

ATTEST:

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CITY CLERK

## ***RESOLUTION NO.25-11/12***

WHEREAS, on August 23, 2010, the City Council of the City of Pekin passed Ordinance No. 2625-10/11 entitled “AN ORDINANCE providing for the issue of \$7,110,000.00 Aggregate Principal Amount of Taxable General Obligation Bonds, Series 2010, of the City of Pekin, Tazewell and Peoria Counties, Illinois, and for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds”, authorizing the sale of \$7,110,000.00 principal amount of taxable general obligation; and

WHEREAS, said Ordinance 2625-10/11 (hereinafter referred to as the “Bond Ordinance”), imposed tax levies against all taxable real property in the City of Pekin; and

WHEREAS, the tax levy for the year 2011 contained in the Bond Ordinance was based upon the assumption that a levy would be necessary to provide funds for the payment of principal and interest on the bonds authorized by the Bond Ordinance; and

WHEREAS, there are sufficient sources of funds from property taxes and other revenues as contemplated in the Bond Ordinance available for the payment of the principal and interest on the bonds authorized by the Bond Ordinance; and

WHEREAS, the tax levy for the year 2011 provided for in the Bond Ordinance is therefore substantially greater than is necessary to meet the obligation to pay the interest due created by the sale of the bonds authorized by the Bond Ordinance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS, THAT:

Section 1. The levy of taxes for the year 2011 in the amount of \$601,167.50 provided for in Section 8 of Ordinance No. 2625-10/11 entitled “AN ORDINANCE providing for the issue of \$7,110,000.00 Aggregate Principal Amount of Taxable General Obligation Bonds, Series 2010, of the City of Pekin, Tazewell and Peoria Counties, Illinois, and for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds” is

hereby abated and eliminated; it being the intent of the City Council that no taxes be levied for the year 2011 as provided in said Section 8 of Ordinance No. 2625-10/11.

Section 2. The remaining levies of taxes as set forth in the Bond Ordinance for the years subsequent to 2011 are not abated or affected in any manner whatsoever by the passage of this Resolution.

Section 3. In the event a court of competent jurisdiction determines that the tax levies for the years subsequent to 2011 as provided for in the Bond ordinance are in any way affected by this Resolution, then this Resolution shall be void and of no effect whatever.

Section 4. Upon the effective date of this Resolution, a copy hereof certified by the City Clerk, which certificate shall recite that this Resolution has been passed by the City Council and approved by the Mayor, shall be filed with the County Clerks of Tazewell and Peoria Counties, Illinois; said County Clerks are hereby directed to abate and eliminate the levies for the year 2011 contained in the Bond Ordinance, but only to the extent specifically provided herein.

Section 5. This Resolution is in addition to all other Resolutions on the subject and shall be construed therewith excepting as to the part in direct conflict with any other Resolution, and in the event of such conflict, the provisions hereof shall govern.

Section 6. This Resolution 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 12th day of December 2011.

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MAYOR

ATTEST:

---

CITY CLERK



## **REQUEST FOR COUNCIL ACTION**

**To: Mayor/ Council**

**CC: City Manager/ City Clerk**

**From: Building Inspector/ Code Enforcement Officer, Ronald Sieh**

**AGENDA ITEM: Re-zoning of land at 1128 Koch Street heading south behind storage units.**

**AGENDA DATE REQUESTED: December 12, 2011**

**ACTION REQUESTED: Recommendation to approve re-zoning of .69 +/- acres of land recently annexed into the City of Pekin from AG zoning classification to B-3 zoning classification per the recently approved annexation agreement.**

**BACKGROUND: Negotiations were ongoing for an annexation agreement of this property for several years due to the residential growth of the property adjacent to the 110 acre parcel including this .69. Part of the annexation agreement was to allow storage units into the B-3 zoning classification for expansion of the storage units**

**FINANCIAL IMPACT: None**

**NEIGHBORHOOD CONCERNS: Layering of zoning districts will be maintained.**

**IMPACT IF APPROVED: Increase in tax base and tax revenue as property develops.**

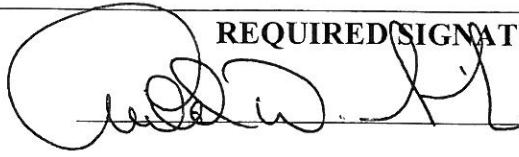
**IMPACT IF DENIED: None**

**ALTERNATIVES: None**

**RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: Strong Foundation**

**REQUIRED SIGNATURES**

**Department Director**



11/22/2011  
Date

**Finance Department**

\_\_\_\_\_  
(Certification of Availability of Funds)

\_\_\_\_\_  
Date

**Corporation Counsel**

\_\_\_\_\_  
(Certification of Review)

\_\_\_\_\_  
Date

**City Manager**

\_\_\_\_\_  
Date

**ORDINANCE NO. 1568-A186 – 11/12**

**AN ORDINANCE PROVIDING FOR THE  
REZONING OF CERTAIN PROPERTY**

WHEREAS, RICHARD E. EVANS AND DIANA L. EVANS, are the owners of the parcel herein described, hereinafter referred to as “Petitioner”, and has heretofore requested the rezoning of certain property hereinafter described in this ordinance; and

WHEREAS, the Petitioner has requested that the property hereinafter described be rezoned from its current zoning of AG (Agricultural) District to B-3 (General Business) District; and

WHEREAS, the Petitioner has given due notice to all interested parties; and notice of a public hearing was duly published according to the law on October 19, 2011, in the Peoria Journal Star; and

WHEREAS, pursuant to notice duly published according to law, the Planning Commission held a public hearing at 6:30 p.m. on November 9, 2011, and subsequent to said hearing duly transmitted its recommendations to the City Council recommending the zoning of said property.

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

1. That the following described property is hereby zoned as B-3 (General Business) District:

(SEE ATTACHED EXHIBIT “A”)

**Being Part of the NE and NW ¼ of Sec 11 T24N R5W of the 3<sup>rd</sup> PM in Tazewell County, Illinois**

**PIN #10-10-11-105-030**

**PIN #10-10-11-105-023**

**PIN # 10-10-11-200-010**

**Totaling .69 +/- acres 1128 Koch Street**

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon its passage and approval.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Pekin, this 12th day of December 2011 and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

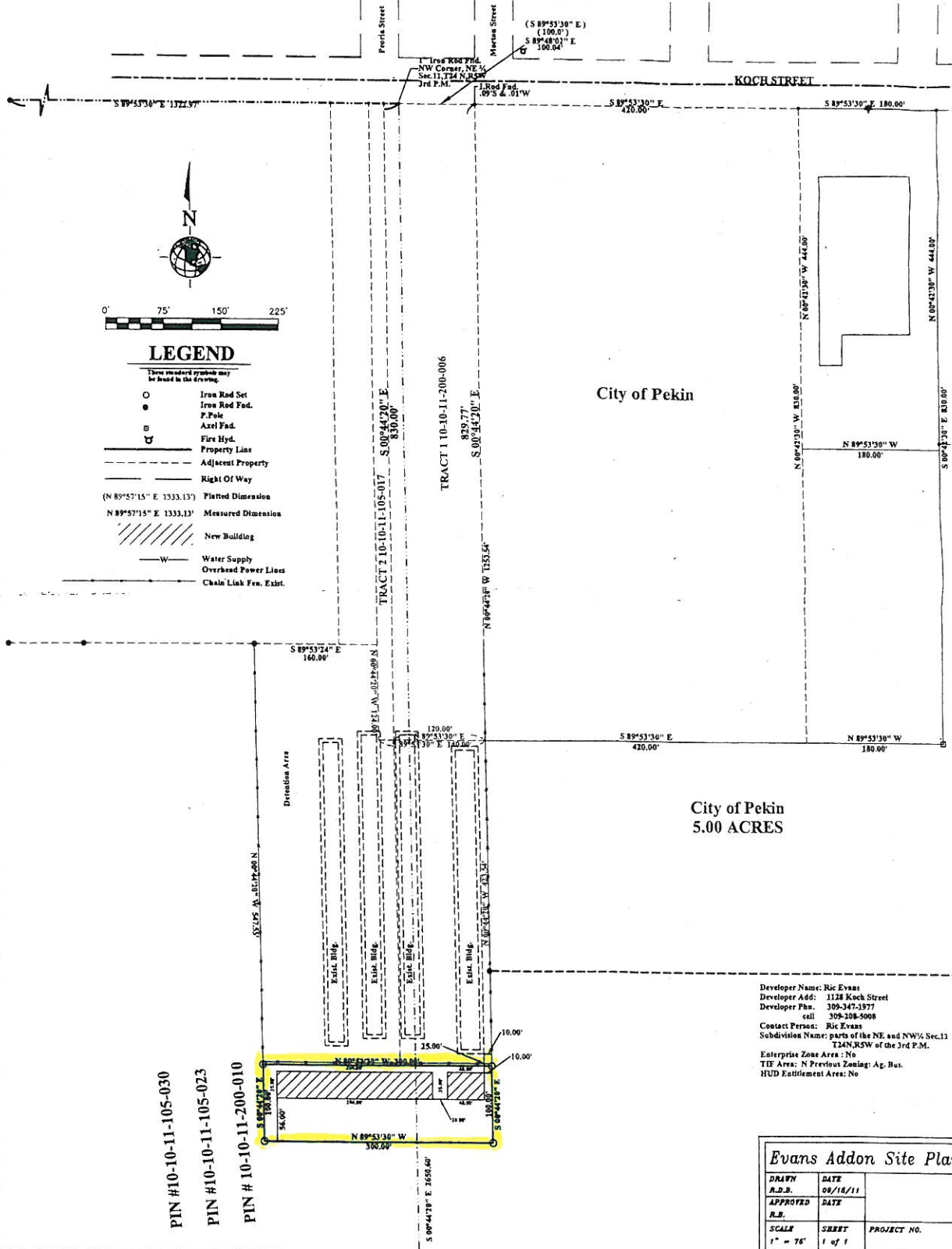
APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**SITE PLAN FOR 1128 Koch Street**  
 Being Part of the NE and NW¼ of Section 11, Twp.24N,  
 R5W of the 3rd. P.M. Tazewell Co., ILL.



|                   |                                          |
|-------------------|------------------------------------------|
| Developer Name    | <u>Rick Evans</u>                        |
| Developer Address | <u>1128 Koch Street</u>                  |
| Developer Phone # | <u>(309)347-1977</u>                     |
| Contact Person    | <u>Rick Evans</u>                        |
| Subdivision Name  | <u>Parts of the NE and NW1/4 Sec. 11</u> |

11/11/2011

|                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------|
| Public Works Comments:                                                                                          |
| City Engineer Comments:                                                                                         |
| Code Enforcement Comments:<br>Per annexation agreement the storage units are allowed in the B-3 zoning district |
| Other Comments:                                                                                                 |



## **REQUEST FOR COUNCIL ACTION**

**To: Mayor/ Council**

**CC: City Manager/ City Clerk**

**From: Building Inspector/ Code Enforcement Officer, Ronald Sieh**

**AGENDA ITEM: Site Plan and Special Use for an Automobile Repair Business Only**

**AGENDA DATE REQUESTED: December 12, 2011**

**ACTION REQUESTED: Recommendation to approve site plan and special-use for the proposed Automobile repair business with stipulations.**

**BACKGROUND: The previous automobile repair business had re-located to another site and a new proposed business would like to locate their business at the existing site. Due to several issues with the previous business the Pekin Planning Commission recommended that the new proposed business be limited to automobile repair only with no more than 8 vehicles left outside for repair at any given time. The parking area will need to be stripped and 1 ADA parking spot required.**

**FINANCIAL IMPACT: Steady or a possible increase in sales tax revenue.**

**NEIGHBORHOOD CONCERNS: None if the business is run appropriately.**

**IMPACT IF APPROVED: The existing building and property will be maintained and will not be setting empty.**

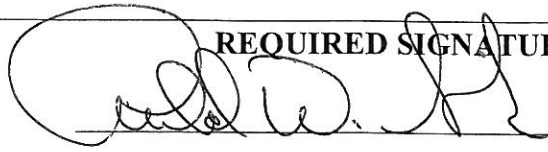
**IMPACT IF DENIED: Building will possibly set empty until another business leases the property, but with the size of the existing building the uses will be very limited.**

**ALTERNATIVES: None**

**RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: Prosperous Community**

**REQUIRED SIGNATURES**

**Department Director**



11/23/2011  
Date

**Finance Department**

\_\_\_\_\_  
(Certification of Availability of Funds)

\_\_\_\_\_  
Date

**Corporation Counsel**

\_\_\_\_\_  
(Certification of Review)

\_\_\_\_\_  
Date

**City Manager**

\_\_\_\_\_  
Date

**SITE PLAN CHECKLIST  
For Special Use Request**

**Name** Epic Automotive  
**Address** 1404 Broadway Street  
**Phone #** (309)241-8549  
**Contact Person** Andrew Miles/ Stephen Scott

*Handwritten signatures and dates:*  
 11/1/11  
 11/1/2011

| <i>Required Information – Approval Dates</i> |                                                  | Public Works Director | City Engineer | Code Enforcement                        | Fire Chief |
|----------------------------------------------|--------------------------------------------------|-----------------------|---------------|-----------------------------------------|------------|
| 1.                                           | Subdivision Name and Lot Number                  |                       | OK            | OK                                      |            |
| 2.                                           | Local Cross Streets (Sycamore)                   |                       | OK            | OK                                      |            |
| 3.                                           | Lot Layout, Dimension and Setbacks               |                       | OK            | OK                                      |            |
| 4.                                           | Public Access                                    |                       | exist         | existing                                |            |
| 5.                                           | Easements                                        |                       | OK            | N/A                                     |            |
| 6.                                           | Sanitary Sewer Locations, Size                   |                       |               | N/A                                     |            |
| 7.                                           | IEPA Sanitary Sewer Permit                       |                       | N/A           | N/A                                     |            |
| 8.                                           | Storm Sewer Location and Size                    |                       | existing      | N/A                                     |            |
| 9.                                           | Proper Zoning (Current) B-3                      |                       | OK            | OK                                      |            |
| 10.                                          | Parking Spaces and Surface                       |                       | existing      | existing                                |            |
| 11.                                          | Sidewalks                                        |                       | existing      | existing                                |            |
| 12.                                          | Landscaping                                      |                       | existing      | existing                                |            |
| 13.                                          | ADA Compliance                                   |                       |               | 1 ADA parking spot required             |            |
| 14.                                          | Driveway Openings (curb cuts)                    |                       | OK            | existing                                |            |
| 15.                                          | TIF Area                                         |                       | N/A           | N/A                                     |            |
| 16.                                          | Signage Exterior                                 |                       |               | Existing, but permit required to change |            |
| 17.                                          | Lighting Exterior                                |                       | exist         | existing                                |            |
| 18.                                          | Floor Plan Shown and Dimensions                  |                       | OK            | OK                                      |            |
| 19.                                          | Screening or Fencing – Barbed Wire or Electric   |                       |               | Dumpster area                           |            |
| 20.                                          | Loading and Unloading Areas Shown and Dimensions |                       | OK            | OK                                      |            |
| 21.                                          | Fire Hydrant Location                            |                       | OK            | OK                                      | OK         |

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|-----|--|--|--|--|--|
| 22. |  |  |  |  |  |
| 23. |  |  |  |  |  |
| 24. |  |  |  |  |  |

Public Works Comments:

City Engineer Comments:

Any addition to hard surface will need to have storm water detention. Also can't park on the white rock, ~~rock~~ for landscape only

Code Enforcement Comments:

This is the 3<sup>rd</sup> time that PPC has had a hearing on this parcel for Automotive repair business and as long as the new proposed tenants are aware of the strict requirements placed on this particular parcel the buildings are already set-up for this type of business.

Fire Chief Comments:

Other Comments:

Letter of Intent/Business Plan  
City of Pekin

Epic Automotive

Owners: Andrew Miles  
1601 Royal Ave.  
Pekin, Il 61554

Stephen Scott  
24 Osprey Court  
Pekin, Il 61554

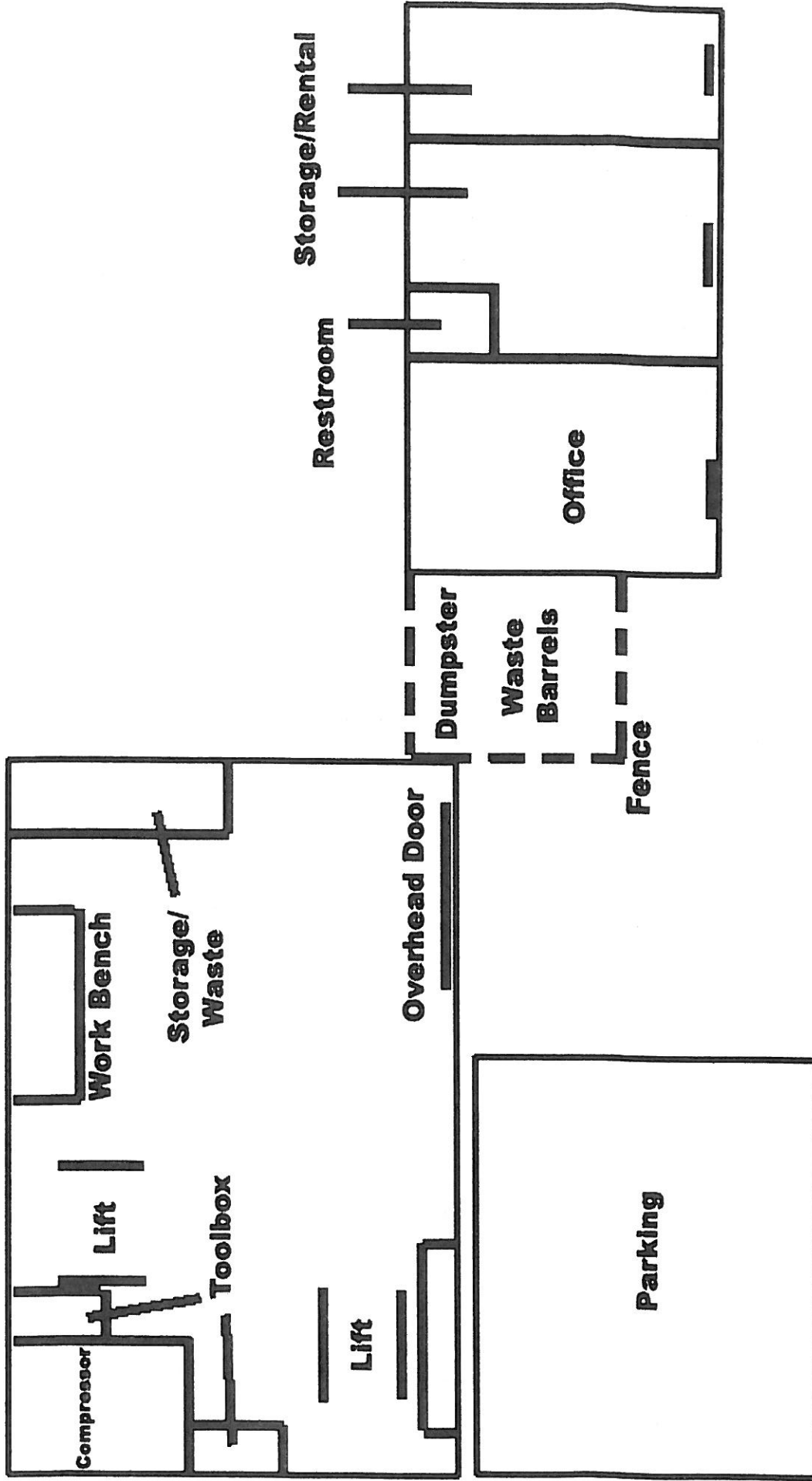
### General Company Description:

We will own and personally operate a automotive repair business. We will diagnose repair and maintain all makes and models. We want our business to be a profitable automotive shop that will honestly and promptly cater to all of our customers needs and concerns. Andrew is currently serving as a ASE Certified Master Technician in Peoria with over 10 years experience as such. Stephen is a Caterpillar Journeyman level Apprentice Graduate with over 10 years experience as well.

Epic Automotive will employ both of us and one more clerical/office assistant in the future. The business will be established as a corporation located at the corner of Broadway Road and Sycamore. We believe this location is excellent for the convenience of our customers, as well as for marketing. Thousands of vehicles travel by there daily. We are asking for the special use permits to open at this location.

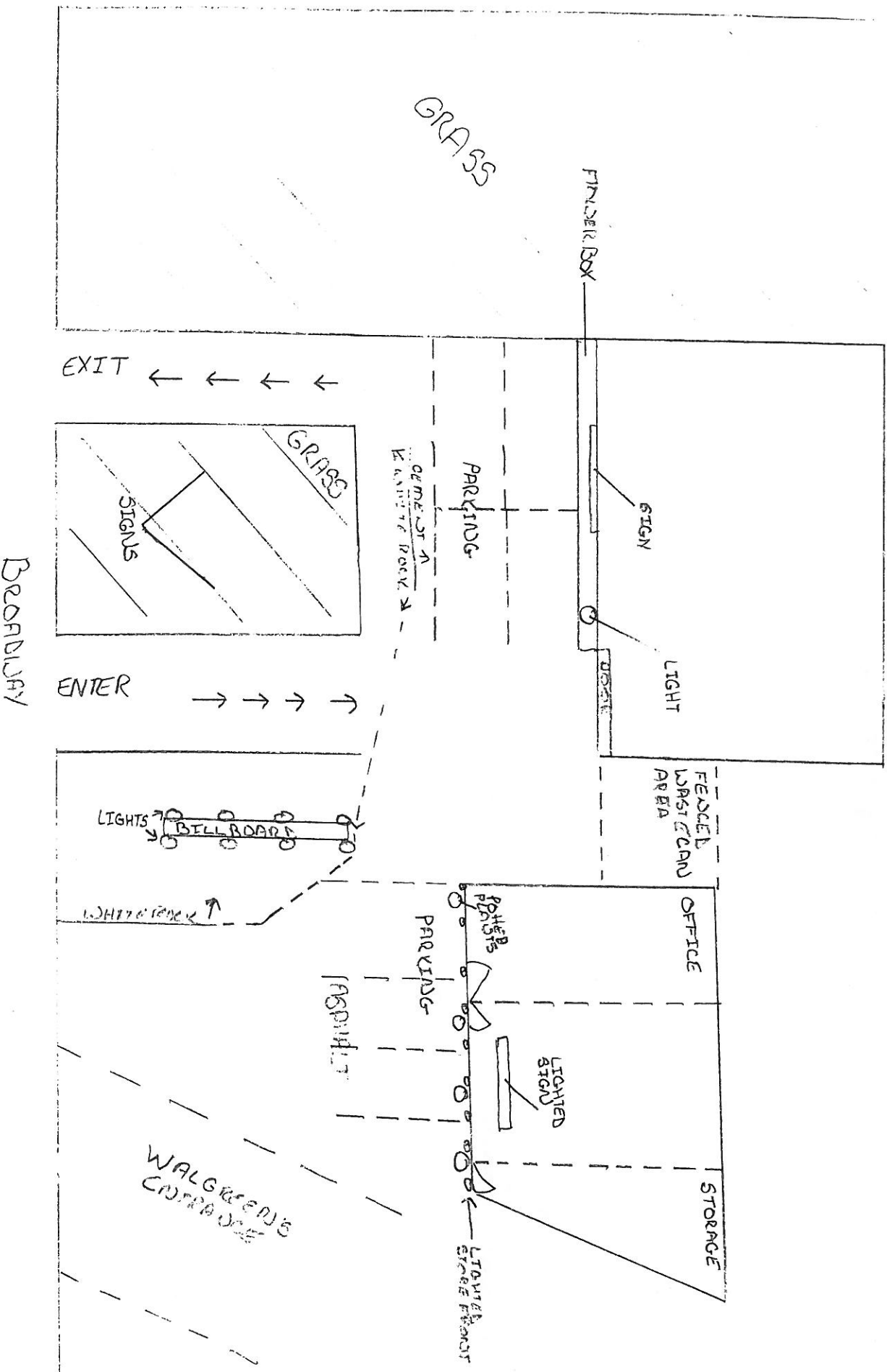
We will be utilizing a small business loan for startup costs, advertising, and equipment. Our service prices may be cheaper than many dealerships or other repair centers. It is our excellence in service that will set us apart from other businesses.

We hope we can serve the city of pekin and help improve its economy by operating a fair repair service and purchasing products from other Pekin businesses. Automobile repair is a ever growing industry. As people hold on to used vehicles longer and the economy is not always promising, a service like this is ever more valuable and cost effective. We hope that the City of Pekin will soon esteem us a as valuable asset.



# Epic Automotive

SYCAMORE





## REQUEST FOR COUNCIL ACTION

To: Mayor/ Council

CC: City Manager/ City Clerk

From: Building Inspector/ Code Enforcement Officer, Ronald Sieh

**AGENDA ITEM: Site Plan and Special-Use for New Proposed Church**

**AGENDA DATE REQUESTED: December 12, 2011**

**ACTION REQUESTED:** Recommendation to approve the site plan and special-use for a new proposed Church at the old Rex Electronics store on ~~Veterans~~ <sup>Veterans</sup> Drive.

**BACKGROUND:** The existing Rex store has been vacant for several years except for the annual Halloween store occupying the structure for 2 months a year. There have been several contacts for the space but nothing has evolved from the prospective tenants.

**FINANCIAL IMPACT:** The proposed 500-600 members monthly from outside the City of Pekin will be frequenting businesses, restaurants, gas stations and other residents of the City. There will be no tax dollars from the proposed church due to the tax exempt status.

**NEIGHBORHOOD CONCERNS:** None

**IMPACT IF APPROVED:** The prospective church congregation draws 65% of the members from outside the Pekin area. The congregation is involved in food drives, food banks, and back to school incentives for the children of the Pekin Housing Authority.

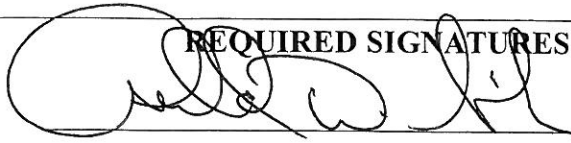
**IMPACT IF DENIED:** The building will set empty until another prospective buyer comes along and purchases the structure.

**ALTERNATIVES:** The church could try to find an alternative site in this community or an adjacent community.

**RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS:** Prosperous Community

**REQUIRED SIGNATURES**

**Department Director**



11/22/2011  
Date

**Finance Department**

\_\_\_\_\_  
(Certification of Availability of Funds)

\_\_\_\_\_  
Date

**Corporation Counsel**

\_\_\_\_\_  
(Certification of Review)

\_\_\_\_\_  
Date

**City Manager**

\_\_\_\_\_  
Date

# SITE PLAN CHECKLIST For Special Use Request

**Name:** BridgeWay Community Church  
**Address:** 3216 Veteran's Drive  
**Phone #** (309)251-0504  
**Contact Person:** Dale Schaeffer(lead Pastor)

*WLS*  
*11/11/11*  
*DDA*  
*11/1/2011*

| Required Information – Approval Dates |                                                             | Public Works Director | City Engineer | Code Enforcement               | Fire Chief         |
|---------------------------------------|-------------------------------------------------------------|-----------------------|---------------|--------------------------------|--------------------|
| 1.                                    | Subdivision Name and Lot Number                             |                       | OK            | OK                             | <i>[Signature]</i> |
| 2.                                    | Local Cross Streets                                         |                       | OK            | OK                             |                    |
| 3.                                    | Lot Layout, Dimension and Setbacks                          |                       | OK            | OK                             |                    |
| 4.                                    | Public Access                                               |                       | OK            | OK                             |                    |
| 5.                                    | Easements                                                   |                       | OK            | OK                             |                    |
| 6.                                    | Sanitary Sewer Locations, Size                              |                       | exist         | N/A                            |                    |
| 7.                                    | IEPA Sanitary Sewer Permit                                  |                       | N/A           | N/A                            |                    |
| 8.                                    | Storm Sewer Location and Size                               |                       | N/A           | N/A                            |                    |
| 9.                                    | Proper Zoning (Current) B-3 allowed with special-use        |                       |               | Hearings<br>11-1844<br>11-1845 |                    |
| 10.                                   | Parking Spaces and Surface <del>55</del> currently existing |                       |               | Note #1                        |                    |
| 11.                                   | Sidewalks                                                   |                       | N/A           | existing                       |                    |
| 12.                                   | Landscaping                                                 |                       | existing      | existing                       |                    |
| 13.                                   | ADA Compliance                                              |                       |               | 3 required<br>2 existing       |                    |
| 14.                                   | Driveway Openings (curb cuts)                               |                       | OK            | existing                       |                    |
| 15.                                   | TIF Area                                                    |                       | N/A           | N/A                            |                    |
| 16.                                   | Signage Exterior                                            |                       | exist         | existing                       |                    |
| 17.                                   | Lighting Exterior                                           |                       | exist         | existing                       |                    |
| 18.                                   | Floor Plan Shown and Dimensions                             |                       | OK            | OK                             |                    |
| 19.                                   | Screening or Fencing – Barbed Wire or Electric              |                       |               | Dumpster area                  |                    |
| 20.                                   | Loading and Unloading Areas Shown and Dimensions            |                       |               | N/A                            |                    |
| 21.                                   | Fire Hydrant Location                                       |                       |               | OK                             | <i>[Signature]</i> |
| 22.                                   |                                                             |                       |               |                                |                    |
| 23.                                   |                                                             |                       |               |                                |                    |

|     |  |  |  |  |  |
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| 24. |  |  |  |  |  |
|-----|--|--|--|--|--|

Public Works Comments:

City Engineer Comments:

Code Enforcement Comments:

Note #1. Parking is based on number of seats or length of pew (1 per 4 seats or 1 per 6' of pew), based on the number of spaces there would be approximately 260 people. The church has spoken to the adjacent property owner(Southside Bank) and has been given permission to use their lot for overflow parking on Sunday if needed.

Fire Chief Comments:

Other Comments:



October 24, 2011

Attn: Ron Sieh  
City of Pekin  
111 South Capitol Street  
Pekin, IL 61554

Dear Ron,

As I shared with you a few weeks ago we are in the process of purchasing the former Rex Electronics Store at 3126 Veterans Drive for our church.

We would like to request that our congregation be granted a Special Use Permit for this facility for the purpose of a church. I have e-mailed a copy of the legal description of the property, and have included it with this letter as well. Also please find a copy of the site plan for the building included with this letter.

Should you have any additional questions I can be reached at 309-251-0504.

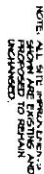
Sincerely yours,

A handwritten signature in black ink, appearing to read 'D. Schaeffer', with a long horizontal flourish extending to the right.

Dale Schaeffer  
Lead Pastor  
BridgeWay Community Church of the Nazarene

## SCALE 1 = 20'-0"

### Plan North



APR 19 1964  
OFFICE OF THE ATTORNEY GENERAL  
STATE OF NEW YORK

500

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## **REQUEST FOR COUNCIL ACTION**

**To: Mayor and Council**

**CC: City Manager, Assistant City Manager, Assistant Finance Director, City Attorney & City Clerk**

**From: Community Development Director**

**AGENDA ITEM: Downtown TIF Commercial Retail & Upper Story Housing Loan interior program request for 409 / 411 Court Street**

**AGENDA DATE REQUESTED: December 12, 2011**

**ACTION REQUESTED: recommended approval for \$25,800 total and \$12,500 for up front expenses**

**DESCRIPTION:** Pekin Main Street Design committee has reviewed the application and recommends to council the approval of this Commercial Retail & Upper Story Housing Loan Program for the amount of \$25,800.00 (\$25,000.00 for the loan and \$800 reimbursement for the structural assessment required under the program guidelines).

The eligible interior improvements by Teresa Lohman, business and building owner, include installation of plumbing system, electrical system, heating and air conditioning, interior framing of walls, painting, drywall and other carpentry. Teresa Lohman submitted two bids for each of the requested projects along with completing the structural assessment by a licensed engineer.

Ms. Lohman is requesting \$12,500.00 up front to begin the project, which is allowed under the program guidelines. The remainder would be paid upon satisfactory completion of the work. A mortgage will be recorded on 409/411 Court Street as a security for the City of Pekin on the loan amount until the 5 year forgivable loan terms are met. Total improvement costs for the above work is \$61,685.00.

Monies from the program are granted through a 5 year forgivable loan structure.

Ms. Lohman purchased the buildings with the intent of opening a wine, cheese and candy shop that will feature wine tastings, gift baskets – a much needed addition to the retail offerings in downtown Pekin.

**FINANCIAL IMPACT: if approved \$25,800/\$125,000 available in TIF interior program**

**NEIGHBORHOOD CONCERNS: n/a**

**IMPACT IF APPROVED: Permit property owner to enhance the interior of the property to further her business plans in the downtown area.**

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

**ALTERNATIVES:**

**RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: [check no more than 2**

|                                                                                       |                                                                                                                                     |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>boxes. Copy this check mark ✓ and paste it to the left of the relevant theme.]</b> |                                                                                                                                     |
|                                                                                       | <b>A Prosperous Community.</b> To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs. |
|                                                                                       | <b>A Safe Community.</b> To protect community life and property by providing effective, principled police and fire services.        |
|                                                                                       | <b>A Strong Foundation.</b> To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.      |
| <b>X</b>                                                                              | <b>A High Quality of Life.</b> To support or provide services that improves the quality of life for Pekin's residents.              |
|                                                                                       | <b>An Effective Government.</b> To deliver effectively the services that Pekin's residents want, need, and are willing to support.  |
| <b>REQUIRED SIGNATURES</b>                                                            |                                                                                                                                     |
| <b>Department Director:</b> <i>Pamela Anderson</i><br>Date: 12-2-11                   |                                                                                                                                     |
| <b>Finance Department (Certification of Availability of Funds):</b><br>Date:          |                                                                                                                                     |
| <b>Corporation Counsel:</b><br>Date:                                                  |                                                                                                                                     |
| <b>City Manager:</b><br>Date:                                                         |                                                                                                                                     |

Downtown TIF Commercial Retail & Upper Story Housing Loan Program

Bid Summary

Teresa Lohman

409/411 Court Street

|                                               |              |
|-----------------------------------------------|--------------|
| <u>Carpentry &amp; Paint &amp; Insulation</u> | \$30,925.00  |
| <u>Electrical</u>                             | \$7,260.00   |
| <u>HVAC</u>                                   | \$14,620.00  |
| <u>Plumbing</u>                               | \$8,880.00   |
| Total Project Cost:                           | ✓\$61,685.00 |
| Structural Assessment                         | \$800.00     |
| Request from Council:                         | \$25,800.00  |

remaining 1/2; initial 800.00 was  
included w/in 11/14 request  
for Façade (exterior)

**City of Pekin, Illinois**  
**Downtown TIF Commercial Retail &**  
**Upper Story Housing Loan Program**

**APPLICATION REQUEST**

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

1. Name of Applicant: Mary Teresa Lohman  
(If applicant is not owner, application must be accompanied by written consent of owner to participate in program)
2. Street Address: 409/411 Court St. PIN No. 04-04-34-435-007
3. Owner of Property (if different from applicant): \_\_\_\_\_
4. Owner's Address: 1409 Mechanic, Pekin, IL. Phone #: 309.267.6568
5. Phone No. of Applicant/Contact Person (if different from Owner): \_\_\_\_\_
6. Is any portion of building leased? No If so, please provide name and address of lessee: \_\_\_\_\_  
N/A
7. Is the ground level floor space devoted to commercial purposes? Yes
8. Briefly describe the type of business operation presently or will be housed in the building:  
Retail - wine, cheese & candy
9. What is approximate age of building? 56 yrs.
10. Is Owner of property currently participating in any other City business assistance program? No
11. Are you aware of any historical or architectural significance associated with the building? No  
If yes, please explain: N/A
12. Please provide a description of your proposed project stating what you intend to accomplish and how the planned work will enhance the function of the building:  
I would like to completely renovate and bring this building back to life and bring business back to our downtown Pekin.

13. If the building includes commercial retail space, please provide a copy of your business plan.
14. How soon after possible grant approval by the City would you begin your project? immediately
15. Once started, how long would it take to complete? 6-9 months.
16. What is the total cost of planned eligible work? \$ 89,357.51
17. From what sources and in what amounts, other than the City, will the money for this project be drawn? Please be specific:
- self - savings + 401K
- personal business loan
18. Will the planned building renovation result in the creation of any new jobs? yes
- If yes, how many full-time and/or part-time positions will result? 4-6 employees

Applicant(s) Signature: Mary Teresa Lohman Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**CITY USE ONLY**

The City of Pekin TIF Administrator:

\_\_\_\_\_ recommends \_\_\_\_\_ does not recommend approval to the City Council.

Date: \_\_\_\_\_ TIF Administrator Signature: \_\_\_\_\_

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

City Council:

\_\_\_\_\_ approves \_\_\_\_\_ does not approve loan program.

Date: \_\_\_\_\_ Mayor's Signature: \_\_\_\_\_

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

## City of Pekin, Illinois

### Downtown TIF Commercial Retail/Upper Story Housing Loan Program

#### APPLICANT CERTIFICATION FORM

*As Applicant(s) for participation in the City of Pekin's Downtown TIF Commercial Retail/Upper Story Housing Loan Program, I/we acknowledge with following statements.*

- ☒ 1. To the best of my/our current knowledge, all information contained within the application is true and we hereby authorize the City of Pekin to verify any such information at its discretion.
- ☒ 2. I/We have read and understand the Program Guidelines for Pekin Downtown TIF Commercial Retail/Upper Story Housing Loan Program and agree to fully abide by said guidelines.
- ☒ 3. I/We understand that my/our property must be located within the boundaries of the City of Pekin's Tax Increment Financing District (TIF) #1 in order to be eligible for program participation.
- ☒ 4. I/We understand that a five (5) year contractual agreement will be signed with the City requiring prorated repayment of the City's financial injection in to the project in the event of: conversion of property to a non-commercial use; cessation of business operations; or, failure to properly maintain improvements to the property financed in part by the City.
- ☒ 5. I/We understand that my/our financial share of the total project's cost must all be expended, and appropriate project progress documented, prior to the injection of any City funds into the project.
- ☒ 6. I/We understand the Owner/Applicant will be responsible for securing all required municipal permits and paying all associated fees prior to the onset of work.
- ☒ 7. Due to a limitation on the amount of available program dollar funds, I/we understand that an eligible completed application is not necessarily a guarantee of project funding.
- ☒ 8. I/We understand that the Owner of the property, if not the Applicant, must give written approval for project participation prior to approval.
- ☒ 9. I/We understand that the subject property must have at least the ground level floor space devoted to retail use to qualify for program participation.

☒ I/We understand that, barring the occurrence of unforeseen circumstances beyond the control of me/us as Applicant, I/we will be obligated to satisfactorily complete the work items (within the time frame cited) as listed in the application.

☒ I/We understand that upon submitting a completed application and building assessment report, approval and recommendation from Main Street Design Committee, City Council will vote to pre-approve application and City funds will be distributed upon inspected project completion.

Applicant(s) Signature: Mary Teresa Lohman

Date: 8-5-11

\_\_\_\_\_

Date: \_\_\_\_\_

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

Dear Pekin Main Street Design Committee,

I have recently purchased the old Clifton building at 409 & 411 Court St. and I would like to renovate this building so I can house a Wine, Cheese, and Candy Store and help our downtown business district see a prosperous future.

I have sold my home for the equity and I have option to borrow monies from my 401k plan and I am working with Heritage Bank of East Peoria on a business loan to afford this venture but I am in need of some financial help so I can see this project to its completion.

I thank you for your time and consideration.

Sincerely,

M. Teresa Lohman

A handwritten signature in cursive script that reads "M. Teresa Lohman". The signature is written in black ink and is positioned below the printed name.



**"From Framing To Finish"**

**707 So. 2nd St. Pekin, IL. 61554**

**Ph. (309) 346-0992**

# Proposal

**Proposal No.:** 1111-11

**Date:** Nov. 11, 2011

**Proposal submitted to:**

Teresa Lohman  
409/411 Court St.  
Pekin, IL. 61554

Ph.#: 267-6568

We hereby propose to provide all materials and perform all labor necessary to complete repairs and renovations at above named address, to include:

1. Replacement of 28 missing ceiling joists.
2. Frame interior partition walls as per drawing, frame knee walls at stairways and frame exterior walls to accommodate insulation.
3. Install ½ in. sheathing over entire floor in both buildings.
4. Construct wheelchair ramp to provide access between buildings.
5. Install 4 interior doors in partition walls.
6. Remove support wall under office area and install LVL header.
7. Construct new stairs for access to upstairs office area.
8. Install insulation in framing of exterior walls and insulate all ceilings.
9. Hang, tape & finish drywall on ceilings, partition walls, knee walls & framed exterior walls. Not to include East & West walls of building 409.
10. Install base on all walls. Install casing as necessary.
11. Make repairs to damaged floor joist at front of building 409 as per #12 on schematic.
12. Prime and paint all new drywall, base, casing and doors.

All material is guaranteed to be as specified. The above work to be performed in accordance with specifications submitted and completed in a substantial and workmanlike manner, according to standard practices, for the sum of THIRTY THOUSAND NINE HUNDRED TWENTY FIVE DOLLARS (\$30,925.00).

Payment to be made as follows:

To be determined upon acceptance of proposal.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Contractor will provide all Workers Compensation and Liability insurance. This bid is good for thirty (30) days from above date.

Respectfully Submitted

Sooner Homes, Inc.

P. O. Box 475

Manito, IL 61546

Office (309)968-7692

Isaac Cell (309)303-1473

---

409 & 411 Broadway Bid

---

Frame

|          |             |
|----------|-------------|
| Material | \$9,050.00  |
| Labor    | \$16,258.00 |

Drywall

|          |            |
|----------|------------|
| Material | \$4,560.00 |
| Labor    | \$5,260.00 |

|            |            |
|------------|------------|
| Insulation | \$4,850.00 |
|------------|------------|

|       |            |
|-------|------------|
| Paint | \$9,600.00 |
|-------|------------|

200 Series Sherman Williams

|              |                    |
|--------------|--------------------|
| <b>Total</b> | <b>\$49,578.00</b> |
|--------------|--------------------|

# Proposal

## Grimm Electric Inc.

308 S. Plum Street  
P.O. Box 440  
Morton, Illinois 61550

Complete Electrical Service – Residential – Commercial  
Morton: 266-7012 – Pekin: 353-2957 – Peoria: 693-7301

**Reference Number:** Lohman2

**Customer:** Teresa Lohman

**Date:** July 11, 2011

**Address:** 1407 Mechanic

**Job Name:**

**City:** Pekin

**State:** IL

**Zipcode:** 61554

**Job Location:** 411 Court St,  
Pekin

**Phone #'s:** 267-6568

**Attention:**

**Fax #'s:**

**We hereby submit estimates for:**

We agree to provide and install the following:

- 5 - GFI outlets ( kitchen and bathrooms)
- 33 - outlets
- 10 - floor boxes w/ receptacles
- 6 - switches single pole
- 12 - switches 2 - position
- 2 - cable TV outlets
- 4 - telephone outlets
- 3 - smoke detectors
- 2 - vent/lights for each bathroom

\*Excludes : breakers, light fixtures and update in basement

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

Seven Thousand Four Hundred Fourteen And 00/100

Dollars ( \$7,414.00 )

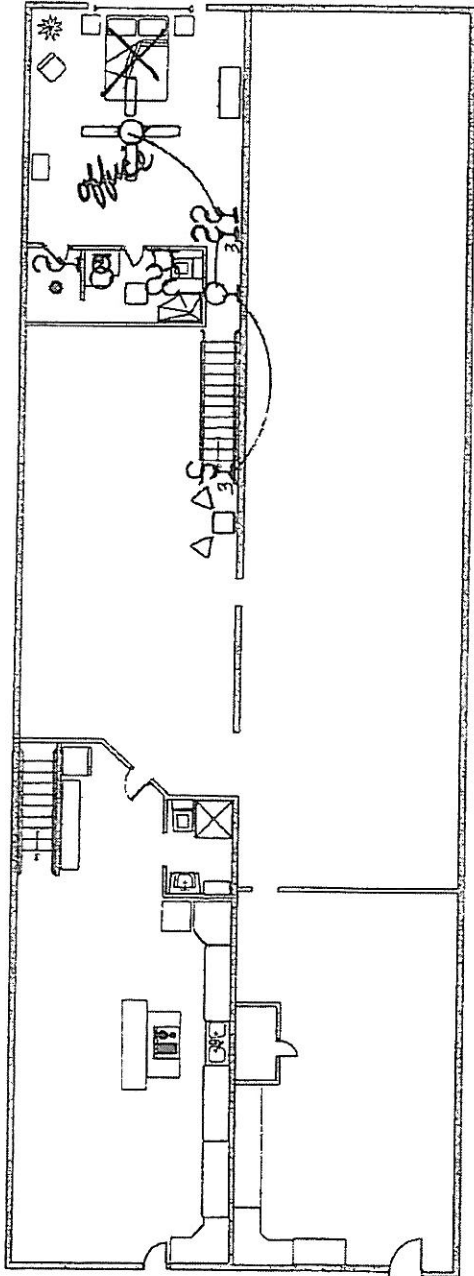
Authorized contractor signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if

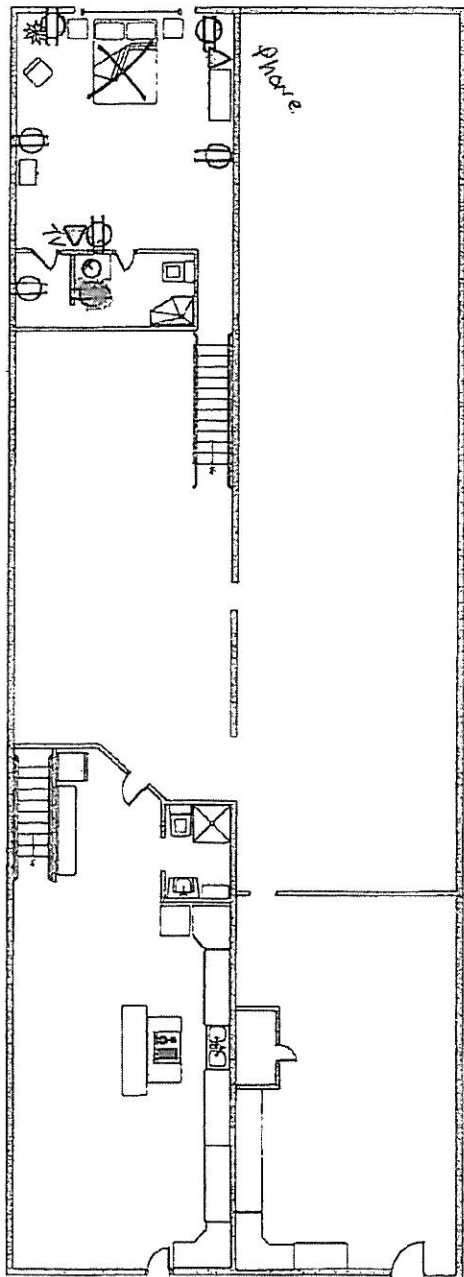
Not accepted within \_\_\_\_\_ days.

Customer Signature \_\_\_\_\_

Office  
Main Floor/Upstairs Bedroom  
Design  
Living Room



**Office**  
Main Floor/Upstairs Bedroom  
Design  
Plugs, Phone + TV



SHEARER ELECTRIC INC  
2370 Edgewater Drive  
PEKIN, IL. 61554  
(309) 382-6254

July 17, 2011

Teresa Lohman  
[teresalohman@boydgaming.com](mailto:teresalohman@boydgaming.com)  
Wire building with openings listed below

| ROOM               | REC | LIGHT | SWITCH | FAN |
|--------------------|-----|-------|--------|-----|
| Bedroom            | 5   | 1     | 2      | 1   |
| Closet             | 0   | 1     | 1      | 0   |
| Bath               | 1   | 2     | 3      | 1   |
| Front west room    | 5   | 8     | 2      | 0   |
| Front east room    | 7   | 6     | 2      | 0   |
| Cooler room        | 3   | 1     | 1      | 0   |
| Rear west room     | 6   | 2     | 2      | 0   |
| $\frac{1}{2}$ bath | 1   | 1     | 2      | 1   |
| Bath               | 1   | 2     | 3      | 1   |
| Utility            | 1   | 1     | 1      | 0   |
| Kitchen            | 9   | 7     | 4      | 0   |
| East basement      | 1   | 3     | 2      | 0   |
| Total              | 40  | 35    | 25     | 4   |

July 17, 2011

West basement - re-feed existing

3 - Furnaces

3- Air conditioners

110V washer & dryer

4 - 110V coolers

2 - Refrigerators

1 - Dishwasher

3 - Exit / emergencies lights

Owner to supply all lights and fans

Owner to tear out all old wiring and conduit on main level

Seven thousand two hundred sixty dollars and no/100 \$7,260.00

Five thousand dollars after rough in. Balance due upon completion.

ACCEPTANCE OF PROPOSAL\_\_\_\_\_

# HEATING + AIR

**Teresa Lohman**

From: Curtis <curtis@yourcovenant.com>  
Sent: Tuesday, July 05, 2011 12:32 PM  
To: Teresa Lohman  
Subject: 409 + 411 HVAC

Teresa,

Here is the estimate you requested....system 1 upstairs <sup>office</sup> bedroom....system 2 remainder of building.  
Does not include running electricity.



• Heating & Air Conditioning Specialist •  
*For the comfort your family deserves.*

412 Broadway rd.  
Pekin, IL 61554  
309-346-2714  
www.yourcovenant.com

## Proposal and Agreement

|             |                     |            |                             |
|-------------|---------------------|------------|-----------------------------|
| Customer    | Teresa Lohman       | Proposal   | 07/05/2011                  |
|             |                     | Date       |                             |
| Address     | 409 + 411 Court st. | Home Phone | 267-6568                    |
| Address     |                     | Work Phone |                             |
| City, State | Pekin IL 61554      | E-Mail     | teresalohman@boydgaming.com |
| ZIP         |                     | Address    |                             |
| Consultant: | Curtis Hochstetler  | Proposal # | 602712                      |

We will furnish, install and service the equipment listed below at the price, terms and conditions outlined on both pages of this proposal.

## System I Equipment Specifications

- (1) York LX Single Piece Air Handler (X-13 MOTOR) Model AHX18B3XH21
- (1) York 13 SEER 1.5 Tons LX Series Mid-Tier AC w/ R-410A Model YCJD18S41S1
- (1) Non-Programmable Single Stage Heat/Cool Thermostat
- (1) Basic Outdoor Wiring with Disconnect
- (1) PVC Condensate Drain or 5/8 bramec
- (1) Outdoor Unit Pad
- (1) Copper Insulated Lineset
- (1) Labor to install complete system
- (1) Supply Plenum Transition
- (1) Indoor Unit wiring
- (1) Labor to install complete system
- (1) Sealed Insulated Ductwork Installed in Attic
- (1) discount for ductwork

## System II Equipment Specifications

- (1) York 95% AFUE 80000 BTU L X 2-Stage Furnace Variable speed Model TM9V080C16MP11
- (1) ADP 3.5-5.0 ton Multiposition, factory installed TXV's A-Coil Model YE50960E210
- (1) York 13 SEER 4.0 Tons LX Series Mid-Tier AC w/ R-410A Model YCJD48S41S1
- (1) Non-Programmable Single Stage Heat/Cool Thermostat
- (1) Basic Outdoor Wiring with Disconnect

- (1) PVC Condensate Drain or 5/8 bramec
- (1) Copper Insulated Lineset
- (1) Outdoor Unit Pad
- (1) Labor to install complete system
- (1) PVC Condensate Drain or 5/8 bramec
- (1) Supply Plenum Transition
- (1) Indoor Unit wiring
- (1) Flue Venting
- (1) Labor to install complete system
- (1) Gas Line Connections
- (1) Metal Ductwork Installed in Basement (Supply & Return)
- (1) install ac on roof

Total \$14,620 ...

Curtis Hochstetler  
Covenant Htg & Air LLC  
412 Broadway rd.  
Pekin IL. 61554  
office 309-346-2714  
Mobile 309-219-2981  
[www.yourcovenant.com](http://www.yourcovenant.com)

# HEATING + AIR

## Proposal

**Trouble-Free**  
Inc.

Ask about our 100% Satisfaction Guarantee

802 Willow • Pekin, IL 61554

Pekin 347-5309 • Peoria 680-5309

Find us on the web at [www.troublefreeplumbing.com](http://www.troublefreeplumbing.com)

|                                                                                                          |                                              |                                                     |                     |
|----------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------|---------------------|
| PROPOSAL SUBMITTED TO <u>TELESA LOHMAN</u>                                                               |                                              | HOME PH <u>267-6568</u>                             | DATE <u>7/17/11</u> |
| STREET <u>411 COURT ST.</u>                                                                              |                                              | JOB NAME                                            |                     |
| CITY, STATE AND ZIP CODE <u>PEKIN IL 61554</u>                                                           |                                              | JOB LOCATION                                        |                     |
| Furnish & Install <u>5 YEAR PARTS / 1 YEAR LABOR WARRANTIES</u>                                          |                                              |                                                     |                     |
| Furnace <u>AMANA RESISTIONS 90% 70,000 BTU/Hour</u>                                                      |                                              |                                                     |                     |
| Air Conditioner <u>AMANA DETH 13 SEER 3 TON CONDENSER + COIL</u>                                         |                                              |                                                     |                     |
| Coil <u>ALL NEW DUCTWORK FOR 411 COURT ST. / ADD DUCTWORK ON BACKSIDE OF 409</u>                         |                                              |                                                     |                     |
| <input checked="" type="checkbox"/> Thermostat                                                           | <input type="checkbox"/> Remove Old Unit     | <input type="checkbox"/> Air Purifier               |                     |
| <input checked="" type="checkbox"/> Disconnect                                                           | <input type="checkbox"/> Duct Cleaning       | <input checked="" type="checkbox"/> Condensate Pump |                     |
| <input type="checkbox"/> Humidifier                                                                      | <input checked="" type="checkbox"/> Line Set |                                                     |                     |
| <input type="checkbox"/> Air Cleaner                                                                     | Size _____                                   | <input type="checkbox"/> Filter                     | Size _____          |
| <input checked="" type="checkbox"/> Duct Work                                                            | Number of Runs <u>11</u>                     | Amount _____                                        |                     |
| <input checked="" type="checkbox"/> Trunk Lines <u>NEW SUPPLY + RETURN DUCTWORK TO BE EXPOSED ON 411</u> |                                              |                                                     |                     |
| <input checked="" type="checkbox"/> Returns                                                              | Number of Returns <u>2</u>                   |                                                     |                     |

YOU CAN KNOW FOR SURE, YOU ARE ON YOUR WAY TO HEAVEN.

Did you know that all have sinned & come short of the glory of God? .....(Romans 3:23)

Do you know the wages of that sin? The Bible says, "The wages of sin is death" .....(Romans 6:23)

Did you know that Jesus Christ died on the cross to pay for our sin & to purchase our place in Heaven? .....(Romans 5:8)

Do you know that all you have to do is accept Christ & his payment for your sin, to escape the fiery Hell described in Matthew 13:49-50?

Romans 10:13 states that anyone can accept Christ at any time, just by realizing that he is a sinner, & praying to God & asking him to save you.

Don't wait, do it right now.

This can be your 1st day of eternal life.

WE PROPOSE hereby to furnish material and labor—complete in accordance with above specifications, for the sum of.

Payment to be made as follows

dollars (\$ 15,620)

Note: This proposal may be withdrawn by us if not accepted within 30 days

Authorized Signature \_\_\_\_\_

ACCEPTANCE OF PROPOSAL—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance \_\_\_\_\_ Signature \_\_\_\_\_

# PLUMBING



802 Willow Street  
Pekin, Illinois 61554  
Peoria (309) 680-5309 • Pekin (309) 347-5309  
Fax (309) 347-6140

Teresa Lohman  
411 Court St  
Pekin, IL 61554  
309-267-6568 Phone

Date: 07-01-2011

## Quotation

|                                                                                  |           |
|----------------------------------------------------------------------------------|-----------|
| 1ea: 2 <sup>nd</sup> floor shower, Lavatory, and Stool Rough in water and waste. | \$3969.00 |
| 1ea: 1 <sup>st</sup> floor shower, Lavatory, and Stool Rough in water and waste  | \$2993.00 |
| 1ea: 1 <sup>st</sup> floor Lavatory and Stool Rough in water and waste           | \$2192.00 |
| 1ea: 1 <sup>st</sup> floor Kitchen sink and dish washer water and waste          | \$2192.00 |
| 1ea: 1 <sup>st</sup> floor concrete floor work                                   | \$2000.00 |

|                             |             |           |
|-----------------------------|-------------|-----------|
| 3ea: comfort stools         | \$279.00 ea | \$837.00  |
| 2ea: single lavatory        | \$502.00 ea | \$1506.00 |
| 1ea: kitchen sink w Spray   |             | \$539.00  |
| 1ea: dishwasher hookup      |             | \$225.00  |
| 2ea: shower stall allowance | \$600.00    | \$1200.00 |

Teresa this is a rough draft of 17653.00. I would budget for about 20,000.00 for plumbing. This is based on drawings that are not approved by the city and I would count on several code changes that will be required after the final drawings are approved. If they require you to have ADA fixtures this will also increase the cost.

Thank you

Dave Osborn

**John M. S. P.**

## Estimate

7/11/2011

**Job Location**

We hereby propose to Furnish the materials and perform the Labor for the completion of

For the Sum of

3 - Stools  
2 - Showers  
3 - Lavs  
1 - Laundry tub  
1 - Washer box  
1 - Kitchen Sink  
1 - 40 gallon electric water heater

8,800.00

\* \* NOTE \* \*

1. All fixtures furnished by others
2. Gas not included
3. Site work not included
4. Water and sewer in building

\* \* Prices are good for 30 days \* \*

**For the Sum of**

\$8,800.00

Respectfully Submitted \_\_\_\_\_

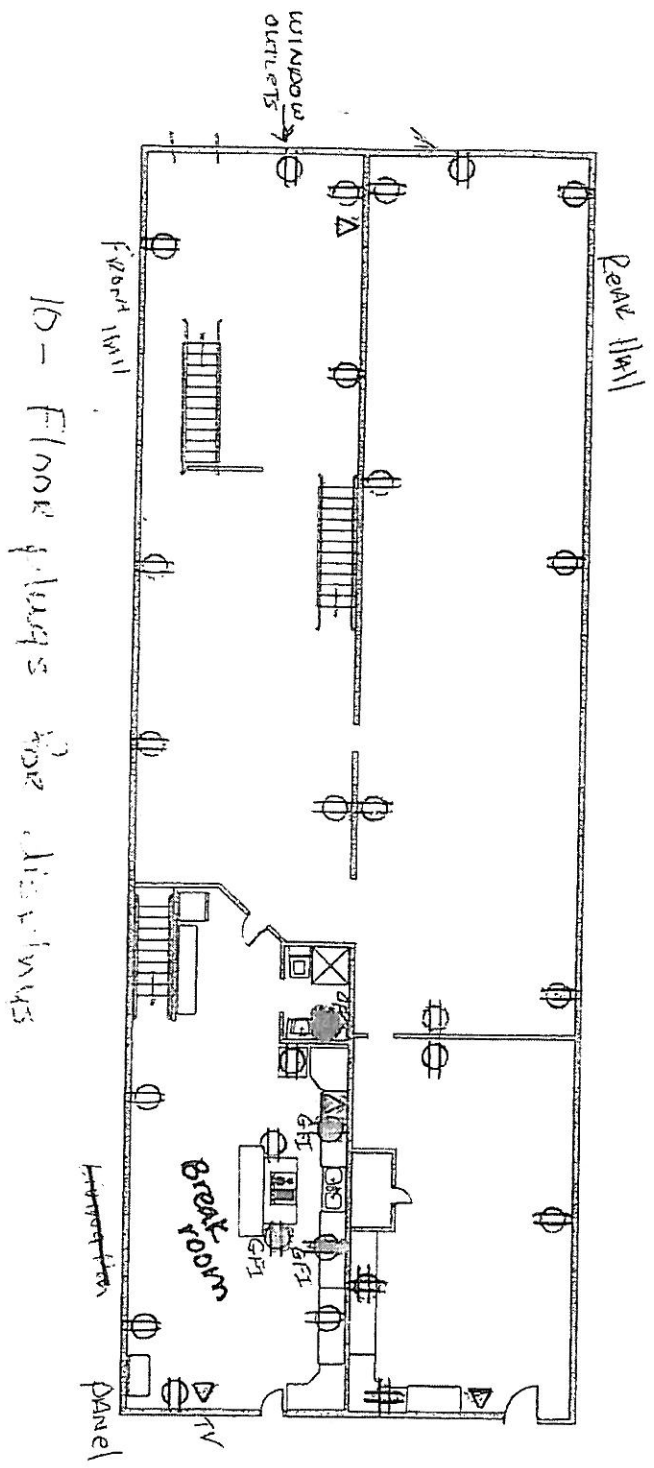
The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made AT JOB COMPLETION. A late Charge of 2% will be added every month for any balance not paid. Should court action be necessary attorney's fees will be paid by customer.

Signature \_\_\_\_\_

Date \_\_\_\_\_

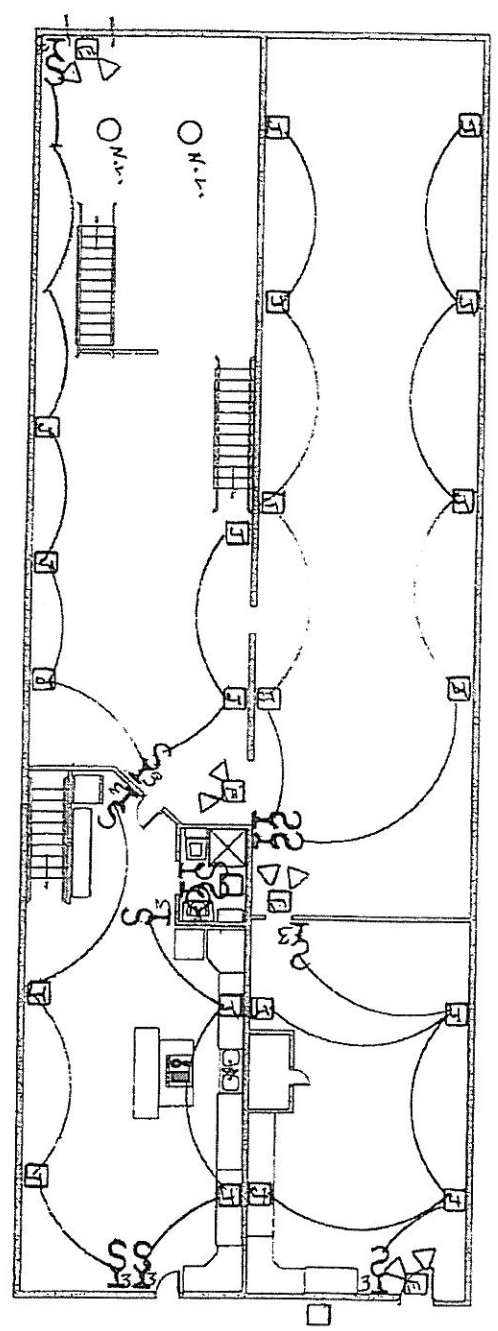
Handwritten notes at the top of the page, possibly indicating a date or project name.

Main Floor Design  
Plugs, Phone + TV



10 - Floor plugs for dishwash

3rd floor of garage

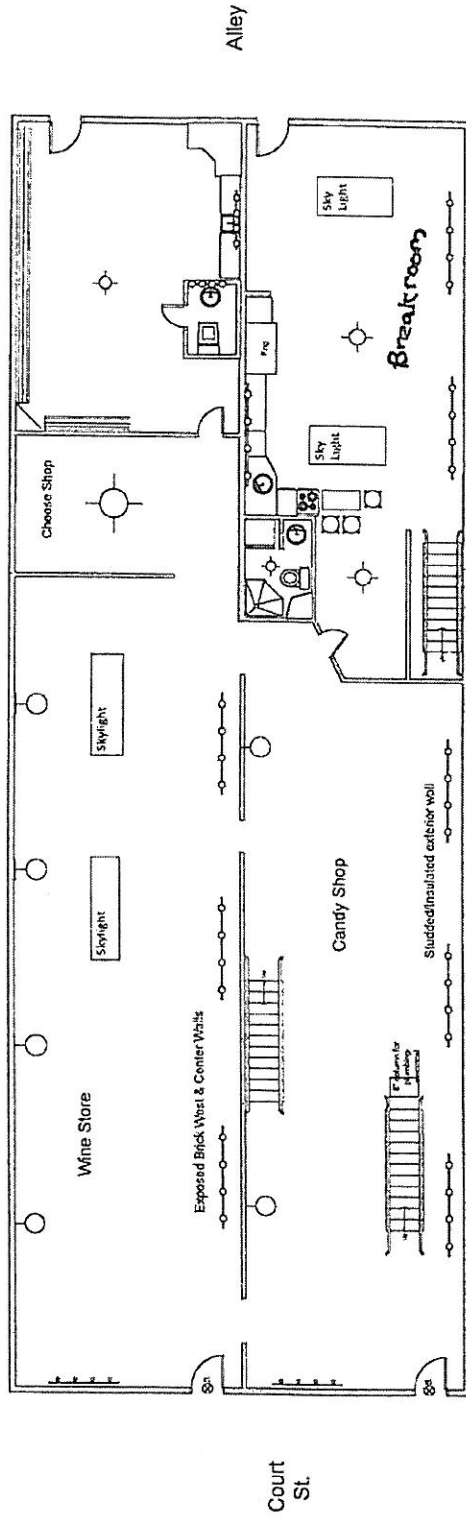


Main Floor Design  
Lighting Plan

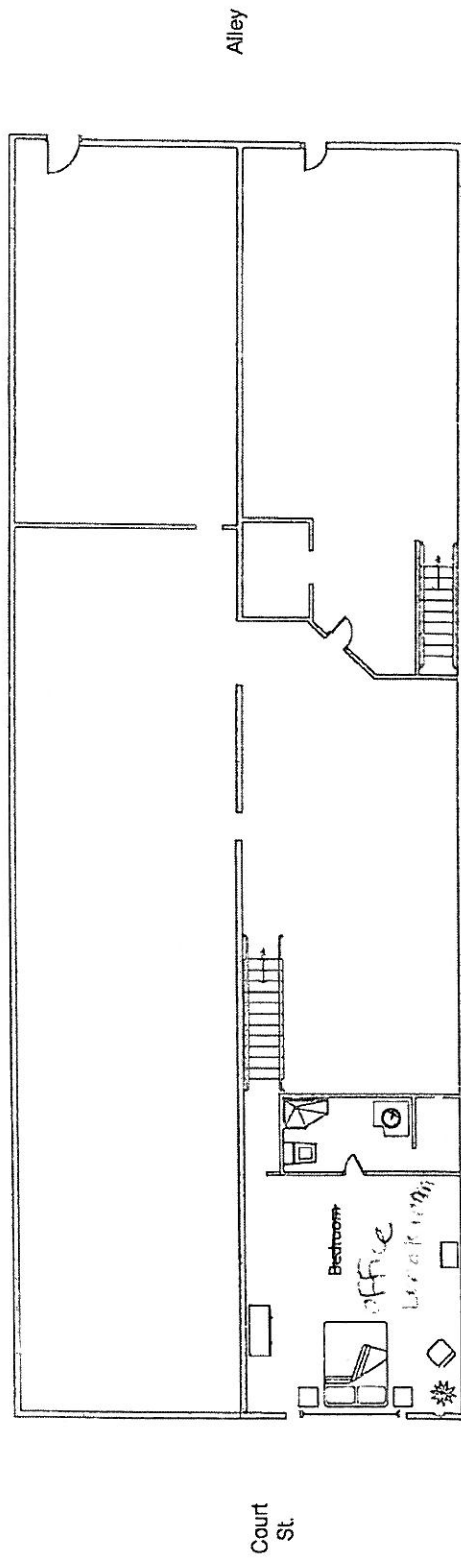
[illegible]

(2) 18"x30" Wall  
30"x15" Wall (above sink)  
36"x15" Wall (above frig)

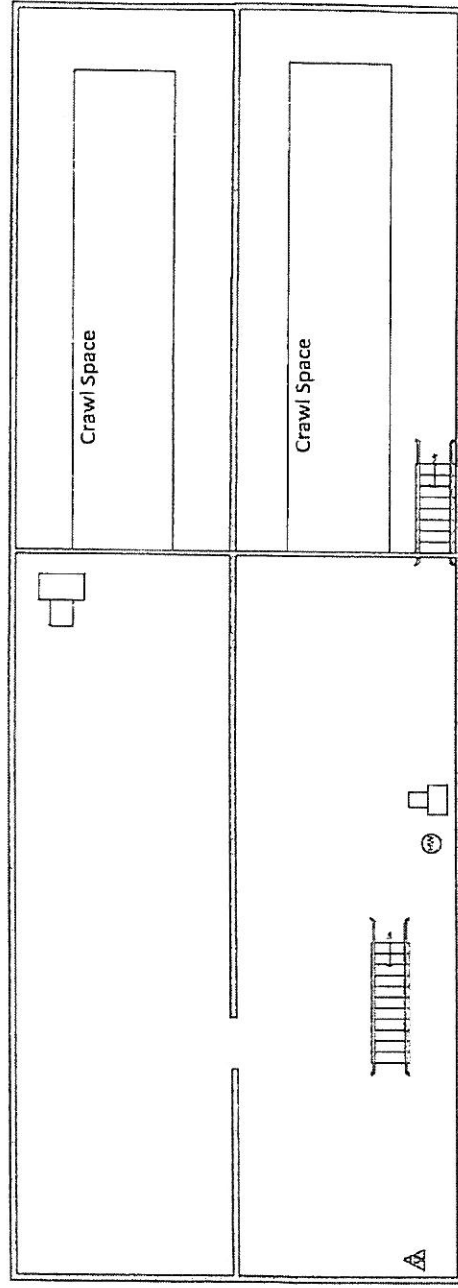
LIGHTING/ELECTRICAL



Upstairs Bedroom Design



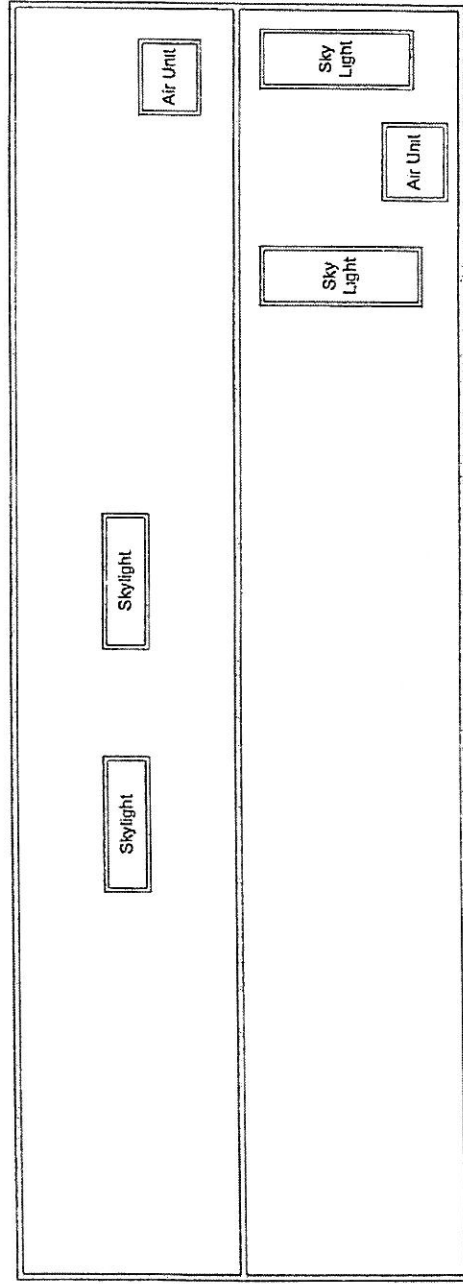
BASEMENT DESIGN



Court  
St.

Alley

ROOF



Alley

Court  
St.

# 2011

## Structural Assessment

409 & 411 Court Street

Pekin, Illinois 61554



Allen Taylor, S.E.

ATSE Consultants, LLC

10/12/2011



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

October 24, 2011

Ms. Teresa Lohman

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

Dear Ms. Lohman,

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

#### **Existing Structure:**

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

#### **Structural Assessment:**

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

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



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

### **Conclusion & Recommended Actions**

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

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

Respectfully,

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



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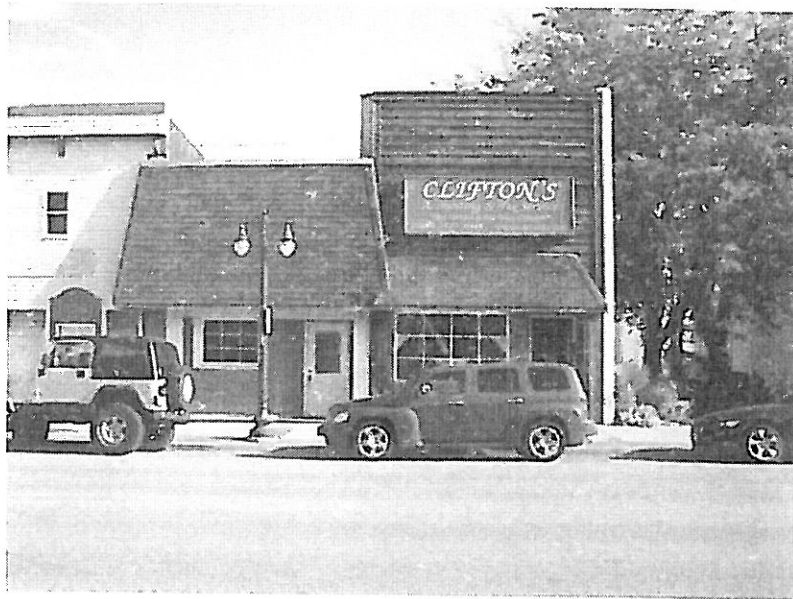


Image 1 (Front Façades)

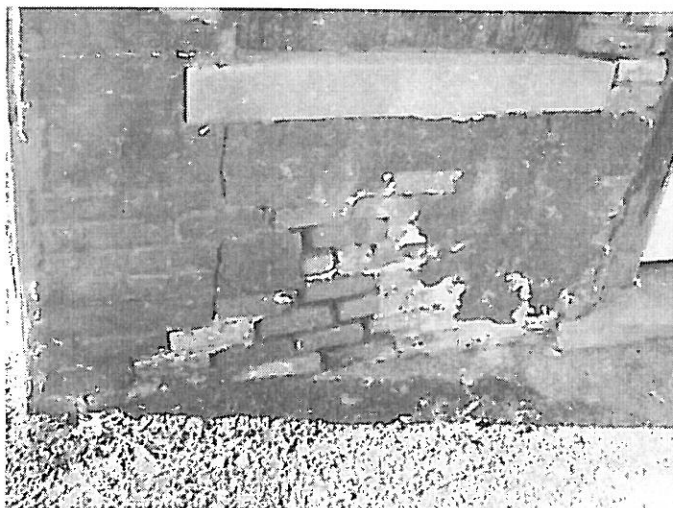


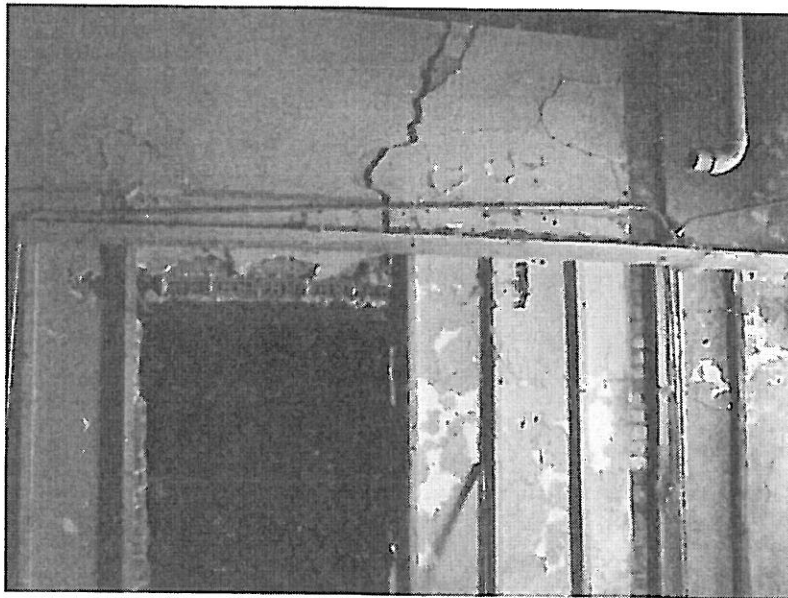
Image 2



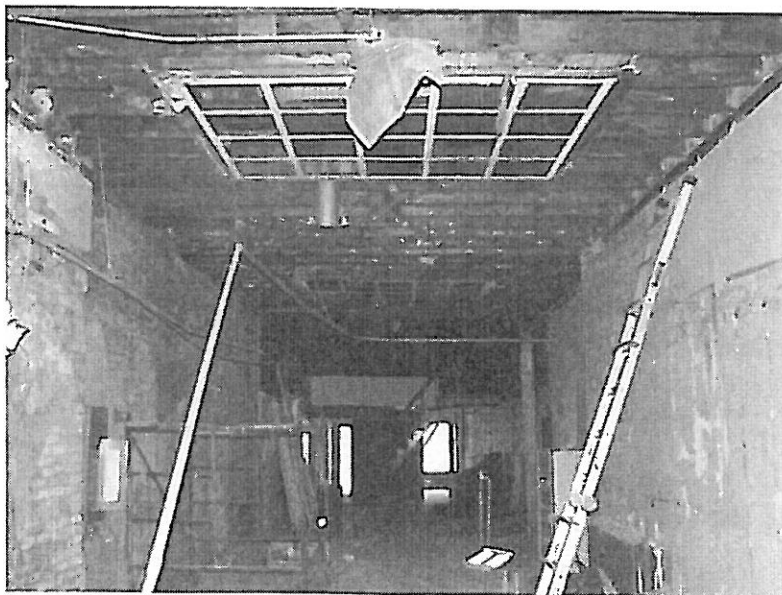
Image 3



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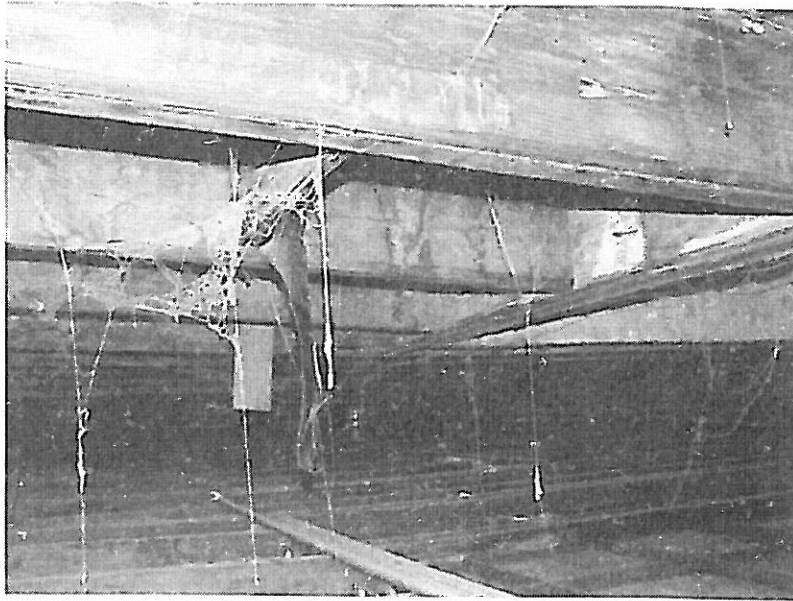
**Image 4 (Crack in Common Wall )**



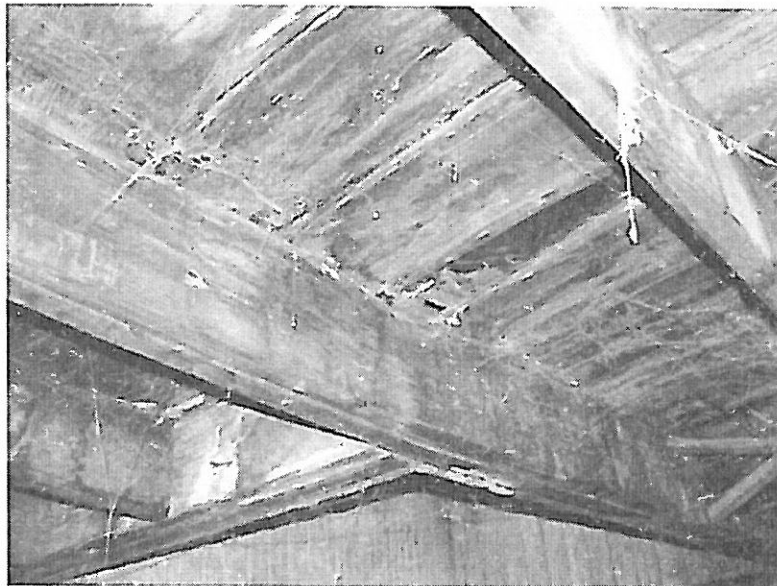
**Image 5 (Looking South 411 Court St.)**



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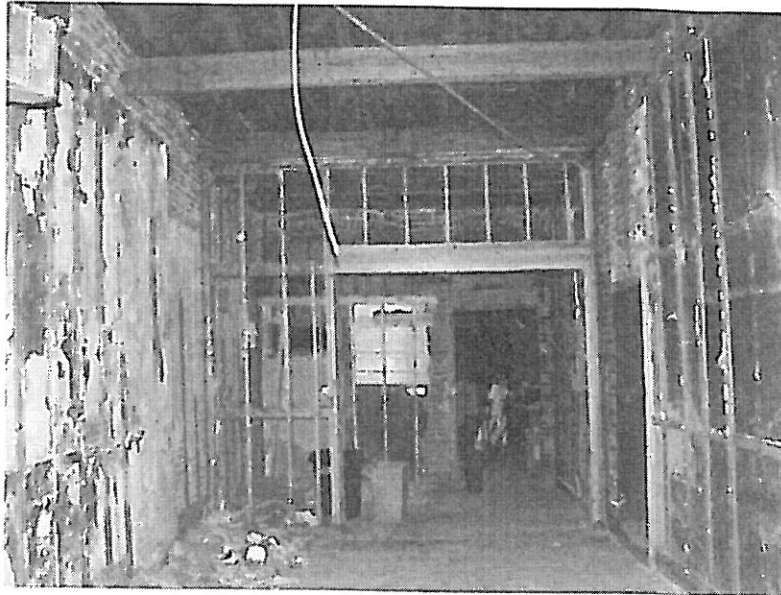
**Image 6 (Skylight Roof Framing)**



**Image 7 (Skylight Roof Framing Large Deflection)**



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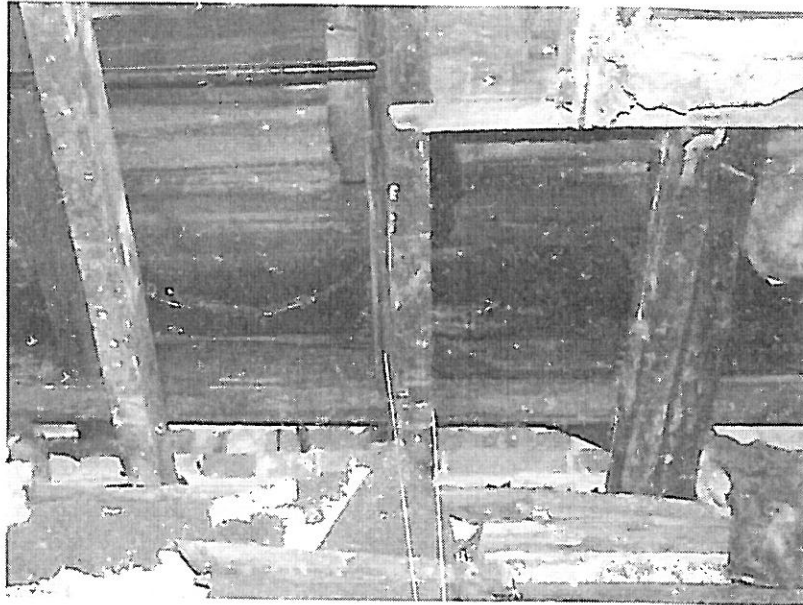
**Image 8 (Looking North 409 Court St.)**



**Image 9 (2x8 Roof Joists, Poor Condition)**



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**Image 10 (Roof Decking, Exposed Roof Membrane)**



**Image 11 (Roof Decking, Exposed Roof Membrane)**





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**Image 12 (Water Damage, Floor Decking And Joists)**

