



REGULAR COUNCIL MEETING MONDAY, NOVEMBER 8, 2010  
5:30 P.M.

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

*Mayor Rusty L. Dunn*

**III. ROLL CALL**

*Clerk to Call the Roll*

**IV. APPROVAL OF AGENDA**

**ACTION:** *Motion to approve the meeting agenda.*

**VOTE REQUIRED**

**V. APPROVAL OF MINUTES**

**ACTION:** *Motion to approve minutes of Regular Council Meeting of October 25, 2010.*

**VOTE REQUIRED**

**VI. PUBLIC INPUT ON AGENDA ITEMS**

*Speakers to state name, address, and spell last name. Questions unrelated to agenda items are accepted during "Public Questions" near the end of the meeting.*

**VII. CONSENT AGENDA**

- 1. Receive and File Monthly Reports and Minutes:** Unapproved Liquor Commission Minutes October 28, 2010, Fire Department October Report, and Tazewell County Animal Control Report for October.
- 2. Charitable Solicitation:** Kenny Sapp Funeral Expense  
Boys & Girls Club of Pekin Tag Days Saturday, November 13, 2010  
Kelly Burroughs Medical Expenses
- 3. Receive and File** from the Illinois State Office of Comptroller the Fiscal Responsibility Card.
- 4. Receive and File** Bids 3-Bay Vehicle Service Building opened November 1, 2010 @10:00 a.m.
- 5. Receive and File** Tax Increment Financing – Central Business District Fund Financial Statement April 30, 2010 TIF Prepared by Willock Warning & Co., P.C.

**ACTION:** *Motion to approve all items listed on the Consent Agenda by Omnibus Vote.*

**VOTE REQUIRED TO APPROVE CONSENT AGENDA**

**VIII. COMMUNICATIONS, PETITIONS, REPORTS**

**Financial Update**

**DESCRIPTION:** Presentation by Treasurer Jim Wolf

**IX. NEW BUSINESS**

**1. Downtown TIF Façade Revitalization Program Grant Application**

**(LM)**

**DESCRIPTION:** Pekin Main Street Design Committee recommendation for 13,594.50 grant Replacing roof, glass, and tuck point work, and other improvements to the exterior structure at 359 Court Street to be leased to a Dance Studio.

**ACTION:** Motion to approve the amount of \$13,594.50.

**VOTE REQUIRED**

**2. Downtown TIF Commercial Retail and Upper Story Housing Loan Program**

**(LM)**

**DESCRIPTION:** Request to approve eligible \$24,515.75 for retail opportunity on the 1<sup>st</sup> floor of 359 Court Street.

**ACTION:** Motion to approve the amount of \$24,515.75.

**VOTE REQUIRED**

**3. Bid 3 BAY VEHICLE SERVICE BUILDING**

**(JW)**

**DESCRIPTION:** Bids opened for the construction of new mechanical building for mechanics to maintain and repair additional buses in the Hoyle acquisition. All bids were above estimate. Low bidder asked to offer reduction based on items to be added later.

**ACTION:** Motion to approve the amended bid for construction of Vehicle Service Building and to awarded the contract to Ghelardini, Inc. in an amount not to exceed \$337,700.00.

**VOTE REQUIRED**

**X. ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL**

Council Members  
Staff  
Public Questions  
Press Time

**XI. EXECUTIVE SESSION**

5 ILCS 120/2 (c) 1. Personnel.

**XII. ADJOURNMENT**

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

**NO VOTE REQUIRED**

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**PROCEEDINGS OF THE REGULAR MEETING  
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,  
HELD IN THE COUNCIL CHAMBERS OF CITY HALL  
111 SOUTH CAPITOL STREET  
ON MONDAY, OCTOBER 25, 2010 AT 5:30 O'CLOCK P.M.  
RUSTY L. DUNN, MAYOR PRESIDING**

**PRESENT: COUNCIL MEMBERS, ABEL, BARRA, KORTKAMP, SCHMIDGALL, STRAND,  
BLANCHARD, AND DUNN**

**ABSENT: NONE**

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

**Roll** was called and all Council Members were present.

**AGENDA**

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

**MINUTES**

**Motion by Council Member Strand, seconded by Council Member Abel**, that the **minutes of the Regular City Council Meeting of October 12, 2010 be approved as written**. On roll call vote, Ayes, Schmidgall, Blanchard, Kortkamp Barra, Abel, and Dunn; Pass Strand.

**CONSENT AGENDA**

**Motion by Council Member Kortkamp, seconded by Council Member Barra, that the Consent Agenda be approved as presented.** The following were presented by Mayor Dunn for consideration of the Consent Agenda items by Omnibus Vote. Council Member Blanchard questioned the placement of PPC Hearings under Consent Agenda. Attorney Dancey stated that the recommendations had always been "received and filed" by Council.

1. **Receive and File Monthly Reports and Minutes:** Building September Report and Inspections and Zoning September Report.
2. **Resolution No. 71-10/11** – In Support of PPUATS Project (Petri Lane Extension).
3. **Receive and File** the Pekin Planning Commission Minutes dated October 13, 2010.
4. **Receive and File Pekin Planning Commission Hearings and Recommendations:**
  - a. Hearing #10-1818– recommends the approval of the amended Site Plan for a Crematory for property located at the corner of Parkway and Velde Drive.
  - b. Hearing #10-1819– recommends the approval of the Special Use not included for a Crematory for property located at the corner of Parkway and Velde Drive.
  - c. Hearing #10-1820– tabled the Rezoning for New Testament Baptist Church property located along Velde Drive.
  - d. Hearing #10-1821– tabled the Site Plan for New Testament Baptist Church property located along Velde Drive.
  - e. Hearing #10-1822– tabled the Special Use for New Testament Baptist Church property located along Velde Drive.
  - f. Hearing #10-1823- recommends approval of Amendment to the Comprehensive Plan.
  - g. Hearing #10-1824 – recommends the approval of the Rezoning of four tracks to B-3 (General Business District) and leaving the remaining 104 acres as AG (Agricultural) pending Annexation.
  - h. Hearing #10-1825 – recommends the approval of the Annexation of the Rick Evans Property.
  - i. Hearing #10-1806 (rehearing of recommendation to deny) – voted to table and continue the Public Hearing on November 10, 2010, the Special Use Request for a Cell Tower located at 3000 Court.

On roll call vote, all present voted Aye.

## **NEW BUSINESS**

Motion by Council Member Barra, seconded by Council Member Kortkamp, that the recommendation of the Planning Commission to approve the **SITE PLAN for a Crematory located at the corner of Parkway and Velde Drive, be approved.** Public Works Director Joe Wuellner addressed both site plan and special use recommendations to allow Henderson Funeral Home to construct the addition of a crematory along with the previously (April 22, 2010) approved site of the facility. On roll call vote, all present voted Aye.

Motion by Council Member Barra, seconded by Council Member Strand, that the recommendation of the Planning Commission to approve the **SPECIAL USE for a Crematory located at the corner of Parkway and Velde Drive, be approved.** On roll call vote, all present voted Aye.

Motion by Council Member Abel, seconded by Council Member Blanchard, that the **AMENDMENT TO THE COMPREHENSIVE PLAN be approved.** Council was informed that the conditions of the present Plan have changed since its last update related to a proposed expansion of Riverway Business Park, completion of Hanna Drive extension, annexation issues, proposed South Industrial Park Conservation (IPC) TIF District and economic development opportunities. The City re-evaluated land use for portions in the growth area south and west to be consistent with future community needs. On roll call vote, all present voted Aye.

### **ORDINANCE NO. 1568-A183-10/11** **REZONING OF CERTAIN PROPERTY** **EVANS PROPERTY 9 TRACTS**

Motion by Council Member Abel, seconded by Council Member Kortkamp, that Ordinance No.1568-A183 10/11 be adopted. Recommendation was made to rezone recently annexed land at the corner of 14<sup>th</sup> Street and Koch Street heading south. Zoning would be from Tazewell County classification of Industrial and Residential to B-3 (General Business) except 104 acres as AG (Agriculture) until such time by terms of annexation agreement a residential classification would be determined. On roll call vote, all present vote Aye.

Motion by Council Member Blanchard, seconded by Council Member Barra, that the **AGREEMENT WITH CRAWFORD, MURPHY & TILLY FOR PAVEMENT REHABILITATION, be approved.** Approves CMT to perform construction engineering support in T- Hangar pavement maintenance and special services for prior land acquisition reimbursement for the Pekin Municipal Airport. On roll call vote, all present voted Aye.

Motion by Council Member Kortkamp, seconded by Council Member Abel, that expenditure be approved for \$25,000.00 contribution to the **PEORIA AREA CONVENTION AND VISITORS' BUREAU.** Council Members discussed a course of action to take in funding in some manner a request presented at a previous meeting for participation in PACVB. It was suggested to contribute initial dollars from Tourism Fund to give the organization needed funding. Over the next year the City could evaluate overall return on investment and possibility of increasing Hotel/Motel tax. Council Member Blanchard did not see value in the Director Bob Mark's proposal and stated he would not be supporting the expenditure. On roll call vote, Ayes, Schmidgall, Strand, Kortkamp, Barra, Abel, and Dunn; Nay, Blanchard. Motion Carried.

### **ORDINANCE NO. 2630-10/11** **ESTABLISHING A NEW CITY LOGO AND THEME**

Motion by Council Member Blanchard, seconded by Council Member Barra, that Ordinance No. 2630-10/11 be adopted. City Manager Dennis Kief presented the graphic depicting the word Pekin and the marigold created through the Chamber of Commerce marketing. On roll call vote, all present vote Aye.

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

Council Member Blanchard encouraged everyone to vote on Tuesday, November 2, 2010. Council Member Kortkamp wished her 92 year old mother watching from home a Happy Birthday. Mayor Dunn announced that the next regular meeting of the Council would be Monday, November 8, 2010. Council Member Schmidgall in a prepared statement responded to the issues arising from the proposal of Mr. Greer to house Veterans in the previously owned Place on Prince and chastised the use of Veterans in the attempt to secure emotional support of the community to occupy the property against the zoning code. Public Works Director Joe Wuellner requested the residents' cooperation in not raking leaves in the gutters. Attorney Dancey



encouraged the community to be careful for Trick or Treaters on Sunday night. Police Chief Miller encouraged participation in the Department's Nite Out Against Crime to be held on Thursday, October 28, 2010.

Marcus Agatucci, 1605 Crescent Drive addressed Council in regards to his concerns about City liability and access to public property at Crescent and Sheridan Road. He reported an adjacent homeowner placed a fence over right-of way that restricted walkers at the corner curb. He requested the fence be removed and the missing sidewalk from the intersection expansion project be installed.

Marg Melcher, 1821 Highwood read from a news paper editorial written by Dave Simpson to support her previous request in naming a street in honor of Astronaut Scott Altman.

#### **EXECUTIVE SESSION**

Motion by Council Member Schmidgall, seconded by Council Member Blanchard, that the Council move to Executive Session at 6:20 P.M. to discuss: 5 ILCS 120/2 (c) 11. Litigation and 5 ILCS 120/2 (c) 5. Acquisition of Property and Personnel 5 ILCS 120/2 (c) 1. On roll call vote all present voted Aye.

No further business to come before the Council, in open session, Mayor Dunn called the meeting closed.

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

Sue E. McMillan  
City Clerk



**LIQUOR COMMISSION MINUTES  
THURSDAY, OCTOBER 28, 2010  
4:00 P.M.  
COUNCIL CHAMBERS**

Deputy Liquor Commissioner Rick VonRohr called the meeting to order at 4:04 p.m.

**PLEDGE of ALLEGIANCE**

Led by Police Chief Miller

**ROLL CALL**

The following members were present for roll call: Liquor Commissioner Rusty Dunn, Deputy Liquor Commissioner Rick VonRohr, Police Chief Ted Miller, Fire Chief Kurt Nelson, and Commissioner Buster Hanley.

Also present: Corporation Counsel Sue Bosich

**APPROVAL OF AGENDA**

Motion made by Fire Chief Kurt Nelson to amend the Agenda, seconded by Commissioner Hanley. On roll call vote all present voted Aye. Motion Carried.

**APPROVAL OF MINUTES**

Motion made by Police Chief Miller to approve the Liquor Commission Minutes of August 26, 2010 as written, seconded by Liquor Commissioner Dunn. On roll call vote all present voted Aye. Motion Carried.

**PUBLIC INPUT/COMMENTS/QUESTIONS**

Nothing at this time.

**NEW BUSINESS**

FGBG, Enterprises, Inc. dba Grumpy Pete's Steak House – New application. Billy Meyers, Jr. was present. Mr. Meyers addressed the Commission and stated they may change the name of their “doing business as” to 8<sup>th</sup> Street Station Steak House and Seafood. He also stated they will shut down for a few days to remodel. They will still be serving lunch and also have a \$5.99 meal (special) through out the week. Mr. Meyers thanked the Commission for their time and enjoyed meeting them all.

Fire Chief Nelson made a motion to approve the FGBG, Enterprises, Inc. liquor license as amended, Commissioner Hanley seconded. Motion passed.

Discussion: Attorney Bosich stated on previous name changes of licensee holders, we have not charged a fee for the liquor license. In this situation Mr. Frank Gianessi was part owner in Tuscan Villa, Inc. dba Grumpy Pete's Steak House and the premises has not changed. All Commission members agreed. There will not be a charge for their liquor license for the remainder of the licensed year. Liquor Commissioner Dunn asked if Grumpy Pete's were current on their Food and Beverage Sales Tax with the City. They are current. Attorney Bosich had asked if Mr. Meyer's if he had another current liquor license in the area. He is license holder in

Peoria County for B.G. Karaoke Saloon in Bartonville, Illinois. His City of Pekin liquor license application was amended to add this information.

### **Any Other Business**

Attorney Bosich had drawn up 3 Orders for Deputy Liquor Commissioner to serve on these establishments; Broadway Liquor's for selling alcohol to someone underage (this was a Sting), Generations for leaving the back gate open in their smoking area and drinking out there (not an official Beer Garden), and Friends Tap for drinking after licensed hours.

Police Chief Miller has talked with Attorney Burt Dancey on drawing up a Draft for Rules and Regulations on Special Events One Day Liquor License's to be held outdoors on their parking lots. There are 3 establishments that have events outdoors; Pekin Moose Lodge, Avanti's Dome and Sunset Lanes.

Fire Chief Nelson inquired about the Holiday Inn Express – have they come in for a liquor license? Liquor Commissioner Dunn asked Paula to call and speak with Erin to see if there was still an interest in having an area for alcohol.

Fire Chief Miller made a motion to adjourn, Liquor Commissioner Dunn seconded. Motion passed.

**Meeting adjourned at 4:20pm.**

**Next Meeting: TBA – November meeting is cancelled.**

Respectfully submitted Paula Gensel

November 1, 2010

Mr. Dennis Kief  
Pekin Fire Manager  
Pekin, IL. 61554

Dear Mr. Kief,

I hereby submit to you the Pekin Fire Department October 2010 report, plus a summary of September 2010.

Kurt Nelson  
Fire Chief  
City of Pekin Fire Department

During the month of October 2010, the Pekin Fire Department responded to 404 calls, total dollar loss was \$105,500.00.

During the month of October 2010, (approximately 70.22%) were emergency medical calls, 121 were automatic fire alarms, service calls, small hazardous conditions involving no fire, and false alarms.

During the month of September 2010, the Pekin Fire Department responded to 320 calls, total dollar loss was \$43,890.00.

During the month of September 2010, (approximately 71.25%) were emergency medical calls, 92 were automatic fire alarms, service calls, small hazardous conditions involving no fire, and false alarms.

On October 3, 2010 Fire Fighters responded to a structure fire at 609 Bacon Street. Police on scene reported smoke and flames. Police stated all residents were out of the structure. Engine 3 was first on scene and reported smoke and flames in a 1 ½ story structure. First crew entered the structure through the front door with a 1 ¾" attack line. Second crew stood by front door with a 1 ¾" backup line. First crew went straight through living area to kitchen where the fire was. Firefighters quickly knocked down fire. Structure was vented using a PPV fan. AmerenCilco was called to disconnect gas and electric. Chief Nelson was called to do investigation. City Inspector was also called to scene. Total dollar loss was \$30,000.00.

On October 6, 2010 Fire Fighters responded to a bathroom on fire at 1601 Matilda. Upon arrival residence had smoke throughout. Occupant that was bed ridden was unable to be removed from structure. Occupant was removed by fire department personnel. Fire was out in ceiling area of bathroom. Overhauled area with no extension found. Occupants indicated that they were waked by the smoke detector sounding. Located fire coming

from exhaust and light fixture in bathroom. Occupants threw water on fire. Occupant that was extricated from residence was transported to Pekin Hospital via AMT. Contacted Inspections. Electrical to bathroom area was shut off and property turned over to owners. Total dollar loss was \$3,000.00.

On October 16, 2010 Fire Fighters responded to an apartment complex on fire at 2028 Westgate Drive. Upon arrival found apartment complex had heavy smoke and fire coming from the second story of apt. #26. Attack team went through the apt. to reach the fire on the balcony. They extinguished that section of the fire but the fire had already reached the attic. Command then instructed engine 3 to ventilate the roof. The attack team started pulling ceilings and then was able to extinguish the fire. Chief Nelson was called in and conducted the investigation. Fire damage was contained to apartment #26, but water damage was caused to the apartment below, #25. The American Red Cross was notified to assist with housing of the occupants in both apartments. Notified building owner who resides in Vancouver, Washington. Total dollar loss was \$65,000.00.

On October 20, 2010 Fire Fighters responded to a car fire at 265 Cooper Street. Upon arrival found car by the side of the road, engine compartment fully involved. We extinguished with 1 ¾" handline with fog nozzle. Owner said he was driving and noticed smoke coming from under the hood. Engine area had major fire damage preventing us from determining exact cause. Total dollar loss was \$2,500.00.

On October 21, 2010 Fire Fighters were dispatched for fire in wall of Unit B of a 2 story, 10 unit apartment complex, at 429 South Street. Structure was wood frame with exterior of bricklike façade on the lower level and vinyl siding on the upper level. Apt B was the upstairs farthest west unit.

Upon arrival, Engine 3 found light gray smoke coming from the eaves of the south and west sides of the complex. No flames were showing. Fire crews removed wall portions around an electrical outlet to the left of the kitchen sink and beneath the kitchen cabinets. Part of the ceiling butting the west wall and to the left of the kitchen cabinets was removed for attic access and to extinguish smoldering insulation. A pressurized water extinguisher was used to put out the fire. Thermal imaging was used to locate heat areas. The basement and Apartment B, immediately, were found to be clear.

The electrical outlet was charred and the plugs of both a floor fan and small electric heater were melted. Both were plugged in, but only the space heater located on top of the kitchen counter was in operation. Cause believed to be from a circuit overload from the space heater. Total dollar loss was \$5,000.00.

Total calls for the month of October was 404 and are as follows:

|                      |     |
|----------------------|-----|
| Fires                | 11  |
| Rescue and EMS       | 283 |
| Hazardous Materials  | 7   |
| Other types of calls | 103 |

Total dollar loss for the month of October was \$105,500.00.

Total calls for the month of September was 320 and are as follows:

|                      |     |
|----------------------|-----|
| Fires                | 12  |
| Rescue and EMS       | 228 |
| Hazardous Materials  | 8   |
| Other types of calls | 72  |

Total dollar loss for the month of September was \$43,890.00.

This is a brief overview of October 2010 and September 2010' events from the City of Pekin Fire Department. If you have any questions, please feel free to give me a call.

Respectfully Submitted,

Kurt R. Nelson  
Fire Chief  
Pekin Fire Department

TAZEWELL COUNTY ANIMAL CONTROL

City: PEKIN

Date: 11-1-10

Billing For Month of October 2010

\$3,601.09

Tazewell Animal Control  
PO BOX 158  
TREMONT IL 61568

CITY OF PEKIN  
111 S CAPITOL ROOM 242  
PEKIN IL 61554

# Animal Counts Brought in by Wardens between October 1, 2010 and October 31, 2010

| City  | Warden  | Origin | PickUp Site               | PickUp Dat | Species | Breed         | Disposition | Days | Log #  |
|-------|---------|--------|---------------------------|------------|---------|---------------|-------------|------|--------|
| Pekin |         |        |                           |            |         |               |             |      |        |
|       | Vogel   | City   | 813 CHESTNUT              | 10/9/2010  | Cat     | DSH           | E           | 9    | 101933 |
|       | Hoyland | City   | 1410 S 10TH               | 10/11/2010 | Cat     | DSH           | E           | 7    | 101936 |
|       | Vogel   | City   | 313 POWERS                | 10/8/2010  | Dog     | ROTT          | R           | 3    | 101932 |
|       | Hoyland | City   | 1502 HENRIETTA            | 10/8/2010  | Cat     | DSH           | E           | 3    | 101923 |
|       | Hoyland | City   | PEKIN INS COURT ST        | 10/7/2010  | Other   | NIGHT HAWK    | REL         | 0    | 101915 |
|       | HARMS   | City   | 1717 FLORENCE             | 10/6/2010  | Dog     | BEAGLE MIX    | REL         | 20   | 101912 |
|       | Vogel   | City   | 1502 HENRIETTA            | 10/5/2010  | Cat     | DSH           | E           | 3    | 101901 |
|       | Hoyland | City   | 105 FAYETTE               | 10/11/2010 | Cat     | DSH           | E           | 9    | 101939 |
|       | Vogel   | City   | 1511 SARA LANE            | 10/5/2010  | Cat     | DMH           | REL         | 2    | 101898 |
|       | Vogel   | City   | 1511 SARA LANE            | 10/5/2010  | Cat     | DMH           | REL         | 2    | 101897 |
|       | Vogel   | City   | 1511 SARA LANE            | 10/5/2010  | Cat     | DMH           | REL         | 2    | 101896 |
|       | Vogel   | City   | 2300 BROADWAY             | 10/4/2010  | Other   | GROUND HOG    | REL         | 1    | 101895 |
|       | Hoyland | City   | 1112 PARK AVE             | 10/1/2010  | Cat     | DSH           | E           | 7    | 101874 |
|       | Vogel   | City   | 1511 SARA LANE            | 10/5/2010  | Cat     | DSH           | REL         | 2    | 101899 |
|       | Hoyland | City   | SUNSET HILLS/ST CLAIRE    | 10/18/2010 | Dog     | LAB           | R           | 1    | 101985 |
|       | Hoyland | City   | PEKIN PARK MAINTANCE BLDG | 10/27/2010 | Dog     | BOSTON MIX    | R           | 1    | 102037 |
|       | Hoyland | City   | 1410 S 10TH               | 10/27/2010 | Cat     | DLH           |             |      | 102034 |
|       | Hoyland | City   | 1416S 9TH                 | 10/27/2010 | Other   | BALL PYTHON   |             |      | 102033 |
|       | Hoyland | City   | 312 BUENA VISTA #13       | 10/27/2010 | Cat     | DMH           | E           | 5    | 102032 |
|       | Hoyland | City   | 528 HENRIETTA #2          | 10/26/2010 | Cat     | DSH           |             |      | 102028 |
|       | Hoyland | City   | 1014 VALLE VISTA APT G    | 10/26/2010 | Cat     | DSH           | E           | 6    | 102024 |
|       | Hoyland | City   | 1013 COURT ST             | 10/22/2010 | Dog     | PIT           | R           | 3    | 102010 |
|       | Hoyland | City   | 221 MARGARET ST           | 10/22/2010 | Cat     | DSH           | E           | 10   | 102009 |
|       | Hoyland | City   | 1307 JANSSEN              | 10/22/2010 | Other   | CHICKEN       | REL         | 38   | 102006 |
|       | Hoyland | City   | 329 STATE                 | 10/21/2010 | Dog     | PIT           | R           | 4    | 101996 |
|       | Hoyland | City   | 131 N PARKWAY             | 10/21/2010 | Dog     | AMERICAN BULL | R           | 1    | 101995 |
|       | Hoyland | City   | 902 TRUMAN                | 10/21/2010 | Dog     | LAB           | R           | 0    | 101992 |
|       | Vogel   | City   | 200 BLOCK HERGET          | 10/31/2010 | Dog     | PIT MIX       |             |      | 102045 |
|       | Hoyland | City   | 212 SCHRAMM               | 10/11/2010 | Dog     | MIKI          | A           | 10   | 101941 |
|       | Hoyland | City   | 105 FAYETTE               | 10/12/2010 | Cat     | DMH           | E           | 6    | 101946 |
|       | Hoyland | City   | 1416 N CAPITOL            | 10/12/2010 | Dog     | LAB/BASSETT   | REL         | 14   | 101951 |
|       | Hoyland | City   | 214 SAPP                  | 10/13/2010 | Cat     | DLH           | E           | 7    | 101961 |
|       | HARMS   | City   | ABEL VAULT & MONUMENT     | 10/11/2010 | Other   | RABBITT       | REL         | 1    | 101940 |
|       | Hoyland | City   | 1604 EL CAMINO            | 10/14/2010 | Dog     | COCKAPOO      | R           | 0    | 101965 |
|       | Hoyland | City   | 1800 BLK QUACKER          | 10/15/2010 | Dog     | PIT           | R           | 5    | 101978 |
|       | Hoyland | City   | 307 PARK AVE              | 10/15/2010 | Cat     | DSH           | D           | 0    | 101979 |
|       | Hoyland | City   | 1201 DELL                 | 10/16/2010 | Cat     | DSH           | E           | 2    | 101980 |
|       | Hoyland | City   | 105 FAYETTE               | 10/13/2010 | Cat     | DMH           | E           | 5    | 101957 |

Total Dogs picked up in Pekin: 13

Total Cats picked up in Pekin: 20

Total Others picked up in Pekin: 5



# Animal Counts Brought in by Individuals between October 1, 2010 and October 31, 2010

| City  | In By     | Origin | PickUp Site       | PickUp Dat | Species | Breed       | Disposition | Days | Log #  |
|-------|-----------|--------|-------------------|------------|---------|-------------|-------------|------|--------|
| Pekin |           |        |                   |            |         |             |             |      |        |
|       | Owner R   | City   | 116 N 17TH        | 10/12/2010 | Cat     | DSH         | E           | 6    | 101945 |
|       | Individua | City   | 100 TAPS LANE     | 10/5/2010  | Dog     | LAB MIX     | A           | 17   | 101900 |
|       | Individua | City   | SUMMER ST         | 10/6/2010  | Dog     | PIT MIX     | REL         | 16   | 101911 |
|       | Individua | City   | 915 ANN ELIZA     | 10/11/2010 | Cat     | DMH         | E           | 0    | 101943 |
|       | Individua | City   | 424 SHERWOOD DR   | 10/21/2010 | Dog     | SHIHPOO     |             |      | 101993 |
|       | Individua | City   | 1407 JANSEEN ST   | 10/22/2010 | Cat     | DSH         |             |      | 102007 |
|       | Owner R   | City   | 1405 N 5TH        | 10/4/2010  | Dog     | HEELER MIX  | E           | 0    | 101888 |
|       | Owner R   | City   | 2703 PINE APT 12  | 10/6/2010  | Dog     | PIT MIX     | E           | 2    | 101905 |
|       | Owner R   | City   | 704 GRANDVIEW AVE | 10/8/2010  | Cat     | DMH         | E           | 5    | 101922 |
|       | Owner R   | City   | 1409 S 12TH       | 10/8/2010  | Dog     | LAB         | E           | 0    | 101925 |
|       | Owner R   | City   | 1511 SARA LANE    | 10/8/2010  | Cat     | DSH         | E           | 5    | 101926 |
|       | Owner R   | City   | 1511 SARA LANE    | 10/8/2010  | Cat     | DSH         | E           | 5    | 101927 |
|       | Owner R   | City   | 1511 SARA LANE    | 10/8/2010  | Cat     | DSH         | E           | 21   | 101928 |
|       | Owner R   | City   | 1511 SARA LANE    | 10/8/2010  | Cat     | DMH         | A           | 17   | 101929 |
|       | Individua | City   | 1214 MECHANIC ST  | 10/4/2010  | Dog     | CHUG        | REL         | 11   | 101889 |
|       | Owner R   | City   | 1404 MATILDA ST   | 10/14/2010 | Cat     | DSH         | E           | 4    | 101971 |
|       | Owner R   | City   | 1306 ARTHUR ST    | 10/26/2010 | Cat     | DSH         | E           | 3    | 102022 |
|       | Owner R   | City   | 1225 S 4TH ST     | 10/25/2010 | Cat     | DSH         |             |      | 102016 |
|       | Owner R   | City   | 1914 CHICORY RD   | 10/22/2010 | Cat     | DSH         | E           | 0    | 101997 |
|       | Owner R   | City   | 703 S 10TH ST     | 10/19/2010 | Cat     | DSH         | E           | 1    | 101988 |
|       | Owner R   | City   | 703 S 10TH ST     | 10/19/2010 | Cat     | DSH         | E           | 1    | 101987 |
|       | Owner R   | City   | 1511 SARA LANE    | 10/8/2010  | Cat     | DSH         | A           | 10   | 101930 |
|       | Owner R   | City   | 916 S 10TH ST     | 10/18/2010 | Cat     | DSH         | E           | 2    | 101983 |
|       | Owner R   | City   | 1511 SARA LANE    | 10/8/2010  | Cat     | DSH         | E           | 21   | 101931 |
|       | Owner R   | City   | 1202 S 3RD        | 10/14/2010 | Cat     | DSH         | E           | 1    | 101970 |
|       | Owner R   | City   | 1202 S 3RD        | 10/14/2010 | Cat     | DSH         | E           | 1    | 101969 |
|       | Owner R   | City   | 1202 S 3RD ST     | 10/14/2010 | Cat     | DSH         | E           | 1    | 101968 |
|       | Owner R   | City   | 1306 S 12TH       | 10/12/2010 | Dog     | TERRIER MIX | E           | 1    | 101950 |
|       | Owner R   | City   | 1306 12TH ST      | 10/12/2010 | Dog     | TERRIER MIX | E           | 1    | 101949 |
|       | Owner R   | City   | 1306 ARTHUR ST    | 10/26/2010 | Dog     | DSH         | E           | 3    | 102023 |
|       | Owner R   | City   | 916 S 10TH        | 10/18/2010 | Cat     | DSH         | E           | 2    | 101984 |

Total Dogs picked up in Pekin: 10

Total Cats picked up in Pekin: 21

Total Others picked up in Pekin: 0

# CHARITABLE SOLICITATION REGISTRATION FORM

1. Date Submitted 10-27-10

Address of Organization \_\_\_\_\_

Telephone Number \_\_\_\_\_

Name, Address and Telephone Number of person filling out form:

TERRY BOHNETT 1509 MECHANIC PEKIN 309-613-1822

2. Name, Title and Address of Principal Executive Officer of Organization: \_\_\_\_\_

NONE

3. If your Organization is a subsidiary or an affiliate of another Organization such as a National Association, list Name and Address of such Organization: \_\_\_\_\_

NONE

4. Specifically where in the Pekin area is your group staying so contact can be made within a twelve (12) hour period if necessary: NONE

5. Explain briefly how you will be operating, ie. collecting door to door, calling on businesses, etc. If offering merchandise for sale, state what the merchandise is and the price asked:

CAN COLLECTION FOR FUNERAL EXPENSES IN STORE

CAN COLLECTION WILL BE FOR 2 WKS ONLY FUNERAL EXPENSES FOR KENAN SAPP

6. Supply the following information for each member of the group, including who is in charge:

| Name: Last | First   | M | Date of Birth | Name, Address Relationship of next of kin |
|------------|---------|---|---------------|-------------------------------------------|
| TERRY      | BOHNETT | L | 9-2-57        | 1509 MECHANIC PEKIN                       |
| DEBRA      | BOHNETT | S | 1-18-60       |                                           |
|            |         |   |               |                                           |
|            |         |   |               |                                           |
|            |         |   |               |                                           |

7. General nature of activities conducted by Organization (Service Club, Church, Veterans Club, Youth Club, United Fund, etc):

8. Names and Addresses of Organizations to which funds will be distributed, or if that is inapplicable, the general nature of beneficiaries of proceeds of charitable contributions (College Scholarships to residents of Illinois, Church overseas relief, etc). If some or all of the names of Organizations are not determined at time of the preparation of this form, list those to which you expect to distribute funds and indicate "others to be determined later": N/A

9. Do you employ a full-time salaried Executive Director: N/A  
If YES, give name and business of residence address:

10. Do you now employ or anticipate employing the services of a person or Organization that conducts fund-raising drives or activities for profit: \_\_\_\_\_ If YES, give name and address of such Organization or person: N/A

11. Estimated gross percentage of contributions which are devoted to administrative expenses of collection by your Organization:

N/A

12. Is your Organization registered with the Office of the Attorney General, pursuant to the Charitable Trust Act of Illinois, Chapter 14, Illinois Revised Statutes, Section 51 through 64:

N/A

The undersigned hereby certifies that the information contained in this Registration Form is true to the best of his or her knowledge.

DATE: 10-27-10

SIGNED: Larry L. Bohner



# Boys & Girls Club of Pekin

A Positive Place For Kids!

1101 Veerman ▲ Pekin, Illinois 61554 ▲ (309) 346-5437 (KIDS)

---

## President

Charlie Greer

## Vice President

Scott Simon

## Secretary

Kyle Gorden

## Treasurer

Neal Stimpert

## BOARD MEMBERS

Don Bly  
Jennifer Bradshaw  
Larry Crouch  
Angie Flannigan  
Dan Hansen  
Steve Huey  
Bob Johnson  
Steve Knight  
Jason Massaglia

## Executive Director

John Denning

November 2, 2010

Mayor's Office  
City of Pekin  
111 S Capitol St  
Pekin IL 61554

Dear Mayor

The Boys & Girls Club of Pekin would like to request a tag day in Pekin on Saturday, November 13, 2010, for the Boys & Girls Club traveling basketball and cheerleading programs.

If there are any questions, please call me at the club at 309-346-5437. Thank you for considering this request.

Sincerely,

John Denning  
C. P. O.



Supported by  
Pekin AMBUCS

# CHARITABLE SOLICITATION REGISTRATION FORM

1. Date Submitted 11/3/10

Address of ~~Organization~~ Brenna Brackett

Telephone Number (309) 613-1941

Name, Address and Telephone Number of person filling out form:

Brenna Brackett, (309) 613-1941, 428 Herman - Pekin, IL

2. Name, Title and Address of Principal Executive Officer of Organization: \_\_\_\_\_

N/A

3. If your Organization is a subsidiary or an affiliate of another Organization such as a National Association, list Name and Address of such Organization: \_\_\_\_\_

N/A

4. Specifically where in the Pekin area is your group staying so contact can be made within a twelve (12) hour period if necessary: Benefit will be on December 11, 2010 @ Twisted Spoke Saloon, 251 Derby, you can reach me at my home add. listed above.

X 5. Explain briefly how you will be operating, ie. collecting door to door, calling on businesses, etc. If offering merchandise for sale, state what the merchandise is and the price asked:

Calling on businesses asking for donations. Raffle off items day of benefit, setting up cars @ businesses for donations.

6. Supply the following information for each member of the group, including who is in charge:

| Name: Last              | First  | M | Date of Birth | Name, Address Relationship of next of kin |
|-------------------------|--------|---|---------------|-------------------------------------------|
| Brackett,               | Brenna | F |               | 428 Herman, Pekin, IL - Friend            |
| Stoehr,                 | Ashley | F | 9-23-88       | 400 Radisson Rd, Mary Hts - Friend        |
| Reagan,                 | Tonya  | F | 1-30-74       | 800 Charlotte, Apt C, Pekin - Friend      |
| Mohr-Meyer,             | Erin   | F | 1-07-80       | 903 Charles St, Pekin - Friend            |
| <del>Clara</del> Jones, | Sammie | F | 6-23-83       | 1523 Stout, Pekin - Friend                |

7. General nature of activities conducted by Organization (Service Club, Church, Veterans Club, Youth Club, United Fund, etc):

N/A

8. Names and Addresses of Organizations to which funds will be distributed, or if that is inapplicable, the general nature of beneficiaries of proceeds of charitable contributions (College Scholarships to residents of Illinois, Church overseas relief, etc). If some or all of the names of Organizations are not determined at time of the preparation of this form, list those to which you expect to distribute funds and indicate "others to be determined later":

All proceeds will go to Burrough's family to help with medical expenses, living costs, etc...

9. Do you employ a full-time salaried Executive Director: \_\_\_\_\_  
If YES, give name and business of residence address:

N/A

10. Do you now employ or anticipate employing the services of a person or Organization that conducts fund-raising drives or activities for profit: \_\_\_\_\_ If YES, give name and address of such Organization or person:

N/A

11. Estimated gross percentage of contributions which are devoted to administrative expenses of collection by your Organization:

All Proceeds will go to Burrough's family,

12. Is your Organization registered with the Office of the Attorney General, pursuant to the Charitable Trust Act of Illinois, Chapter 14, Illinois Revised Statutes, Section 51 through 64:

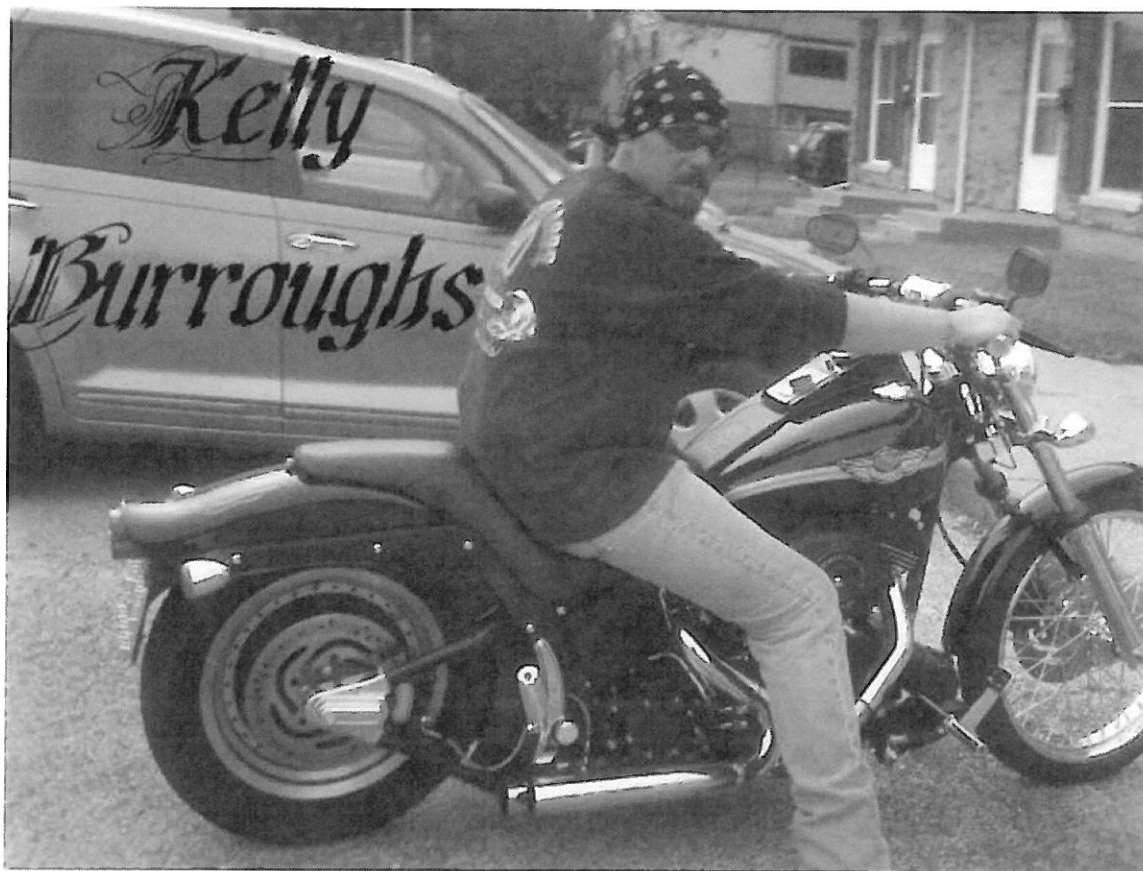
N/A.

The undersigned hereby certifies that the information contained in this Registration Form is true to the best of his or her knowledge.

DATE: 11/3/10  
SIGNED: Brenna G. Brackett



# CHILI DINNER & RAFFLES



BENEFIT FOR KELLY BURROUGS FAMILY, ALL PROCEEDS GO TO HIS FAMILY TO HELP WITH MEDICAL EXPENSES AND LIVING COSTS WHILE KELLY IS UNABLE TO WORK.

Kelly was hit by an out of state vehicle while riding his motorcycle in Pekin, on Sunday, September, 26, 2010. Kelly sustained multiple injuries, including head trauma, broken collar bone, 6 broken ribs, collapsed lung, broken pelvic bone, broken leg & severe lacerations. Kelly has had several surgeries & has several more to go. Kelly has a wife, 3 children, Jerika 13, Kaleb 11 & Olivia 10.

**DATE - SATURDAY, DECEMBER 11, 2010 AT 1:00 P.M. TILL ???**

**LOCATION – TWISTED SPOKE SALOON-251 DERBY-PEKIN, IL**

**FOOD - 1:00 P.M. - 6:00 P.M.**

**RAFFLES – 6:00P.M. - 7:00 P.M. – items donated by local businesses**

**LIVE MUSIC by the COORS LIGHT sponsored band PHAT KITTI, 9- 1 A.M.**

**\$5.00 per ticket in advance, \$10.00 day of benefit, contact Brenna Brackett @ (309) 613-1941 for any information on how to help out, tickets, or donations.**

DANIEL W. HYNES  
COMPTROLLER

www.ioc.state.il.us

RECEIVED

OCT 25 2010

CITY CLERK

October 19, 2010

Sue E. McMillian, Clerk

**Pekin City**

111 So. Capitol St.

Pekin, IL 61554

**Unit Code:** 090/070/30

Dear Clerk McMillian:

Annually, the Office of the Comptroller prepares the Fiscal Responsibility Report Card, assessing the overall fiscal health of local governments in the state of Illinois. One component of the Report Card is an individual Data Summary, which details revenue, expenditure, fund balance, and debt information for each unit of government that has submitted an Annual Financial Report (AFR) to the Office of the Comptroller. Additionally, the Data Summary provides averages and medians, allowing local governments to compare their finances to units of government with similar revenue and/or population.

Enclosed is a DRAFT of your local government's Data Summary and a "How to Read A Data Summary" document to help you understand the data contained on your Data Summary. Please review this document carefully to ensure that:

- 1. It reflects the FY 2009 AFR data that your government submitted to the Office of the Comptroller.*
- 2. The FY 2009 AFR data your government submitted to the Office of the Comptroller is free of mathematical and/or data entry errors.*

If you find errors on the enclosed Data Summary, please call the Local Government Assistance Hotline (877/304-3899) or fax (312/814-2986) your corrections to the Local Government Division. CORRECTIONS THAT AFFECT YOUR TOTALS WILL REQUIRE AN AMENDED AFR. Use our Internet program, 'Comptroller Connect', to expedite your amendments by faxing/emailing a request to reopen your AFR online and then logging in and making your amendments.

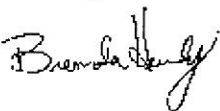
*All updated Data Summaries and/or amended AFRs must be submitted to the Office of the Comptroller by FRIDAY, OCTOBER 29, 2010.*

**Please DO NOT CONTACT our office if the information presented on your Data Summary  
"IS CORRECT."**

The Fiscal Responsibility Report Card and your Individual Data Summary will be available for public viewing January 2011.

If you have any questions or concerns, please contact the Local Government Division at 877/304-3899.

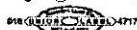
Sincerely,



Brenda Y. Handy

Deputy Director, Local Government Division

Local Government Division  
100 West Randolph, Suite 15- 500  
Chicago, IL 60601  
877/304-3899 (toll free)  
312/814-2986 (fax)  
email: Locgov@mail.ioc.state.il.us





\$7,633,118

# FISCAL YEAR 2009

## FISCAL RESPONSIBILITY REPORT CARD

### DRAFT DATA SUMMARY

#### Debt

|                                   | <u>Amounts</u>     | <u>Averages</u> | <u>Medians</u> |
|-----------------------------------|--------------------|-----------------|----------------|
| Outstanding Debt for FY 09:       | <b>\$3,652,097</b> | \$77,493,581    | \$48,137,266   |
| Per Capita Debt:                  | <b>\$109</b>       | \$1,391         | \$1,088        |
| General Obligation Debt over EAV: | <b>0.83%</b>       | 3.66%           | 2.40%          |

#### Enterprise Funds

|                                                   | <u>Amounts</u>      | <u>Averages</u> | <u>Medians</u> |
|---------------------------------------------------|---------------------|-----------------|----------------|
| Beginning Retained Earnings for FY 09:            | <b>\$19,453,840</b> | \$65,551,759    | \$43,204,908   |
| Per Capita Beginning Retained Earnings for FY 09: | <b>\$581</b>        | \$1,230         | \$1,008        |
| Revenue Collected During FY 09:                   | <b>\$5,359,483</b>  | \$16,659,368    | \$9,755,867    |
| Expenditures During FY 09:                        | <b>\$4,498,792</b>  | \$16,796,129    | \$9,856,443    |
| Per Capita Revenue:                               | <b>\$160</b>        | \$307           | \$222          |
| Per Capita Expenditures:                          | <b>\$134</b>        | \$312           | \$231          |
| Operating Income (loss):                          | <b>\$860,691</b>    | -\$136,761      | -\$150,128     |
| Ratio of Retained Earnings to Expenditures:       | <b>448.63%</b>      | 457.43%         | 404.05%        |
| Ending Retained Earnings for FY 09:               | <b>\$20,182,723</b> | \$66,228,497    | \$45,156,081   |
| Per Capita Ending Retained Earnings:              | <b>\$602</b>        | \$1,241         | \$1,040        |



# How to Read a Local Government Data Summary

Pursuant to the Fiscal Responsibility Report Card Act (35 ILCS 200/30-30 and 200/30-31), the Comptroller has prepared a FY 2009 DRAFT Individual Data Summary for each local government that submitted an acceptable Annual Financial Report. Each individual Data Summary is divided into two sections – the Local Government Profile and Fiscal Indicators.

The top line under the heading indicates the type and dataset in which the individual government is being compared. Following is a list of government types and data sub-sets in which the types are compared.

**GOVERNMENT TYPE:** Type of government (county, municipality, township, or special purpose district).

## **DATA SUB-SETS:**

**County Sub-sets:** Counties have been ranked into three sub-sets as follows:

- Small Population under 10,000
- Medium Population between 10,000 and 275,000
- Large Population over 275,000

**Municipal Sub-sets:** Municipalities have been ranked into three sub-sets as follows:

- Small Populations under 1,000
- Medium Population between 1000 - 25,000
- Large Population over 25,000

**Township and Special Purpose Sub-sets:** Townships and Special Purpose Districts have been ranked into two sub-sets by total revenues:

- Small Units with total revenues under \$850,000
- Large Units with total revenues over \$850,000

---

The **Local Government Profile** contains basic information about the local government for which the Individual Data Summary has been prepared. This section includes information from the Comptroller's local government database and the local government's Annual Financial Report. The following is an explanation of each element included in the Local Government Profile.

---

**UNIT NAME:** The legal name of the government.

**UNIT CODE:** The unique identification number assigned to each local government by the Office of the Comptroller.

**COUNTY:** The County in which all or the majority part of the local government is contained.

**FISCAL YEAR END:** The local government's fiscal year end date.



**ACCOUNTING METHOD:** Indicates whether the government uses cash or modified accrual accounting. Governments that have proprietary funds use both methods of accounting.

**APPROPRIATION/BUDGET:** The amount of money the local government can spend during the fiscal year according to its appropriation or budget ordinance. (If a local government fails to pass an appropriation or budget ordinance, they are instructed to report their expenditures for this question on the Annual Financial Report.)

**EQUALIZED ASSESSED VALUATION (EAV):** The result of applying the state equalization factor to the assessed value of all property within the governmental unit's boundaries.

**POPULATION:** Each government is required to report an estimated population. If a local government failed to do so, the most current U.S. Census Bureau figure was used for municipalities and counties; and the Township Officials of Illinois' figures were used for townships. If a special government failed to report its population, a figure could not be included in the Data Summary as there is no reliable reference data available for special governments.

**EMPLOYEES:** The number of people paid as employees by the local government, i.e., those who receive federal W-2 tax forms from the local government.

**SALARIES PAID:** The total amount paid to all full-time and part-time employees reported.

**BLENDED COMPONENT UNITS:** Lists the names and number of dependent governmental units for which elected officials of the primary government are financially accountable. Financial data from blended component units is combined with that of the primary government.

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The **Fiscal Indicators** section lists a series of financial "indicators" or measurements designed to assess the basic fiscal position of each unit of government. The data on each individual Data Summary is listed as it was reported to the Comptroller by the local government. Figures used to calculate the averages and medians are those reported by the local governments for each specific measurement included. The Fiscal Indicators are divided into three distinct groupings. An explanation of each grouping and indicator is listed below.

---

➤ **FISCAL INDICATOR COLUMNS:**

**AMOUNTS:** The figures for all indicators are represented in whole dollars and exactly as they were reported to the Office of the Comptroller by the local government.

**AVERAGES:** Sum of values for each indicator divided by the number of governments in the named set. Averages are calculated by data category and sub set of local government.

**MEDIANS:** The value representing the point at which there are as many values above as there are below. The median has been calculated by data category and sub-set of local government.

➤ **GENERAL AND SPECIAL FUNDS GROUPING:** The general fund is used to account for all financial resources except those required to be accounted for in another fund. Special Funds are legally restricted funds used to pay for specified purposes. Special funds also include the general funds of all blended component units. These two funds indicate the majority of stable operating funds for local governments.

**BEGINNING FUND BALANCE FOR FY 2009:** The amount of general and special funds the government had at the beginning of the fiscal year. This number should be the same as the Ending Fund Balance for FY 2008 to measure growth.

**PER CAPITA BEGINNING FUND BALANCE:** The beginning fund balance divided by population.

**REVENUE COLLECTED DURING FY 2009:** The general and special funds collected, including local government taxes, intergovernmental receipts, and other funding sources such as fees, charges, and interest. This field represents the majority of all-operating revenues and receipts.

**EXPENDITURES DURING FY 2009:** A total of general and special fund expenditures by function. This field depicts operating expenditures.

**PER CAPITA REVENUE:** Revenue divided by population – this represents the amount in taxes, fees, and fines paid by each resident. If a population was not provided, this indicator is not calculated.

**PER CAPITA EXPENDITURES:** Expenditures divided by population – this represents the amount in government services spent for each resident. If a population was not provided, this indicator is not calculated.

**REVENUES OVER (UNDER) EXPENDITURES:** The total of general and special fund expenditures subtracted from general and special fund revenues. If the figure is a positive number, the government collected enough revenue during the fiscal year to pay for services provided. If the figure is negative, the government did not collect enough revenue to cover expenditures.

**RATIO OF FUND BALANCE TO EXPENDITURES:** Represents the amount of fund balance divided by the general and special fund expenditures. Each government should have at least a three-month reserve (33% of expenditures) and generally, no more than a two-year reserve (200% of expenditures). Governments carrying a fund balance of more than two years of unreserved (undedicated) funds could face a legal liability.

**ENDING FUND BALANCE FOR FY 2009:** The general and special fund revenues minus expenditures, plus adjustments, plus the previous year's fund balance. This number should always be positive.

**PER CAPITA ENDING FUND BALANCE:** The general and special revenues fund balance divided by population. This is the amount in reserve funds each resident paid.

➤ **EQUITY GROUPING:**

**TOTAL RESERVED FUNDS:** The general and special revenues fund balance legally dedicated for future, short-term, programmatic purposes.

**TOTAL UNRESERVED FUNDS:** The general and special revenues fund balance that is NOT dedicated for future purposes.



➤ **NET ASSETS GROUPING – GOVERNMENTAL ACTIVITY:**

**TOTAL RESTRICTED NET ASSETS:** Net assets with limits on their use, externally imposed by creditors, grantors, contributors, or the laws and regulations of other governments.

**TOTAL UNRESTRICTED NET ASSETS:** Net assets that have no explicit restriction on their use.

➤ **DEBT GROUPING:**

**OUTSTANDING DEBT FOR FY 2009:** Debt that a government owes for all fund types. Debt instruments include revenue bonds, general obligation bonds, alternate bonds, contractual commitments, and others.

**PER CAPITA DEBT:** Total debt divided by the population. This represents the amount in debt that each resident represents. If a population was not provided, this indicator is not calculated.

**GENERAL OBLIGATION DEBT OVER EAV:** Governments are restricted in how much debt they can incur based on their Equalized Assessed Valuation (EAV). This ratio is the percent of debt the unit is carrying.

➤ **ENTERPRISE FUND GROUPING:**

**BEGINNING RETAINED EARNINGS:** The amount of Enterprise Funds available at the beginning of the year.

**PER CAPITA BEGINNING RETAINED EARNINGS:** The Enterprise Fund beginning balance divided by population.

**ENTERPRISE REVENUES:** Includes charges for services, taxes, and other miscellaneous revenues in the Enterprise Fund.

**ENTERPRISE EXPENSES:** A total of enterprise expenses.

**OPERATING INCOME (LOSS):** Total enterprise expenses subtracted from enterprise income. Indicates whether the government collected enough funds to pay for services provided during the fiscal year.

**RATIO OF RETAINED EARNINGS TO EXPENSES:** The enterprise fund expenses divided by the fund balance.

**RETAINED EARNINGS FOR FY 2009:** The enterprise fund revenues minus expenses, plus adjustments, plus the previous year's fund balance. This number should always be positive.

**PER CAPITA RETAINED EARNINGS:** Retained earnings divided by the population.

## BID TABULATIONS

### VEHICLE SERVICE BUILDING

OPENING NOVEMBER 1, 2010 @ 10:00 A.M.

| NAME &<br>ADDRESS                                                                   | CONTACT      | BID BOND<br>5% | ACKNOWLEDGE<br>ADDENDUMS | BASE BID     |
|-------------------------------------------------------------------------------------|--------------|----------------|--------------------------|--------------|
| T.HAEFLI & SONS, INC.<br>121 E. LAKE AVE<br>SUIT J<br>PEORIA, IL 61614              | 309-682-9683 | YES            | 1 & 2                    | \$446,366.00 |
| VENOVICH<br>CONSTRUCTION CO.<br>207 S. SAMPSON<br>P.O. BOX 410<br>TREMONT, IL 61568 | 309-925-9096 | YES            | 1 & 2                    | \$499,400.00 |
| HEIN CONSTRUCTION<br>CO. INC.<br>9130 N. INDUSTRIAL<br>PEORIA, IL 61615             | 309-691-4774 | YES            | 1 & 2                    | \$488,000.00 |
| GHELARDINI, INC.<br>219 INDIAN CREEK<br>DRIVE<br>PEKIN, IL 61554                    | 309-647-7400 | YES            | 1 & 2                    | \$435,000.00 |
| LEANDER<br>CONSTRUCTION, INC.<br>P.O. BOX 345<br>CANTON, IL 61520                   | 309-647-7400 | YES            | A.                       | \$489,000.00 |
| PEORIA METRO<br>CONSTRUCTION, INC.<br>P.O. BOX 5187<br>PEORIA, IL 61601             | 309-671-1466 | YES            | 1 & 2                    | \$487,300.00 |

ESTIMATE \$450,000.00

CITY OF PEKIN, ILLINOIS

TAX INCREMENT FINANCING -  
CENTRAL BUSINESS DISTRICT FUND

FINANCIAL STATEMENTS

APRIL 30, 2010



CITY OF PEKIN, ILLINOIS

TAX INCREMENT FINANCING-CENTRAL BUSINESS DISTRICT FUND

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## INDEPENDENT AUDITOR'S REPORT

To the City Council  
City of Pekin, Illinois

We have audited the accompanying financial statements of the Tax Increment Financing-Central Business District Fund of the City of Pekin, Illinois as of and for the year ended April 30, 2010, as listed in the table of contents. These financial statements are the responsibility of the City of Pekin, Illinois management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As discussed in Note 1, the financial statements present only the Tax Increment Financing-Central Business District Fund and do not purport to, and do not present fairly the financial position of the City of Pekin, Illinois as of April 30, 2010 and the changes in its financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Tax Increment Financing-Central Business District Fund of the City of Pekin, Illinois as of April 30, 2010, and the changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

*Willock Warning & Co, PC*

WILLOCK WARNING & CO., P.C.  
October 29, 2010

CITY OF PEKIN, ILLINOIS

TAX INCREMENT FINANCING-CENTRAL BUSINESS DISTRICT FUND

BALANCE SHEET

APRIL 30, 2010

**ASSETS**

|                           |                     |
|---------------------------|---------------------|
| Cash and cash equivalents | \$ 1,262,831        |
| Investments               | 1,700,000           |
| Receivables               | <u>55,020</u>       |
| Total assets              | <u>\$ 3,017,851</u> |

**LIABILITIES AND FUND BALANCE**

|                                    |                     |
|------------------------------------|---------------------|
| Liabilities:                       |                     |
| Accounts payable                   | \$ 1,065            |
| Due to other funds                 | <u>192,724</u>      |
| Total liabilities                  | <u>193,789</u>      |
| Fund balance:                      |                     |
| Reserved for debt service          | 1,258,345           |
| Reserved for project development   | <u>1,565,717</u>    |
| Total fund balance                 | <u>2,824,062</u>    |
| Total liabilities and fund balance | <u>\$ 3,017,851</u> |

The notes to the financial statements are an integral part of this statement.

CITY OF PEKIN, ILLINOIS

TAX INCREMENT FINANCING-CENTRAL BUSINESS DISTRICT FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

YEAR ENDED APRIL 30, 2010

Revenues:

|                            |                  |
|----------------------------|------------------|
| Sales tax increments-state | \$ 223,505       |
| Sales tax increments-city  | 326,266          |
| Real estate tax increments | 534,617          |
| Investment earnings        | <u>10,453</u>    |
| Total revenues             | <u>1,094,841</u> |

Expenditures:

|                                      |                |
|--------------------------------------|----------------|
| Administration                       | 46,696         |
| Redevelopment                        | 97,664         |
| Debt service:                        |                |
| Interest                             | 61,643         |
| Principal                            | <u>359,213</u> |
| Total expenditures                   | <u>565,216</u> |
| Excess of revenues over expenditures | 529,625        |

|                                 |                  |
|---------------------------------|------------------|
| Fund balance, beginning of year | <u>2,294,437</u> |
|---------------------------------|------------------|

|                           |                            |
|---------------------------|----------------------------|
| Fund balance, end of year | <u><u>\$ 2,824,062</u></u> |
|---------------------------|----------------------------|

The notes to the financial statements are an integral part of this statement.

CITY OF PEKIN, ILLINOIS

TAX INCREMENT FINANCING-CENTRAL BUSINESS DISTRICT FUND

NOTES TO THE FINANCIAL STATEMENTS

APRIL 30, 2010

**NOTE 1 - SIGNIFICANT ACCOUNTING POLICIES**

a) Reporting Entity

The Tax Increment Financing-Central Business District Fund (the TIF-CBD Fund) is a separate fund of the City of Pekin, Illinois. It is included in the governmental activities in the Statement of Net Assets and Statement of Activities of the City of Pekin's financial statements. These financial statements present only the TIF-CBD Fund and are not intended to present fairly the financial position and results of operations of the City of Pekin in conformity with accounting principles generally accepted in the United States of America.

The City of Pekin established the TIF-CBD Fund by Ordinances dated November 11, 1986 pursuant to the Illinois Tax Allocation Redevelopment Act. The purpose of the fund is to account for resources and expenditures arising in connection with redevelopment of a certain designated project area pursuant to a plan for redevelopment. The Fund was due to expire in 2009. In 2005 the State of Illinois, through the legislative process, extended the real estate tax exemption to the year 2021. On June 28, 2004 the City of Pekin passed an ordinance extending the sales tax provisions through the year 2013. The additional time is needed to complete the redevelopment project and retire the debt obligations used to finance the project costs.

b) Basis of Accounting

The modified accrual basis of accounting, under which expenditures are recorded when the liability is incurred and revenues are recorded when received in cash unless susceptible to accrual or of a material amount and not received at the normal time of receipts, is followed.

**NOTE 2 - INVESTMENTS**

Investments are comprised of certificates of deposit at a local financial institution totaling \$1,700,000. The certificates mature July, 2010.

**NOTE 3 - RECEIVABLES/DUE FROM OTHER FUNDS**

At April 30, 2010 the TIF-CBD Fund was owed \$55,020 by the State of Illinois for state incremental sales taxes earned in the quarter ending March 31, 2010.

The TIF/CBD Fund owed \$192,724 to the City's General Fund as a result of principal and interest payments on the refunding Series 2004 General Obligation Bonds being paid from the General Fund rather than the TIF/CBD fund.

**NOTE 4 - LONG-TERM DEBT**

The following is a summary of changes in long-term debt for the year ended April 30, 2010:

|                           | Balance<br><u>4/30/09</u> | Bond<br><u>Additions</u> | Bond<br><u>Retirements</u> | Balance<br><u>4/30/10</u> |
|---------------------------|---------------------------|--------------------------|----------------------------|---------------------------|
| General Obligation Bonds: |                           |                          |                            |                           |
| Refunding Series 2004     | \$ 750,000                | \$ -                     | \$ (180,000)               | \$ 570,000                |
| Series 2004               | <u>867,558</u>            | <u>-</u>                 | <u>(179,213)</u>           | <u>688,345</u>            |
|                           | <u>\$ 1,617,558</u>       | <u>\$ -</u>              | <u>\$ (359,213)</u>        | <u>\$ 1,258,345</u>       |

CITY OF PEKIN, ILLINOIS

TAX INCREMENT FINANCING-CENTRAL BUSINESS DISTRICT FUND

NOTES TO THE FINANCIAL STATEMENTS

APRIL 30, 2010

NOTE 4 - continued

A brief description of the above long-term debt obligations is as follows:

General Obligation Refunding Bonds, Series 2004

These bonds were issued to refund the outstanding bonds of the Series 1993-A issue. The bonds are dated October 15, 2004 and are due in annual installments ranging from \$180,000 to \$195,000. Interest rates range from 2.3 percent to 3.65 percent.

\$ 570,000

General Obligation Bond, Series 2004

On October 19, 2004, the City issued a general obligation bond in the amount of \$2,950,000 for the purpose of financing equipment and vehicle purchases, infrastructure work, and riverfront park improvements within the TIF-CBD area. At April 30, 2010, the City had drawn down \$2,891,347 of the total bond issue. The amount of funds used for the TIF-CBD project at April 30, 2010 totaled \$1,405,327. The repayment of debt obligations by the TIF-CBD Fund is proportional to the amount of funds used for the TIF-CBD project. Annual principal payments for the entire outstanding bond balance is \$368,750. The interest rate is 3.894 percent.

688,345

Total \$ 1,258,345

Debt Service

The anticipated annual debt service requirements applicable to the TIF-CBD Fund for the principal and interest on the bonds outstanding at April 30, 2010 are as follows:

| <u>Year</u><br><u>Ended</u> | <u>Principal</u>    | <u>Interest</u>  | <u>Total</u>        |
|-----------------------------|---------------------|------------------|---------------------|
| 2011                        | \$ 364,212          | \$ 43,092        | \$ 407,304          |
| 2012                        | 369,213             | 30,009           | 399,222             |
| 2013                        | 374,213             | 16,475           | 390,688             |
| 2014                        | 150,707             | 2,934            | 153,641             |
|                             | <u>\$ 1,258,345</u> | <u>\$ 92,510</u> | <u>\$ 1,350,855</u> |



CITY OF PEKIN, ILLINOIS

TAX INCREMENT FINANCING-CENTRAL BUSINESS DISTRICT FUND

NOTES TO THE FINANCIAL STATEMENTS

APRIL 30, 2010

NOTE 4 - continued

Bond Defeasance

In August, 1992, the City provided for the defeasance of a portion of its General Obligation Corporate Purpose Bonds, Series 1990, by placing funds in an irrevocable trust with an escrow agent to provide for future debt service payments. The funds have been invested in U.S. Treasury obligations that, together with interest earned thereon, will provide amounts sufficient for future debt service payments of interest and principal on the issue which totaled in principal \$640,000 at the date of defeasance. As a result, these bonds are considered to be defeased and the liability for the bonds has been removed from the noncurrent liabilities on the City's Statement of Net Assets at April 30, 2010.

## CITY OF PEKIN, ILLINOIS

## TAX INCREMENT FINANCING-CENTRAL BUSINESS DISTRICT FUND

## CASH ANALYSIS

YEAR ENDED APRIL 30, 2010

|                                           |                |                     |
|-------------------------------------------|----------------|---------------------|
| Operating cash balance, beginning of year |                | \$ 158,971          |
| Deposits:                                 |                |                     |
| Sales tax increments-state and city       | \$ 542,725     |                     |
| Real estate tax increments                | 534,617        |                     |
| Receipt of funds due from General Fund    | 8,828          |                     |
| Transfer from investment account          | <u>389,462</u> | 1,475,632           |
| Expenditures:                             |                |                     |
| Administrative and redevelopment expenses | 143,640        |                     |
| Debt service payments                     | <u>228,132</u> |                     |
|                                           |                | <u>(371,772)</u>    |
| Operating cash balance, end of year       |                | <u>\$ 1,262,831</u> |
| Ending operating cash balance by source:  |                |                     |
| Sales tax increments, prior year          | \$ 101,177     |                     |
| Real estate tax increments, prior year    | 57,794         |                     |
| Sales tax increments, current year        | 542,725        |                     |
| Real estate tax increments, current year  | 534,617        |                     |
| Transfer from investment account          | 17,690         |                     |
| Transfer from general fund                | <u>8,828</u>   |                     |
| Total                                     |                | <u>\$ 1,262,831</u> |

The notes to the financial statements are an integral part of this statement.

## INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE

We have audited the financial statements of the City of Pekin, Illinois for the year ended April 30, 2010, and have issued our report thereon dated October 29, 2010.

We have also audited the City of Pekin's compliance with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) as it relates to the eligibility of expenditures for costs incurred incidental to the implementation of the City of Pekin/Central Business District Amended Area Tax Increment Redevelopment Plan and Project. The management of the City of Pekin, Illinois is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and Government Auditing Standards issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence about the City of Pekin, Illinois' compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the City of Pekin, Illinois complied, in all material respects, with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) as it relates to the eligibility of expenditures for costs incurred incidental to the implementation of the City of Pekin/Central Business District Amended Area Tax Increment Redevelopment Plan and Project.

*Willock Warning & Co., PC*

WILLOCK WARNING & CO., P.C.  
October 29, 2010



## REQUEST FOR COUNCIL ACTION

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

**CC:** Dennis Kief, City Manager & Sue McMillan, City Clerk

**From:** Leigh Ann Matthews, Economic Development Director

**AGENDA ITEM:** Downtown TIF Façade Grant Application for 359 Court Street for exterior structure improvements requested by 353 Court, LLC building owner.

**AGENDA DATE REQUESTED:** 11/08/10

**ACTION REQUESTED:** Approval by Mayor and Council to pay 353 Court, LLC the eligible amount under the terms of the façade guidelines of \$12,500.00 plus an additional \$1,094.50 requested due to the increased work to insure a stabilized structure. Under the TIF Facade Financial Requirements it states, "The City may, at it's own discretion, increase the amount of its participation in a particular project." 359 Court Street is being renovated for the Classical Dance Academy owned by Liz Curtain to occupy ground floor space. The repairs to the exterior of the building include masonry tuck pointing; replace glass panes in windows, new roof coat with 20 year warranty, installation of 6" gutter and signage for business tenants. TIF facade program reimburses 1/2 of the cost up to \$12,500 (whichever is less). 353 Court, LLC (Todd Thompson, Director of Operations) received 2 bids for each area of improvements for the building as required for the application. Pekin Main Street Design committee has reviewed the application and recommends to council the approval of this façade grant for the amount of \$13,594.50. The approved amount would be paid upon satisfactory completion of the work. Total improvement costs for the above work is \$27,189.00

**BACKGROUND:** Central Business District TIF Revitalization Façade Grant

**FINANCIAL IMPACT:** \$13,594.50 from the TIF Façade program. This program has a budget of \$150,000. Other façade programs approved this fiscal year total \$35,500. These dollars will be dispersed when projects have an approved completion.

**NEIGHBORHOOD CONCERNS:** N/A

**IMPACT IF APPROVED:** Allows a downtown building to be greatly improved in a prominent downtown block and serves as another example to the public of the City and Main Streets intent to rehabilitate our historic downtown and riverfront district. The improvements also allow the building to move forward with interior improvements and Classical Dance Academy to occupy space.

**IMPACT IF DENIED:** The property owner is requesting financial assistance from the City's TIF Façade Program and if denied they would have to consider holding off on any improvements and repairs which could eliminate the Classical Dance Academy to occupy space in the building.

**ALTERNATIVES:** N/A

**RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS:** Quality of Life

**REQUIRED SIGNATURES**

**Department Director**

Leigh Ann Matthews

11/3/10  
Date

**Finance Department**

Angela Evans

(Certification of Availability of Funds)

11-3-10  
Date

**Corporation Counsel**

(Certification of Review)

Date

**City Manager**

Don Kail

11/3/10  
Date

# City of Pekin, Illinois Downtown Facade Revitalization Program

## APPLICATION REQUEST

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

1. Name of Applicant: 353 Court, LLC  
*(If applicant is not owner, application must be accompanied by written consent of owner to participate in program)*
2. Street Address: 359 Court St. Pekin, IL PIN No. \_\_\_\_\_
3. Owner of Property (if different from applicant): 353
4. Owner's Address: 353 Court, LLC, PO Box 333 Pekin Phone #: 309-613-0254
5. Phone No. of Applicant/Contact Person (if different from Owner): \_\_\_\_\_
6. Is any portion of building leased? \_\_\_\_\_ If so, please provide name and address of lessee: will be leased to Classical Dance Academy (Liz Curtin)
7. Is the ground level floor space devoted to commercial purposes? yes
8. Briefly describe the type of business operation presently housed in building: Dance Studio
9. What is approximate age of building? 110
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? yes  
If yes, please explain: originally built by Local Merchant
12. Please provide a description of your proposed project stating what you intend to accomplish and how the planned work will enhance building appearance:  
Planned work will guarantee stabilization of building by repairing exterior building envelope + systems to insure a sustainable structure.

13. How soon after possible grant approval by the City would you begin your project? immediately
14. Once started, how long would it take to complete? 45-90 days
15. What is the total cost of planned eligible work? \$ 27,189
16. From what sources and in what amounts, other than the City, will the money for this project be drawn  
Please be specific:  
Cash held by 353 Court LLC
17. Will the planned building renovation result in the creation of any new jobs? see attached letter  
If yes, how many full-time and/or part-time positions will result? \_\_\_\_\_

Applicant(s) Signature: \_\_\_\_\_

Date: 10/28/10

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

**CITY USE ONLY**

The City of Pekin Main Street Design Committee:

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

Date: 10/28/10

Chair Signature: \_\_\_\_\_

Gregory Sennay

Amount recommended: \$ \_\_\_\_\_

Conditions, if any: \_\_\_\_\_

City Council:

\_\_\_\_\_ approves \_\_\_\_\_ does not approve facade revitalization grant award.

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

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

Amount recommended: \$ \_\_\_\_\_

Conditions, if any: \_\_\_\_\_



# City of Pekin, Illinois

## Downtown Facade Revitalization Program

### APPLICANT CERTIFICATION FORM

*As Applicant(s) for participation in the City of Pekin's Downtown facade Revitalization Program, I/we acknowledge with following statements.*

- ☒ 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.
- ☒ I/We have read and understand the Program Guidelines for Pekin Downtown facade Revitalization Program and agree to fully abide by said guidelines.
- ☒ 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.
- ☒ I/We understand that a three (3) 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 not-commercial use; cessation of business operations; or, failure to properly maintain improvements t the property financed in part by the City.
- ☒ I/We have read and understand the Design Standards for the Pekin Downtown facade Program and agree to, the fullest extent feasible, perform all work on our property in compliance with these standards.
- ☒ 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.
- ☒ 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.
- ☒ 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.
- ☒ I/We understand that the Owner of the property, if not the Applicant, must give written approval for project participation prior to approval.

- ☒ I/We understand that the subject property must have at least the ground level floor space devoted to commercial 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.

X Applicant(s) Signature:  \_\_\_\_\_

Date: 16-7-2010

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

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

## 359 Court St, Pekin, IL Exterior / Facade Low Bid Summary

| <i>Scope</i>                                              | <i>Low Bid</i>     |
|-----------------------------------------------------------|--------------------|
| <i>Replace Broken Glass and Repair entry Door Closers</i> | <i>\$2,625.00</i>  |
| <i>Roof Coating with 20 Year Warranty</i>                 | <i>\$10,700.00</i> |
| <i>Exterior Masonry Tuck Pointing</i>                     | <i>\$8,400.00</i>  |
| <i>Signage ( T-Shirt House)</i>                           | <i>\$5464.00</i>   |
| <i>Total Exterior Facade Low Bids</i>                     | <i>\$27189.00</i>  |



Commercial Carpentry and Architectural Installations

PO 313  
Pekin, IL 61555  
Phone 309-613-0254

Customer  
353Court LLC  
PO 333  
Pekin, IL 61555

## Quote

DATE October 12, 2010  
Project Name 359 Court  
Project Location Pekin IL  
Scope Exterior Improvements

| Description                                                                                                                                       | AMOUNT    |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Supply Labor, Equipment and Material to:<br>Replace Broken Glass and Repair Entry Doors                                                           | 2,625.00  |
| Coat Roof with Flex Star Commercial Roofing System 20-Yr Warranty<br>Upper and Lower roof<br>Install New 6" Gutter (existing Downspout to remain) | 10,700.00 |
| Provide Labor and Material to Tuck Point Masonry as needed at rear Wall<br>Based on 3 man crew Time and material Work, Not to exceed              | 8,400.00  |
| TOTAL \$                                                                                                                                          | 21,725    |

Thompson Brothers Inc. PO 313 Pekin, IL 61555 Ph. (309) 613-0254  
[thompsonbros@grics.net](mailto:thompsonbros@grics.net)

THANK YOU FOR THE OPPORTUNITY TO QUOTE YOUR PROJECT

SOONER HOMES, INC.

October 15, 2010

P. O. Box 475

Manito, IL 61546

Phone: (309)968-7692 Fax: (309)968-7695

---

QUOTE for Exterior Work

Project Name: 359 Court St, Pekin IL

Customer Name: 353 Court LLC, PO 333, Pekin IL, 61555

---

| DESCRIPTION                                           | AMOUNT          |
|-------------------------------------------------------|-----------------|
| Exterior Tuck Point Work per conversation with owner  | \$7,600.00      |
| Replace Roof with 20 year EPDM Roof                   |                 |
| includes all insulation board, flashing and term bars | \$26,000.00     |
| New 6" Gutter @ rear of Building                      | \$1250.00       |
| Replace Broken Glass at Storefront                    | \$2,450.00      |
| Replace Door Closers at Entry Doors                   | \$420.00        |
| <br>TOTAL QUOTE:                                      | <br>\$37,720.00 |

This Quote good for 30 Days



PHONE 353-7653 • FAX 353-4019 • E-MAIL thesignshop@omnilec.com

**"QUOTE FOR PERFORMING ARTS BUILDING SIGNS"**  
**10 -18 - 10**

**Front of building:**

1. Fabricate one 4' x 20' x 1/8" Alu-panel sign,  
CENTER OF PERFORMING ARTS  
Sign cost, labor & material \$1600.00  
Installation cost, labor & hardware \$240.00
2. Fabricate two new aluminum A-frame sign frames  
Frame cost each, labor & material \$932.00 = \$1864.00  
Fabricate four 3' x 10' x 1/8" Alu-panel signs  
Sign cost each, labor & materials \$360.00 = \$1440.00  
Two each, MUSIC DANCE  
Installation cost each, labor & material \$120.00 = \$240.00
3. Fabricate two new 3' x 10' x 1/8" Alu-panel signs  
Sign cost each, labor & materials \$360.00 = \$720.00  
JAZZERCISE
4. Remove existing 3' x 10' plywood antique signs &  
install two new 3' x 10' signs from above on existing frame  
Installation cost, labor & material \$120.00  
OPTION: Wire brush, clean & repaint existing steel frame black  
Cost, labor & materials \$142.00

**Back of building:**

1. Fabricate one 4' x 10' x 1/8" Alu-panel sign,  
CLASSICAL DANCE ACADEMY & JAZZERCISE  
Sign cost, labor & material \$480.00  
Installation cost, labor & material to remove old  
plywood sign & install new sign \$120.00

Scaled layout provided of building and signs

Total cost of job = \$ 6966.00

Half down to start job,. Balance due day job is completed.



PHONE 353-7653 • FAX 353-4019 • E-MAIL [thesignshop@omnilec.com](mailto:thesignshop@omnilec.com)

**"QUOTE FOR PERFORMING ARTS BUILDING SIGNS"**  
**10 -18 - 10**

Front of building:  
Letter one window Classical Dance Academy  
Layout Provided  
Cost \$420.00



MUSIC

JANNUARY

DANCE

CENTER OF PERFORMING ARTS

*Center of Performing Arts*

*Classical  
Dance  
Academy*

JAZZERCISE

# *Classical Dance Academy*

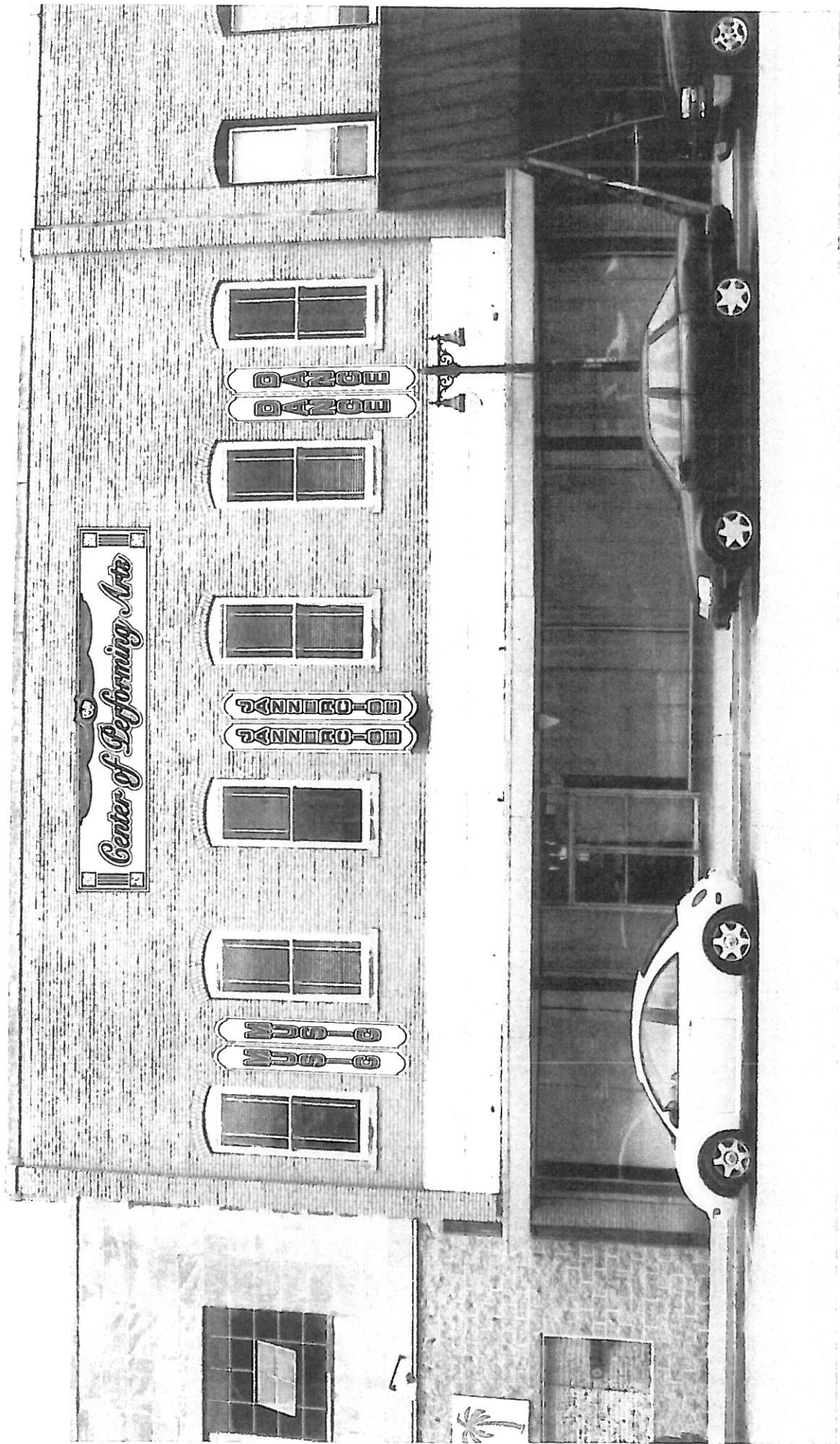


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fax (309) 346-2339  
tshirtshouse@yahoo.com

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- No order too small or too large

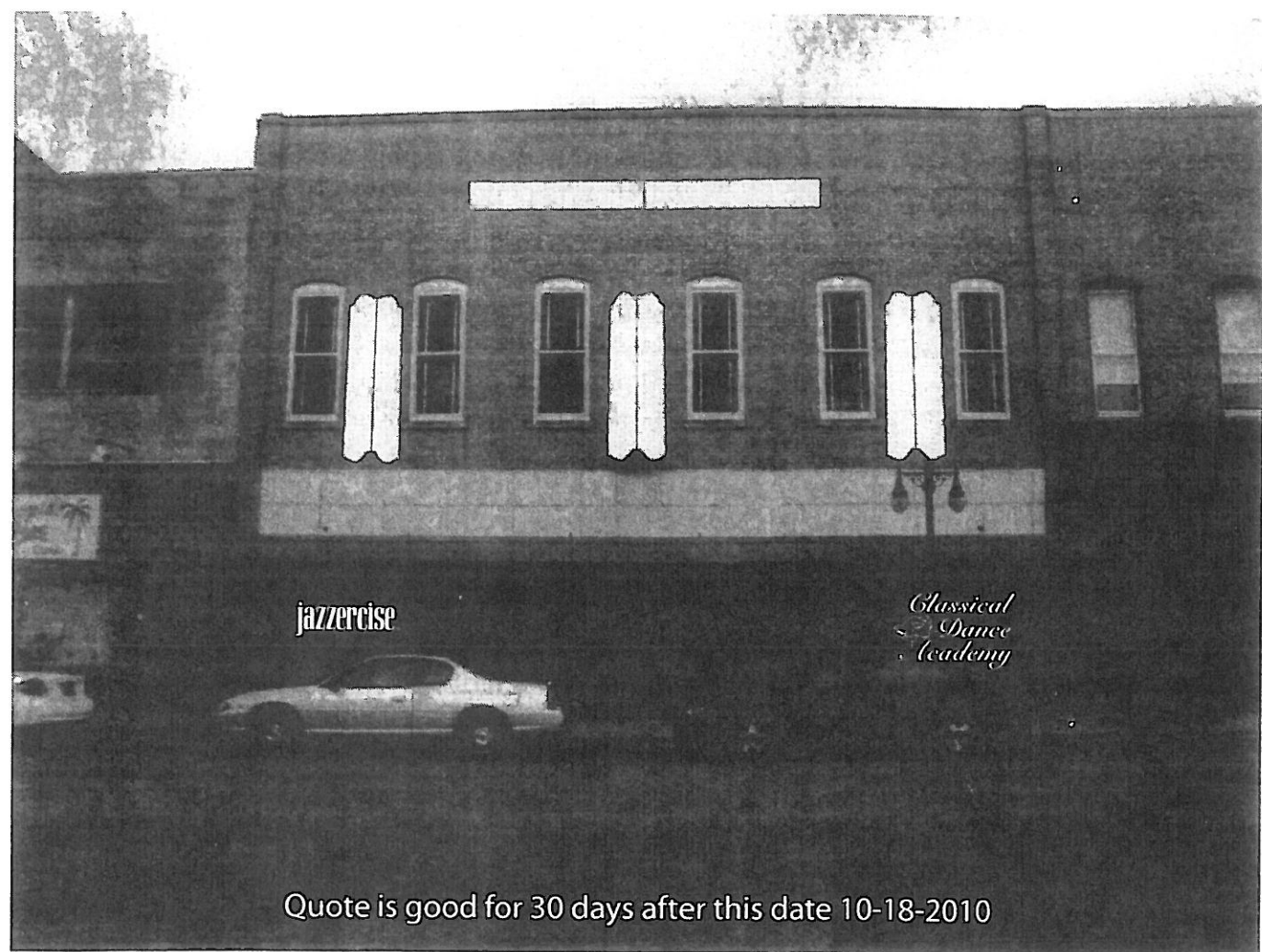
**Mark D. McMahon**

**\$5464 total**

For the vertical sign to just put 3' x 10' alupanel with lettering over old ply-wood....\$480.00.  
For the top of the <sup>4x20</sup>2x20' building sign and lettering....~~\$300.00~~ **600.00**  
For the sign in back 4' x 10' with lettering attached over old ply-wood....\$300.00  
Installation of the signs...\$575.00 subject to change.  
Address redone on the top of door...\$30.00  
This quote is for all white backgrounds on all signs and installation fee could be subject to change.

For the angle rod and to build vertical front sign then  
installation of angle rod and sign to the building ...\$1060.00 ea.

Lettering on 3/4 of the windows 8' x 11'....\$150.00 ea. (Classical Dance Academy) (jazzercise).



Quote is good for 30 days after this date 10-18-2010

Thanks alot... Mark D. McMahon

T shirt house bid for signage - \$5464

Similar work to what the Sign Shop has provided

PEKIN PERFORMING ARTS CENTER

PEKIN PERFORMING ARTS CENTER

*Pekin Performing Arts Center*

PEKIN PERFORMING ARTS CENTER



JOST / BECKER / JOST — ARCHITECTS

349 S. FOURTH STREET  
PEKIN, ILLINOIS 61554  
AREA CODE (309) 347-3859  
FAX (309) 347-6342

October 18, 2010

Mr. Todd Thompson  
353 Court Street  
Pekin, Illinois 61554

RE: Inspection of Building  
At 359 Court Street  
For Structural Defects

Dear Mr. Thompson:

On October 15, 2010, I visually inspected the captioned building to determine if there were any signs of structural defects. The following is the result of my inspection:

BUILDING DESCRIPTION

The building is a two story structure with a Basement and a Mezzanine between the First and Second Floor, which serves as a stair landing and small office space. The perimeter walls are of masonry construction, with the East and West walls being load bearing.

In the Basement there is a dividing North-South wall which supports the First Floor joists. On the First Floor there is a dividing North-South beam and column construction supporting the Second Floor joists. On the Second Floor there is a dividing North-South wall supporting the roof structure.

EXISTING CONDITIONS

I. Basement:

Perimeter Basement walls where exposed are constructed of a combination of stone, concrete block and brick. In the South-East corner on the West side of this floor, and at the South wall in the West side of this floor there is some minor deterioration of the masonry foundation construction due to water penetration. Also noted was water damage to drywall construction on the East side of the Basement in the North-East corner.



Mr. Todd Thompson  
October 18, 2010  
Page Two

II. First Floor:

On the East side of this floor there is water damage to the wall plaster along the North wall. On the West side of this floor there is water damage in the North-West corner.

III. Mezzanine:

On the North wall of this area there is water damage to the plastered walls and there is water damage to the acoustical ceiling panels.

IV. Second Floor:

This floor shows the most damage due to water penetration through walls and ceiling. Damage evident on the East side of this floor at the North end, and on the West side of this floor at the North end. Some plastered ceiling damage along the West wall on the West side of this floor.

A ceiling access panel is located in the South-East corner of this floor. I could not access the attic space to observe conditions in this space.

V. Exterior:

Inspection of the North exterior wall (alley), revealed deteriorated mortar joints in the building wall and stack. There were missing brick in the projecting Mezzanine structure. It appeared from stains on the wall that the gutter is leaking badly at the East end.

SUMMARY

At this time the structure appears to be structurally sound. To maintain this status, repairs need to be made to the exterior masonry walls and the roof membrane to keep water from penetrating the building. Once this work is completed, the repairs to interior surfaces can be made.

Please contact me if you have any questions.

Yours very truly,

JOST/BECKER/JOST-ARCHITECTS

By



Darrell D. Becker

DDB/cam

Oct 6, 2010  
City of Pekin  
111 South Capitol  
Pekin, IL 61554

Dear City of Pekin, Mayor Dunn, Ladies and Gentlemen of the Council,

It is our intention to re-purpose the building historically known as The Reuling Building (located at 359 Court St, Pekin, IL) The goal of our effort is to create space suitable for Classic Ballet and Jazz to be taught as an art form. To accomplish this, we have entered into an agreement with Liz Curtin and the Classical Ballet Studio to occupy the 359 Court Building.

Upon completion of this project, we estimate pedestrian traffic in the Central Business District (C.B.D.) will increase by approximately 220 people per week beginning immediately upon occupancy and will grow to over 500 people per week within two years.

Based on extensive research we know that this type of development will create significant and sustainable pedestrian traffic within our C.B.D. The residual effects of this project and others we are currently developing will have a significant, positive impact on existing downtown merchants. This project will also help to create a vibrant atmosphere desirable to potential new tenants and merchants within the C.B.D.

Unfortunately, the current market in Downtown Pekin does not support new construction and remodel / revitalization cost. (The proportion of vacancies to occupied properties and the average # of days on market for available properties within the TIF / CBD is supporting evidence) Therefore, for this project to move forward and to succeed, we are asking for TIF participation through the ***City of Pekin Downtown Revitalization Program***. We hope that you find our application complete and acceptable, as time is of the essence for the dance studio to relocate and begin a new future in Downtown Pekin.

Thank you all for considering our building at 359 Court for this program.

Sincerely,



Todd Thompson  
Director of Operations  
353 Court LLC

1

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT THE GRANTORS**, Charles W. Clifton, a divorced person not since remarried of Pekin, Illinois, and Michael A. Clifton, a/k/a Michael Clifton, a married person of Pekin, Illinois, for ten dollars and other good and valuable consideration, convey and warrant to 353 Court LLC, Series 359 Court, an Illinois limited liability company, the following described real estate, to wit:

THE WEST HALF OF LOT 9 AND THE EAST HALF OF LOT 10, ALL IN  
BLOCK 64 IN THE ORIGINAL TOWN, NOW CITY OF PEKIN,  
SITUATED IN TAZEWELL COUNTY, ILLINOIS

PIN: 04-04-34-434-015

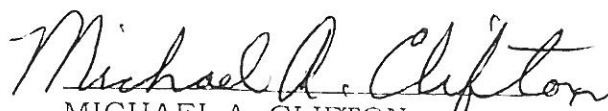
commonly known as 359 Court Street, Pekin, Illinois, hereby releasing and waiving all rights under and by virtue of the Illinois homestead exemption law, and by executing this instrument, Michael A. Clifton, a/k/a Michael Clifton, certifies that the subject property contains a commercial building and is not homestead as to his spouse.

This warranty deed is subject to all conditions, covenants, dedications, easements,

ordinances, reservations, restrictions, and set backs of record, easements or claims of easements not shown by the public records, general real estate taxes and special assessments including those not shown as existing liens against the premises, rights or claims of parties in possession not recorded in the public records, any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the premises that would be disclosed by an accurate and complete survey of the premises, rights of adjoining owners in and to the use of party walls located partly upon the premises and partly upon adjoining premises, any awnings or canopies attached to the building on the premises which may extend outside the of the lot line of the premises, rights of the public, the state of Illinois, and any county or municipal governments in and to that part of the premises, if any, taken or used for road or sidewalk purposes, and, by accepting this deed, the grantee accepts the premises AS IS AND WITH ALL FAULTS IN ALL REPSECTS.

DATED THIS 30 DAY OF September, A.D. 2010.

  
CHARLES W. CLIFTON

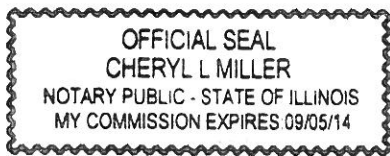
  
MICHAEL A. CLIFTON  
A/K/A MICHAEL CLIFTON

STATE OF ILLINOIS        )  
COUNTY OF TAZEWELL    ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES W.

CLIFTON AND MICHAEL A. CLIFTON, A/A/A MICHAEL CLIFTON ON THIS 30  
DAY OF September, A.D. 2010.

*Cheryl L Miller* (SEAL)  
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY:

GERALD L. HALL, ESQ.  
ATTORNEY AT LAW

524 COURT STREET  
PEKIN, ILLINOIS 61554

SEND FUTURE TAX BILLS TO:

353 COURT LLC,  
SERIES 359 COURT

359 COURT STREET  
PEKIN, ILLINOIS 61554



# PTAX-203

## Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.  
This form can be completed electronically at [tax.illinois.gov/retd](http://tax.illinois.gov/retd).

### Step 1: Identify the property and sale information.

1 359 Court Street  
Street address of property (or 911 address, if available)  
Pekin 61554  
City or village ZIP  
Pekin  
Township

2 Write the total number of parcels to be transferred. 1  
3 Write the parcel identifying numbers and lot sizes or acreage.

| Parcel identifying number | Lot size or acreage |
|---------------------------|---------------------|
| a <u>04-04-34-434-015</u> | <u>~ 50 x 95</u>    |
| b _____                   | _____               |
| c _____                   | _____               |
| d _____                   | _____               |

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: 09 12 01 0  
Month Year

5 Type of instrument (Mark with an "X"):  
☐ Quit claim deed ☐ Executor deed ☒ Warranty deed  
☐ Beneficial interest ☐ Other (specify): \_\_\_\_\_

6 ☒ Yes ☐ No Will the property be the buyer's principal residence?  
7 ☒ Yes ☐ No Was the property advertised for sale?  
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.  
Current Intended (Mark **only one item per column** with an "X")

|                                                                                        |  |
|----------------------------------------------------------------------------------------|--|
| a <input type="checkbox"/> Land/lot only                                               |  |
| b <input type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |  |
| c <input type="checkbox"/> Mobile home residence                                       |  |
| d <input type="checkbox"/> Apartment building (6 units or less) No. of units: _____    |  |
| e <input type="checkbox"/> Apartment building (over 6 units) No. of units: _____       |  |
| f <input type="checkbox"/> Office                                                      |  |
| g <input type="checkbox"/> Retail establishment                                        |  |
| h <input checked="" type="checkbox"/> Commercial building (specify): _____             |  |
| i <input type="checkbox"/> Industrial building                                         |  |
| j <input type="checkbox"/> Farm                                                        |  |
| k <input type="checkbox"/> Other (specify): _____                                      |  |

Do not write in this area.  
County Recorder's Office use.

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.

Date of significant change: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Mark with an "X") Month Year  
☐ Demolition/damage ☐ Additions ☐ Major remodeling  
☐ New construction ☐ Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale. (Mark with an "X")

a ☐ Fulfillment of installment contract — year contract initiated: \_\_\_\_\_  
b ☐ Sale between related individuals or corporate affiliates  
c ☐ Transfer of less than 100 percent interest  
d ☐ Court-ordered sale  
e ☐ Sale in lieu of foreclosure  
f ☐ Condemnation  
g ☐ Auction sale  
h ☐ Seller/buyer is a relocation company  
i ☐ Seller/buyer is a financial institution or government agency  
j ☐ Buyer is a real estate investment trust  
k ☐ Buyer is a pension fund  
l ☐ Buyer is an adjacent property owner  
m ☐ Buyer is exercising an option to purchase  
n ☐ Trade of property (simultaneous)  
o ☐ Sale-leaseback  
p ☒ Other (specify): ordinary sale  
q ☐ Homestead exemptions on most recent tax bill:  
1 General/Alternative \$ \_\_\_\_\_  
2 Senior Citizens \$ \_\_\_\_\_  
3 Senior Citizens Assessment Freeze \$ \_\_\_\_\_

### Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

1 Full actual consideration  
2a Amount of personal property included in the purchase  
2b Was the value of a mobile home included on Line 12a?  
3 Subtract Line 12a from Line 11. This is the net consideration for real property.  
4 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11  
5 Outstanding mortgage amount to which the transferred real property remains subject  
6 Is this transfer exempt, use an "X" to identify the provision.  
7 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.  
8 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).  
9 Illinois tax stamps — multiply Line 18 by 0.50.  
10 County tax stamps — multiply Line 18 by 0.25.  
11 Add Lines 19 and 20. This is the total amount of transfer tax due.

|     |    |                                                                                   |
|-----|----|-----------------------------------------------------------------------------------|
| 11  | \$ | <u>92400.00</u>                                                                   |
| 12a | \$ | <u>0.00</u>                                                                       |
| 12b |    | <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/> |
| 13  | \$ | <u>92400.00</u>                                                                   |
| 14  | \$ | <u>0.00</u>                                                                       |
| 15  | \$ | <u>0.00</u>                                                                       |
| 16  |    | <u>b</u> <u>k</u> <u>m</u>                                                        |
| 17  | \$ | <u>92,400.00</u>                                                                  |
| 18  |    | <u>185</u>                                                                        |
| 19  | \$ | <u>92.50</u>                                                                      |
| 20  | \$ | <u>46.25</u>                                                                      |
| 21  | \$ | <u>138.75</u>                                                                     |

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

THE WEST HALF OF LOT 9 AND THE EAST HALF OF LOT 10, ALL IN  
BLOCK 64 IN THE ORIGINAL TOWN, NOW CITY OF PEKIN,  
SITUATED IN TAZEWELL COUNTY, ILLINOIS

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

Charles W. Clifton and Michael A. Clifton

Seller's or trustee's name

1004 Park Avenue

Street address (after sale)

Charles W. Clifton

Seller's or agent's signature

Seller's trust number (if applicable - not an SSN or FEIN)

Pekin

IL 61554

City

State

ZIP

(309) 347-8788

Seller's daytime phone

Buyer Information (Please print.)

353 Court LLC Series 359 Court

Buyer's or trustee's name

359 Court Street PO Box 313

Street address (after sale)

[Signature]

Buyer's or agent's signature

Buyer's trust number (if applicable - not an SSN or FEIN)

Pekin

IL 61554

City

State

ZIP

(309) 613-0254

Buyer's daytime phone

Mail tax bill to:

353 Court LLC Series 359 Court

Name or company

Street address

Pekin

IL 61554

City

State

ZIP

Preparer Information (Please print.)

Gerald L. Hall, Attorney At Law

Preparer's and company's name

524 Court

Street address

[Signature]

Preparer's signature

ghall@grice.net

Preparer's e-mail address (if available)

Preparer's file number (if applicable)

Pekin

IL 61554

City

State

ZIP

(309) 347-1113

Preparer's daytime phone

Identify any required documents submitted with this form. (Mark with an "X")  
☐ Extended legal description ☐ Form PTAX-203-A  
☐ Itemized list of personal property ☐ Form PTAX-203-B

To be completed by the Chief County Assessment Officer

|   |                                                                                           |          |       |            |        |        |
|---|-------------------------------------------------------------------------------------------|----------|-------|------------|--------|--------|
| 1 | County                                                                                    | Township | Class | Cook-Minor | Code 1 | Code 2 |
| 2 | Board of Review's final assessed value for the assessment year prior to the year of sale. |          |       |            |        |        |
|   | Land                                                                                      |          |       |            |        |        |
|   | Buildings                                                                                 |          |       |            |        |        |
|   | Total                                                                                     |          |       |            |        |        |

- 3 Year prior to sale \_\_\_\_\_  
4 Does the sale involve a mobile home assessed as real estate? Yes No  
5 Comments

Illinois Department of Revenue Use

Tab number





## REQUEST FOR COUNCIL ACTION

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

**CC:** Dennis Kief, City Manager & Sue McMillan, City Clerk

**From:** Leigh Ann Matthews, Economic Development Director

**AGENDA ITEM:** Downtown TIF Commercial Retail & Upper Housing Loan Program for 359 Court Street for interior improvements requested by 353 Court, LLC building owner.

**AGENDA DATE REQUESTED:** 11/08/10

**ACTION REQUESTED:** Approval by Mayor and Council to pay 353 Court, LLC and Liz Curtain, owner of Classical Dance Academy the eligible amount under the terms of the commercial retail & upper housing loan program not to exceed maximum amount per building of \$25,000. The guidelines allow a building owner and a building tenant with owner approval to apply. The eligible amount requested by 353 Court, LLC that meets the guidelines is \$17,790.00. The eligible amount requested by Liz Curtain, Classical Dance Academy tenant is \$6,725.75. The building at 359 Court Street is being renovated for the Classical Dance Academy owned by Liz Curtain to occupy ground floor space along with Jazzercise studio space. This program reimburses 1/2 of the cost up to \$25,000 (whichever is less) through a 5 year forgivable loan structure. The eligible interior improvements by 353 Court, LLC to the building include framing, insulation, drywall, electrical, ceiling preparation, plaster repair, door frames and hardware. The eligible amount also includes the required structural engineer survey for total cost of \$520.00. The eligible interior improvements by Liz Curtain include painting and construction of a permanent sprung floor for dance students. The Classical Dance Academy will employ 1-2 full time and 1-2 part time positions and also sales of dance accessories, attire and shoes. Both 353 Court, LLC (Todd Thompson, Director of Operations) and Liz Curtain received 2 bids for each area of improvements for the building as required for the application. Pekin Main Street Design committee has reviewed the application and recommends to council the approval of this commercial retail & upper housing loan program for the total amount of \$24,515.75. The approved amount would be paid upon satisfactory completion of the work and recorded Mortgage on 359 Court Street as the security instrument for the City of Pekin on the loan amount until the 5 year forgivable loan terms are met.

**BACKGROUND:** Central Business District TIF Revitalization Commercial Retail & Upper Housing Loan Program

**FINANCIAL IMPACT:** \$24,515.75 from the TIF Revitalization Commercial Retail & Upper Housing Loan program. This program has a budget of \$150,000. Other commercial programs approved this fiscal year total \$61,000.00, of this amount \$24,223 has been dispersed. The other approved project dollars will be dispersed when projects have an approved completion.

**NEIGHBORHOOD CONCERNS:** N/A

**IMPACT IF APPROVED:** Allows a downtown building to be greatly improved in a prominent downtown block and serves as another example to the public of the City and Main Streets intent to rehabilitate our historic downtown and riverfront district. The improvements also allow the building to complete interior improvements and Classical Dance Academy to occupy space.

**IMPACT IF DENIED:** The property owner is requesting financial assistance from the City's TIF Revitalization Commercial Retail & Upper Housing Loan Program and if denied they would have to hold off on any improvements and repairs which could eliminate the Classical Dance Academy to occupy space in the building.

**ALTERNATIVES:** N/A

**RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS:** Quality of Life

**REQUIRED SIGNATURES**

**Department Director**

Leigh Ann Matthews 11/3/10  
Date

**Finance Department**

Angie Evans 11-3-10  
(Certification of Availability of Funds) Date

**Corporation Counsel**

(Certification of Review) Date

**City Manager**

Don Kuf 11/18/10  
Date

# 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: 353 Court, LLC  
(If applicant is not owner, application must be accompanied by written consent of owner to participate in program)
2. Street Address: 359 Court St. Pekin, IL PIN No. \_\_\_\_\_
3. Owner of Property (if different from applicant): \_\_\_\_\_
4. Owner's Address: 353 Court LLC POBox 333 Pekin Phone #: 309-613-0254
5. Phone No. of Applicant/Contact Person (if different from Owner): \_\_\_\_\_
6. Is any portion of building leased? \_\_\_\_\_ If so, please provide name and address of lessee: will be leased to Classical Dance Academy (Liz Curtin)
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:  
Building will be used to teach ballet and other forms of dance
9. What is approximate age of building? 110
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? yes  
If yes, please explain: Building was built by the Reuling family
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:  
We will be repurposing the first floor of the building to a suitable condition for jazz & ballet to be taught as an art form & for recreation & fitness. This project will drive approximately 200 new people to the CBD each week.

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? 45-60 days
16. What is the total cost of planned eligible work? \$ 35,060.00
17. From what sources and in what amounts, other than the City, will the money for this project be drawn?  
Please be specific:  
Cash holdings of 353 Court LLC, currently held at  
Illinois National Bank in Peoria, IL.
18. Will the planned building renovation result in the creation of any new jobs? see attached letter  
If yes, how many full-time and/or part-time positions will result? \_\_\_\_\_

Applicant(s) Signature: [Signature]

Date: 10/28/10

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 Facade Revitalization Program

### APPLICANT CERTIFICATION FORM

*As Applicant(s) for participation in the City of Pekin's Downtown facade Revitalization Program, I/we acknowledge with following statements.*

- ☒ 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.
- ☒ I/We have read and understand the Program Guidelines for Pekin Downtown facade Revitalization Program and agree to fully abide by said guidelines.
- ☒ 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.
- ☒ I/We understand that a three (3) 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 not-commercial use; cessation of business operations; or, failure to properly maintain improvements t the property financed in part by the City.
- ☒ I/We have read and understand the Design Standards for the Pekin Downtown facade Program and agree to, the fullest extent feasible, perform all work on our property in compliance with these standards.
- ☒ 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.
- ☒ 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.
- ☒ 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.
- ☒ I/We understand that the Owner of the property, if not the Applicant, must give written approval for project participation prior to approval.

- ☒ I/We understand that the subject property must have at least the ground level floor space devoted to commercial 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.

X Applicant(s) Signature: 

Date: 16-7-2010

\_\_\_\_\_

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

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

Oct 6, 2010  
City of Pekin  
111 South Capitol  
Pekin, IL 61554

Dear City of Pekin, Mayor Dunn, Ladies and Gentlemen of the Council,

It is our intention to re-purpose the building historically known as The Reuling Building (located at 359 Court St, Pekin, IL) The goal of our effort is to create space suitable for Classic Ballet and Jazz to be taught as an art form. To accomplish this, we have entered into an agreement with Liz Curtin and the Classical Ballet Studio to occupy the 359 Court Building.

Upon completion of this project, we estimate pedestrian traffic in the Central Business District (C.B.D.) will increase by approximately 220 people per week beginning immediately upon occupancy and will grow to over 500 people per week within two years.

Based on extensive research we know that this type of development will create significant and sustainable pedestrian traffic within our C.B.D. The residual effects of this project and others we are currently developing will have a significant, positive impact on existing downtown merchants. This project will also help to create a vibrant atmosphere desirable to potential new tenants and merchants within the C.B.D.

Unfortunately, the current market in Downtown Pekin does not support new construction and remodel / revitalization cost. (The proportion of vacancies to occupied properties and the average # of days on market for available properties within the TIF / CBD is supporting evidence) Therefore, for this project to move forward and to succeed, we are asking for TIF participation through the ***City of Pekin Downtown Revitalization Program***. We hope that you find our application complete and acceptable, as time is of the essence for the dance studio to relocate and begin a new future in Downtown Pekin.

Thank you all for considering our building at 359 Court for this program.

Sincerely,



Todd Thompson  
Director of Operations  
353 Court LLC

1



## 359 Court St, Pekin, IL Interior Remodel Low Bid Summary

| <i>Scope</i>                                          | <i>Low Bid</i>            |
|-------------------------------------------------------|---------------------------|
| <i>Ceiling Prep</i>                                   | <i>\$4,620.00</i>         |
| <i>Framing, Insulation, Drywall</i>                   | <i>\$13,200.00</i>        |
| <i>Electrical</i>                                     | <i>\$7,300.00</i>         |
| <i>Plaster Repair</i>                                 | <i>\$4,320.00</i>         |
| <i>Doors Frames and Hardware</i>                      | <i>\$3,900.00</i>         |
| <i>Pre-construction Cost (Architectural Drawings)</i> | <i>\$1,720.00</i>         |
| <i>Total Low Bids for Interior Work</i>               | <i><u>\$35,060.00</u></i> |
| <i>Engineering Survey (Jost Becker Jost)</i>          | <i>\$520.00</i>           |

*Total Cost Share*    $\$35,060.00 \div 2 = \$17,270.00 + \$520.00 = \$17,790.00$



Commercial Carpentry and Architectural Installations

PO 313  
Pekin, IL 61555  
Phone 309-613-0254

Customer  
353Court LLC  
PO 333  
Pekin, IL 61555

## Quote

DATE October 12, 2010  
Project Name 359 Court  
Project Location Pekin IL

Scope

Interior Remodel

| Description                                                                                 | AMOUNT              |
|---------------------------------------------------------------------------------------------|---------------------|
| <b>Supply Labor and Equipment and Material to:</b>                                          |                     |
| Architectural Drawings and Specs                                                            | 1,120.00            |
| Structural Inspection                                                                       | 600.00              |
| Ceiling prep                                                                                | 4,620.00            |
| Plaster repair at all public areas as needed for paint                                      | 5,350.00            |
| Electrical work per plans and specs including;                                              |                     |
| removal and replacement as needed to bring up to current codes                              |                     |
| new lamps throughout in all fixtures                                                        |                     |
| new emergency lighting per plans and building codes                                         |                     |
| new exit lighting per plans and current building code                                       | 7,526.00            |
| <b>Framing, Insulation and Drywall including:</b>                                           |                     |
| new framing per plans and specs, including demising wall to 12'-10" and new walls to 14'-2" |                     |
| new sound batt insulation at all new construction                                           |                     |
| new 5/8" drywall, tape, finish per plans and specs                                          | 14,435.00           |
| <b>New doors, frames and hardware per plans, specs and door schedule</b>                    |                     |
| Material and installation                                                                   | 4,705.00            |
| <b>TOTAL</b>                                                                                | <b>\$ 38,356.00</b> |

Thompson Brothers Inc. PO 313 Pekin, IL 61555 Ph. (309) 613-0254  
[thompsonbros@grics.net](mailto:thompsonbros@grics.net)

THANK YOU FOR THE OPPORTUNITY TO QUOTE YOUR PROJECT

SOONER HOMES, INC.

October 6, 2010

P. O. Box 475

Manito, IL 61546

Phone: (309)968-7692 Fax: (309)968-7695

---

**QUOTE for Interior Work**

**Project Name:** 359 Court St, Pekin IL

**Customer Name:** 353 Court LLC, PO 333, Pekin IL, 61555

---

| DESCRIPTION                                                | AMOUNT          |
|------------------------------------------------------------|-----------------|
| <b>Ceiling Prep:</b> includes removal of debris            | \$4,900.00      |
| <b>Framing/ Drywall:</b>                                   |                 |
| All new framing,insulation and drywall per plans and specs |                 |
| New 2 x 4's as stated on plans.                            | \$13,200.00     |
| <b>All Electrical work per plans and specs:</b>            |                 |
| Remove and replace as needed to bring up to codes.         |                 |
| New Lamps as required                                      |                 |
| New emergency lighting per plans and building codes.       |                 |
| New exit lighting per plans and current building codes.    | \$7,300.00      |
| <b>Plaster Repair walls and ceiling on 1st floor:</b>      | \$4,320.00      |
| <b>Supply and install new doors, frames, and hardware</b>  | \$3,900.00      |
| <br>TOTAL QUOTE:                                           | <br>\$33,620.00 |

359 Court 1st Floor Remodel Construction Notes

| Door # | size        | hand | frame material | door material      | Hardware |
|--------|-------------|------|----------------|--------------------|----------|
| 1      | 3'-0"x7'-0" | LH   | wood           | Solid Birch veneer | group#1  |
| 2      | 3'-0"x7'-0" | RH   | wood           | Solid Birch veneer | group#1  |
| 3      | 3'-0"x7'-0" | LH   | wood           | Solid Birch veneer | group#2  |
| 4      | 3'-0"x7'-0" | RH   | wood           | Solid Birch veneer | group#1  |
| 9      | 3'-0"x7'-0" | RH   | wood           | Solid Birch veneer | group#1  |

Hardware Schedule

| Group # | Lockset           | Closer          | Additional Acc.                     |
|---------|-------------------|-----------------|-------------------------------------|
| 1       | Schlage Passage   | LCN regular arm | 10" Kick plate, kick down hold open |
| 2       | Schlage Storeroom | LCN regular arm | 10" Kick plate                      |

JOST / BECKER / JOST — ARCHITECTS

349 S. FOURTH STREET

PEKIN, ILLINOIS 61554

AREA CODE (309) 347-3859

FAX (309) 347-6342

October 18, 2010

Mr. Todd Thompson  
353 Court Street  
Pekin, Illinois 61554

RE: Inspection of Building  
At 359 Court Street  
For Structural Defects

Dear Mr. Thompson:

On October 15, 2010, I visually inspected the captioned building to determine if there were any signs of structural defects. The following is the result of my inspection:

BUILDING DESCRIPTION

The building is a two story structure with a Basement and a Mezzanine between the First and Second Floor, which serves as a stair landing and small office space. The perimeter walls are of masonry construction, with the East and West walls being load bearing.

In the Basement there is a dividing North-South wall which supports the First Floor joists. On the First Floor there is a dividing North-South beam and column construction supporting the Second Floor joists. On the Second Floor there is a dividing North-South wall supporting the roof structure.

EXISTING CONDITIONS

I. Basement:

Perimeter Basement walls where exposed are constructed of a combination of stone, concrete block and brick. In the South-East corner on the West side of this floor, and at the South wall in the West side of this floor there is some minor deterioration of the masonry foundation construction due to water penetration. Also noted was water damage to drywall construction on the East side of the Basement in the North-East corner.

Mr. Todd Thompson  
October 18, 2010  
Page Two

II. First Floor:

On the East side of this floor there is water damage to the wall plaster along the North wall. On the West side of this floor there is water damage in the North-West corner.

III. Mezzanine:

On the North wall of this area there is water damage to the plastered walls and there is water damage to the acoustical ceiling panels.

IV. Second Floor:

This floor shows the most damage due to water penetration through walls and ceiling. Damage evident on the East side of this floor at the North end, and on the West side of this floor at the North end. Some plastered ceiling damage along the West wall on the West side of this floor.

A ceiling access panel is located in the South-East corner of this floor. I could not access the attic space to observe conditions in this space.

V. Exterior:

Inspection of the North exterior wall (alley), revealed deteriorated mortar joints in the building wall and stack. There were missing brick in the projecting Mezzanine structure. It appeared from stains on the wall that the gutter is leaking badly at the East end.

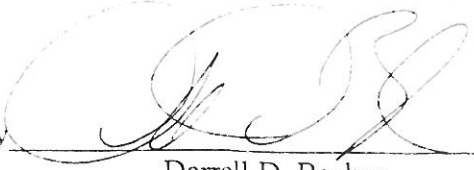
SUMMARY

At this time the structure appears to be structurally sound. To maintain this status, repairs need to be made to the exterior masonry walls and the roof membrane to keep water from penetrating the building. Once this work is completed, the repairs to interior surfaces can be made.

Please contact me if you have any questions.

Yours very truly,

JOST/BECKER/JOST-ARCHITECTS

By   
Darrell D. Becker

DDB/cam

**JOST / BECKER / JOST — ARCHITECTS**

349 S. FOURTH STREET  
PEKIN, ILLINOIS 61554  
AREA CODE (309) 347-3859  
FAX (309) 347-6342

October 25, 2010

Mr. Todd Thompson  
353 Court Street  
Pekin, Illinois 61554

TO

JOST/BECKER/JOST-ARCHITECTS

---

Architectural Services in connection with Inspection of Building at 359 Court Street, Pekin,  
Illinois for Structural Defects.  
REQUEST FOR PAYMENT NO. 1 - FINAL.

ARCHITECTURAL PAYROLL

Weeks Ending October 16, 2010 to October 23, 2010

|           |           |   |                 |                 |
|-----------|-----------|---|-----------------|-----------------|
| D. Becker | 4.5 hours | @ | \$110.00/hour = | \$495.00        |
| C. Monge  | 0.5 hour  | @ | \$50.00/hour =  | <u>\$ 25.00</u> |

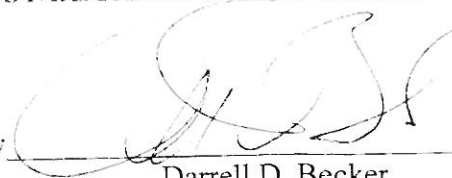
**TOTAL PAYROLL TO DATE AND  
AMOUNT OF THIS REQUEST.....\$520.00**

---

Respectfully Submitted,

JOST/BECKER/JOST-ARCHITECTS

By



Darrell D. Becker

DDB/cam



**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT THE GRANTORS**, Charles W. Clifton, a divorced person not since remarried of Pekin, Illinois, and Michael A. Clifton, a/k/a Michael Clifton, a married person of Pekin, Illinois, for ten dollars and other good and valuable consideration, convey and warrant to 353 Court LLC, Series 359 Court, an Illinois limited liability company, the following described real estate, to wit:

THE WEST HALF OF LOT 9 AND THE EAST HALF OF LOT 10, ALL IN  
BLOCK 64 IN THE ORIGINAL TOWN, NOW CITY OF PEKIN,  
SITUATED IN TAZEWELL COUNTY, ILLINOIS

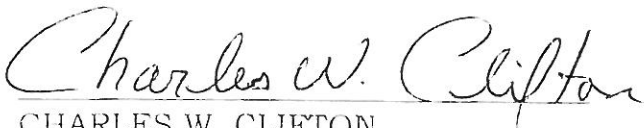
PIN: 04-04-34-434-015

commonly known as 359 Court Street, Pekin, Illinois, hereby releasing and waiving all rights under and by virtue of the Illinois homestead exemption law, and by executing this instrument, Michael A. Clifton, a/k/a Michael Clifton, certifies that the subject property contains a commercial building and is not homestead as to his spouse.

This warranty deed is subject to all conditions, covenants, dedications, easements,

ordinances, reservations, restrictions, and set backs of record, easements or claims of easements not shown by the public records, general real estate taxes and special assessments including those not shown as existing liens against the premises, rights or claims of parties in possession not recorded in the public records, any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the premises that would be disclosed by an accurate and complete survey of the premises, rights of adjoining owners in and to the use of party walls located partly upon the premises and partly upon adjoining premises, any awnings or canopies attached to the building on the premises which may extend outside the of the lot line of the premises, rights of the public, the state of Illinois, and any county or municipal governments in and to that part of the premises, if any, taken or used for road or sidewalk purposes, and, by accepting this deed, the grantee accepts the premises AS IS AND WITH ALL FAULTS IN ALL REPSECTS.

DATED THIS 30 DAY OF September, A.D. 2010.

  
CHARLES W. CLIFTON

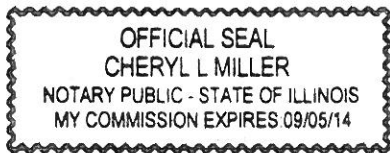
  
MICHAEL A. CLIFTON  
A/K/A MICHAEL CLIFTON

STATE OF ILLINOIS        )  
COUNTY OF TAZEWELL    ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES W.

CLIFTON AND MICHAEL A. CLIFTON, A/A/A MICHAEL CLIFTON ON THIS 30  
DAY OF September, A.D. 2010.

*Cheryl L Miller* (SEAL)  
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY:

GERALD L. HALL, ESQ.  
ATTORNEY AT LAW

524 COURT STREET  
PEKIN, ILLINOIS 61554

SEND FUTURE TAX BILLS TO:

353 COURT LLC,  
SERIES 359 COURT

359 COURT STREET  
PEKIN, ILLINOIS 61554



# PTAX-203

## Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.  
This form can be completed electronically at [tax.illinois.gov/retd](http://tax.illinois.gov/retd).

### Step 1: Identify the property and sale information.

1 359 Court Street  
Street address of property (or 911 address, if available)  
Pekin 61554  
City or village ZIP  
Pekin  
Township

2 Write the total number of parcels to be transferred. 1  
3 Write the parcel identifying numbers and lot sizes or acreage.

| Parcel identifying number | Lot size or acreage |
|---------------------------|---------------------|
| a <u>04-04-34-434-015</u> | <u>~ 50 x 95</u>    |
| b                         |                     |
| c                         |                     |
| d                         |                     |

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: 09 / 12 / 01  
Month Year

5 Type of instrument (Mark with an "X"):  
☐ Quit claim deed ☐ Executor deed ☒ Warranty deed  
☐ Beneficial interest ☐ Other (specify):

6 ☐ Yes ☒ No Will the property be the buyer's principal residence?

7 ☒ Yes ☐ No Was the property advertised for sale?  
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.  
Current Intended (Mark **only one item per column** with an "X")

|   |                                                                                      |
|---|--------------------------------------------------------------------------------------|
| a | <input type="checkbox"/> Land/lot only                                               |
| b | <input type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c | <input type="checkbox"/> Mobile home residence                                       |
| d | <input type="checkbox"/> Apartment building (6 units or less) No. of units: _____    |
| e | <input type="checkbox"/> Apartment building (over 6 units) No. of units: _____       |
| f | <input type="checkbox"/> Office                                                      |
| g | <input type="checkbox"/> Retail establishment                                        |
| h | <input checked="" type="checkbox"/> Commercial building (specify): _____             |
| i | <input type="checkbox"/> Industrial building                                         |
| j | <input type="checkbox"/> Farm                                                        |
| k | <input type="checkbox"/> Other (specify): _____                                      |

### Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

- Full actual consideration
- Amount of personal property included in the purchase
- Was the value of a mobile home included on Line 12a?
- Subtract Line 12a from Line 11. This is the net consideration for real property.
- Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11
- Outstanding mortgage amount to which the transferred real property remains subject
- If this transfer is exempt, use an "X" to identify the provision.
- Subtract Lines 14 and 15 from Line 13. **This is the net consideration subject to transfer tax.**
- Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).
- Illinois tax stamps — multiply Line 18 by 0.50.
- County tax stamps — multiply Line 18 by 0.25.
- Add Lines 19 and 20. **This is the total amount of transfer tax due.**

|     |    |                                                                                  |
|-----|----|----------------------------------------------------------------------------------|
| 11  | \$ | <u>92,400.00</u>                                                                 |
| 12a | \$ | <u>0.00</u>                                                                      |
| 12b |    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No              |
| 13  | \$ | <u>92,400.00</u>                                                                 |
| 14  | \$ | <u>0.00</u>                                                                      |
| 15  | \$ | <u>0.00</u>                                                                      |
| 16  |    | <input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m |
| 17  | \$ | <u>92,400.00</u>                                                                 |
| 18  |    | <u>185</u>                                                                       |
| 19  | \$ | <u>92.50</u>                                                                     |
| 20  | \$ | <u>46.25</u>                                                                     |
| 21  | \$ | <u>138.75</u>                                                                    |

Do not write in this area.  
County Recorder's Office use.

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.

Date of significant change: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Mark with an "X") Month Year

☐ Demolition/damage ☐ Additions ☐ Major remodeling  
☐ New construction ☐ Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale. (Mark with an "X")

- ☐ Fulfillment of installment contract — year contract initiated: \_\_\_\_\_
- ☐ Sale between related individuals or corporate affiliates
- ☐ Transfer of less than 100 percent interest
- ☐ Court-ordered sale
- ☐ Sale in lieu of foreclosure
- ☐ Condemnation
- ☐ Auction sale
- ☐ Seller/buyer is a relocation company
- ☐ Seller/buyer is a financial institution or government agency
- ☐ Buyer is a real estate investment trust
- ☐ Buyer is a pension fund
- ☐ Buyer is an adjacent property owner
- ☐ Buyer is exercising an option to purchase
- ☐ Trade of property (simultaneous)
- ☐ Sale-leaseback
- ☒ Other (specify): ordinary sale
- ☐ Homestead exemptions on most recent tax bill:
  - General/Alternative \$ \_\_\_\_\_
  - Senior Citizens \$ \_\_\_\_\_
  - Senior Citizens Assessment Freeze \$ \_\_\_\_\_

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

THE WEST HALF OF LOT 9 AND THE EAST HALF OF LOT 10, ALL IN  
BLOCK 64 IN THE ORIGINAL TOWN, NOW CITY OF PEKIN,  
SITUATED IN TAZEWELL COUNTY, ILLINOIS

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

Charles W. Clifton and Michael A. Clifton  
Sellers or trustee's name  
1004 Park Avenue  
Street address (after sale)  
Charles W. Clifton  
Seller's or agent's signature  
Seller's trust number (if applicable - not an SSN or FEIN)  
Pekin IL 61554  
City State ZIP  
(309) 347-8788  
Seller's daytime phone

Buyer Information (Please print.)

353 Court LLC Series 359 Court  
Buyer's or trustee's name  
359 Court Street PO Box 313  
Street address (after sale)  
[Signature]  
Buyer's or agent's signature  
Buyer's trust number (if applicable - not an SSN or FEIN)  
Pekin IL 61554  
City State ZIP  
(309) 613-0254  
Buyer's daytime phone

Mail tax bill to:

353 Court LLC Series 359 Court  
Name or company Street address  
Pekin IL 61554  
City State ZIP

Preparer Information (Please print.)

Gerald L. Hall, Attorney At Law  
Preparer's and company's name  
524 Court  
Street address  
[Signature]  
Preparer's signature  
GHall@grics.net  
Preparer's e-mail address (if available)  
Preparer's file number (if applicable)  
Pekin IL 61554  
City State ZIP  
(309) 347-1113  
Preparer's daytime phone

Identify any required documents submitted with this form. (Mark with an "X")  
☐ Extended legal description ☐ Form PTAX-203-A  
☐ Itemized list of personal property ☐ Form PTAX-203-B

To be completed by the Chief County Assessment Officer

|   |                                                                                           |          |       |            |        |        |   |                                                                     |  |
|---|-------------------------------------------------------------------------------------------|----------|-------|------------|--------|--------|---|---------------------------------------------------------------------|--|
| 1 | County                                                                                    | Township | Class | Cook-Minor | Code 1 | Code 2 | 3 | Year prior to sale                                                  |  |
| 2 | Board of Review's final assessed value for the assessment year prior to the year of sale. |          |       |            |        |        | 4 | Does the sale involve a mobile home assessed as real estate? Yes No |  |
|   | Land                                                                                      |          |       |            |        |        | 5 | Comments                                                            |  |
|   | Buildings                                                                                 |          |       |            |        |        |   |                                                                     |  |
|   | Total                                                                                     |          |       |            |        |        |   |                                                                     |  |

# 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: Liz Curtin - Classical Dance Academy  
(If applicant is not owner, application must be accompanied by written consent of owner to participate in program)
2. Street Address: 3259 Court St. Pekin PIN No. \_\_\_\_\_
3. Owner of Property (if different from applicant): 353 Court, LLC
4. Owner's Address: 353 Court St. Pekin Phone #: 309-613-0254
5. Phone No. of Applicant/Contact Person (if different from Owner): 309-642-9222
6. Is any portion of building leased? yes If so, please provide name and address of lessee: Classical Dance Academy - Liz Curtin
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:  
Dance studio
9. What is approximate age of building? 110
10. Is Owner of property currently participating in any other City business assistance program? yes
11. Are you aware of any historical or architectural significance associated with the building? yes  
If yes, please explain: Building was built by the Reuling Family, Reuling's Department Store was in the building
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:  
Painting the interior to enhance the aesthetics of the space and to create an inviting atmosphere to dance students and their families. Sprung floor would be installed to help protect student's bodies

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? ASAP
15. Once started, how long would it take to complete? 1 month
16. What is the total cost of planned eligible work? \$ 13,451.50
17. From what sources and in what amounts, other than the City, will the money for this project be drawn?  
Please be specific:  
all monies will be acquired from student tuition  
and fees from Classical Dance Academy + Jazzercise.
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? 1-2 fulltime, 1-2 parttime

Applicant(s) Signature: E. Curtin Date: 11/2/10

\_\_\_\_\_ 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: \_\_\_\_\_

Cost summary for Classical Dance Academy Downtown TIF Commerical Retail Loan

|                              |             |
|------------------------------|-------------|
| Interior Painting            | \$5200      |
| Construction of Sprung Floor | \$8251.50   |
| Total Cost of project        | \$13,451.50 |



# City of Pekin, Illinois

## Downtown Facade Revitalization Program

### APPLICANT CERTIFICATION FORM

*As Applicant(s) for participation in the City of Pekin's Downtown facade Revitalization Program, I/we acknowledge with following statements.*

- ☒ 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.
- ☒ I/We have read and understand the Program Guidelines for Pekin Downtown facade Revitalization Program and agree to fully abide by said guidelines.
- ☒ 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.
- ☒ I/We understand that a three (3) 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 not-commercial use; cessation of business operations; or, failure to properly maintain improvements t the property financed in part by the City.
- ☒ I/We have read and understand the Design Standards for the Pekin Downtown facade Program and agree to, the fullest extent feasible, perform all work on our property in compliance with these standards.
- ☒ 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.
- ☒ 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.
- ☒ 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.
- ☒ I/We understand that the Owner of the property, if not the Applicant, must give written approval for project participation prior to approval.

- ☒ I/We understand that the subject property must have at least the ground level floor space devoted to commercial 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: ECurtin

Date: 11/2/10

\_\_\_\_\_

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

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

PAINTING & WALLCOVERING  
BY SHEILA  
370-6150

1502 Anna Rd.  
Pekin, IL. 61554

Date 10-10-10

Estimate No.

Estimated by Sheila Ziegler / 370-6150 mobile

Bill to: Elizabeth Curtain

Address

City

Phone Number 309-642-9222

Job Name & Location 359 Court St. Pekin, IL. 61554

Small commercial building.

Painting

Interior X

Exterior

Additional Description/Special Instructions of Location

Prime interior walls in dance class room area and overcoat with two coats premium paint ( semi gloss or lower sheen )  
Three colors

Estimated for about 6,800 sq.ft. of wall space

Total cost labor & materials \$5,200.00

#### 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 terms will be 40% \$2,080.00 down balance of \$3,120.00 on completion.

*Make check payable to Painting and Wallpaper by Sheila*  
Signature \_\_\_\_\_ Date \_\_\_\_\_

#### ACCEPTANCE OF WORK

Signature \_\_\_\_\_ Date \_\_\_\_\_

I hereby acknowledge the satisfactory completion of the above described work.

Classic Dance Academy

Liz Curtin

(309)642-9222

The painting of the interior walls. The colors will be determined on signing. All walls will receive one (1) coat of primer/sealer followed by two (2) top coats. All paint will be from Sherwan Williams. The top coat will be from the 200 series line.

Total sq. ft. = 7196 @ .85 cents = \$6116.60

Reed Painting

Steve Reed

(309)267-7426

**Heien, Melida**

---

**From:** mainstreet@grics.net  
**Sent:** Wednesday, November 03, 2010 11:29 AM  
**To:** Heien, Melida  
**Subject:** Fw: Classical Dance Academy Info  
**Attachments:** Classic Dance Studio.docx; PIN.docx

Sent from my Verizon Wireless BlackBerry

---

**From:** Liz Curtin <[classicaldanceacademy@yahoo.com](mailto:classicaldanceacademy@yahoo.com)>  
**Date:** Wed, 3 Nov 2010 09:23:22 -0700 (PDT)  
**To:** <[mainstreet@grics.net](mailto:mainstreet@grics.net)>  
**Subject:** Classical Dance Academy Info

Hi Melida!

I just wanted to Thank You again for working so hard on this. I truly means alot to me!

The floor bid is from Sooner Homes. He said it came to: \$8251.50.

lowest floor bid

## Quote

### Commercial Carpentry and Architectural Installations

PO 313  
Pekin, IL 61555  
ph 309 613 0254

Customer  
Liz Curtin

DATE October 18, 2010  
Project Name Sprung Floor  
Project Location 359 Court

Prepared by: TT

| Description                                                                                                                                                                                                             | AMOUNT   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <p>To install "sprung" floor system per attached instructions and breakdown</p> <p>1"x4"x4" closed cell pads glued to floor</p> <p>1"x3" pine (3 layers)</p> <p>3/4" OSB under 1/4" plywood top per plans and specs</p> |          |
| TOTAL \$                                                                                                                                                                                                                | 8,789.82 |

Thompson Brothers Inc. PO 313 Pekin, IL 61555  
[thompsonbros@qrics.net](mailto:thompsonbros@qrics.net)

THANK YOU FOR THE OPPORTUNITY TO QUOTE YOUR PROJECT

# Classical Ballet Sprung Floor Pricing

Here is the directions for building the sprung floor. Thank you very much for doing this!

Plastic film vapor barrier

Glue 4-by-4-inch pieces of 1-inch thick high density neoprene (or closed cell foam) to the floor surface at 2-foot intervals in all directions

wood weave using 1-by-3-inch pine boards. The first layer of boards is installed directly to the pads running in the same direction across the room, every 2 feet. The boards are screwed into the pads with stainless steel screws. The second layer of boards is installed at a 90-degree angle to the first layer above the gap between the neoprene pads. The second layer is screwed to the first layer with stainless steel screws. The second layer of boards is also installed at 2-foot intervals across the room. The third layer of boards is installed parallel to the first layer, but also in the gap between the neoprene pads at 2-foot intervals. Only the first layer is in direct line with the neoprene pads when the third layer of boards is installed. Never allow the boards to touch the walls; always leave a 1/4-inch gap between the walls and the boards plywood subfloor to the wood weave top layer. Two layers of plywood are installed at 90-degree angles to each other. For the first plywood layer, use 3/4-inch OSB (oriented strand board or wafer-board) plywood. Start in one corner and install this layer of plywood in the same direction across the floor, fastening the plywood to the wood weave third layer with stainless steel screws. The second plywood layer is typically 1/4-inch birch plywood. Install this layer starting in the same corner, but install the plywood at a 90-degree angle to the first layer across the room. Never allow the plywood to touch the walls; always leave a 1/4-inch gap between the walls and the plywood

## Classical Ballet Sprung Floor Pricing

| Quantity and Material        | Supplier         | Cost per         | Total Cost              |
|------------------------------|------------------|------------------|-------------------------|
| 312 psc 4"x4"x 1" foam       | soundaway .com   | \$.60 each       | \$187.20 +tx            |
| 2040 lin feet 1"x3" Pine     | Local lumberyard | \$.24 pr. ft.    | \$489.60 + tx           |
| 40 sheet 3/4" x4'x8' OSB     | Local lumberyard | \$15.00 pr sheet | \$ 560.00 + tx          |
| 40 sheet 1/4" x4x8' birch    | Local lumberyard | \$34.00 pr sheet | \$ 1360.00 + tx         |
| Misc Fasteners and adhesives |                  |                  | \$ 420.00 + tx          |
| Total Material Cost          |                  |                  | \$3016.00               |
| Total tax at 8.25%           |                  |                  | \$248.82                |
| Total Material               |                  |                  | \$3264.82               |
| Labor 85 hr @ 65.00 pr / hr  |                  |                  | \$5525.00               |
| <b>Total Project Cost</b>    |                  |                  | <b><u>\$8789.82</u></b> |



## Financial Statement For Classical Dance Academy

|                             |         |
|-----------------------------|---------|
| Monthly Tuition Brought In: | \$3,500 |
|-----------------------------|---------|

|           |         |
|-----------|---------|
| Expenses: | \$2,500 |
|-----------|---------|

\*\* Please note that Jazzercise will be helping with monetary needs. I do not have access to their financial statements.

**JOST / BECKER / JOST — ARCHITECTS**

349 S. FOURTH STREET  
PEKIN, ILLINOIS 61554  
AREA CODE (309) 347-3859  
FAX (309) 347-6342

October 18, 2010

Mr. Todd Thompson  
353 Court Street  
Pekin, Illinois 61554

RE: Inspection of Building  
At 359 Court Street  
For Structural Defects

Dear Mr. Thompson:

On October 15, 2010, I visually inspected the captioned building to determine if there were any signs of structural defects. The following is the result of my inspection:

BUILDING DESCRIPTION

The building is a two story structure with a Basement and a Mezzanine between the First and Second Floor, which serves as a stair landing and small office space. The perimeter walls are of masonry construction, with the East and West walls being load bearing.

In the Basement there is a dividing North-South wall which supports the First Floor joists. On the First Floor there is a dividing North-South beam and column construction supporting the Second Floor joists. On the Second Floor there is a dividing North-South wall supporting the roof structure.

EXISTING CONDITIONS

I. Basement:

Perimeter Basement walls where exposed are constructed of a combination of stone, concrete block and brick. In the South-East corner on the West side of this floor, and at the South wall in the West side of this floor there is some minor deterioration of the masonry foundation construction due to water penetration. Also noted was water damage to drywall construction on the East side of the Basement in the North-East corner.

Mr. Todd Thompson  
October 18, 2010  
Page Two

II. First Floor:

On the East side of this floor there is water damage to the wall plaster along the North wall. On the West side of this floor there is water damage in the North-West corner.

III. Mezzanine:

On the North wall of this area there is water damage to the plastered walls and there is water damage to the acoustical ceiling panels.

IV. Second Floor:

This floor shows the most damage due to water penetration through walls and ceiling. Damage evident on the East side of this floor at the North end, and on the West side of this floor at the North end. Some plastered ceiling damage along the West wall on the West side of this floor.

A ceiling access panel is located in the South-East corner of this floor. I could not access the attic space to observe conditions in this space.

V. Exterior:

Inspection of the North exterior wall (alley), revealed deteriorated mortar joints in the building wall and stack. There were missing brick in the projecting Mezzanine structure. It appeared from stains on the wall that the gutter is leaking badly at the East end.

SUMMARY

At this time the structure appears to be structurally sound. To maintain this status, repairs need to be made to the exterior masonry walls and the roof membrane to keep water from penetrating the building. Once this work is completed, the repairs to interior surfaces can be made.

Please contact me if you have any questions.

Yours very truly,

JOST/BECKER/JOST-ARCHITECTS

By



Darrell D. Becker

DDB/cam

Oct 19, 2010  
City of Pekin  
111 South Capitol  
Pekin, IL 61554

Dear City of Pekin,

It is our understanding that Liz Curtin and the Classical Dance Academy wish to enter into an agreement with the City of Pekin and Pekin Mainstreet. That the purpose of this agreement is to cost share with interior and facade improvements specific to their needs on the building located at 359 Court Street in Pekin, IL. As the property owner we are very excited to be working with Liz and the Dance Academy as a new tenant in the Central Business District. We support her efforts and have approved the improvements she wishes to make to our facility.

We understand that any agreements between Liz Curtin ( aka Classical Dance Academy) and the City of Pekin are strictly that, agreements between Liz Curtin and the City of Pekin and in **no way** encumber or engage 353 Court LLC, the building owners or the property known as 359 Court Pekin, IL. into any such agreement.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd Thompson', with a long horizontal line extending to the right.

Todd Thompson  
Director of Operations  
353 Court LLC

I would offer up the equity that exists in a property I own.

PIN: 04-10-02-241-015

913 S. 17<sup>th</sup> St.

Pekin, IL 61554

Signed:

Elizabeth L. Curtin

(309) 642-9222



## REQUEST FOR COUNCIL ACTION

**To:** Council Members

**CC:** Dennis Kief, Sue McMillan, Angie Evans, & City Attorney

**From:** Joe Wuellner

**AGENDA ITEM:** Award Contract to Construct a New Mechanics Shop

**AGENDA DATE REQUESTED:** November 8, 2010

**ACTION REQUESTED:** Award contract to construct the new mechanic shop to Ghelardini, Inc. in the amount not to exceed \$337,700.

**BACKGROUND:** With the acquisition of Hoyle Bus we got an additional 50 buses that will need to be maintained and repaired. To accomplish this work, an additional mechanic was hired which leaves us without a protected work space for him to operate in during inclement weather. We have been getting by this summer using the shelter but with cold weather on the way it will be difficult to get a sheltered area. The former area up by the parts room has been used in the past but with the additional buses came additional parts and this area is now needed for storage. They are trying to clear some room in there to allow for work until a new facility can be constructed. Bids were received on November 1<sup>st</sup> and unfortunately all were well above the estimate. In an effort to get at least the building constructed so there would be room to work, the low bidder was asked to offer a reduction based on items that could be added later.

The price was lowered to \$337,700 which is within the limits of the funding budgeted. Therefore, I recommend that we accept the bid as amended from Ghelardini, Inc. in an amount not to exceed \$337,700.00.

**FINANCIAL IMPACT:** Funding provided in the budget for this work.

**NEIGHBORHOOD CONCERNS:** None

**IMPACT IF APPROVED:** All mechanics will have sheltered work space.

**IMPACT IF DENIED:** Mechanics may have to work on vehicles outdoors in the weather or in cramped space in the warehouse area.

**ALTERNATIVES:** None

**RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS:** Quality of Life

**REQUIRED SIGNATURES**

**Department Director**

Joseph Wallner

11/3/10

Date

**Finance Department**

Angela Evans

11-3-10

(Certification of Availability of Funds)

Date

**Corporation Counsel**

[Signature]

(Certification of Review)

Date

**City Manager**

[Signature]

11/3/10

Date



November 2, 2010

City of Pekin  
111 South Capitol St.  
Pekin IL 61554

Project: New Vehicle Service Building

|                                                  |              |
|--------------------------------------------------|--------------|
| Base Bid                                         | \$435,000.00 |
| Eliminate Oil Waste Storage Tank & Piping System |              |
| Air Compressor System                            |              |
| Lubrication System                               |              |
| Tire Inflator                                    |              |
| Hose Reels & Piping                              |              |
| Deduct                                           | \$ 72,300.00 |
| Deduct Performance Bond                          | \$ 5,000.00  |
| Deduct Contingency                               | \$ 20,000.00 |
| Total                                            | \$337,700.00 |

  
Edward O. Ghelardini  
President



## BID TABULATIONS

### VEHICLE SERVICE BUILDING

OPENING NOVEMBER 1, 2010 @ 10:00 A.M.

| NAME &<br>ADDRESS                                                                   | CONTACT      | BID BOND<br>5% | ACKNOWLEDGE<br>ADDENDUMS | BASE BID     |
|-------------------------------------------------------------------------------------|--------------|----------------|--------------------------|--------------|
| T.HAEFLI & SONS, INC.<br>121 E. LAKE AVE<br>SUIT J<br>PEORIA, IL 61614              | 309-682-9683 | YES            | 1 & 2                    | \$446,366.00 |
| VENOVICH<br>CONSTRUCTION CO.<br>207 S. SAMPSON<br>P.O. BOX 410<br>TREMONT, IL 61568 | 309-925-9096 | YES            | 1 & 2                    | \$499,400.00 |
| HEIN CONSTRUCTION<br>CO. INC.<br>9130 N. INDUSTRIAL<br>PEORIA, IL 61615             | 309-691-4774 | YES            | 1 & 2                    | \$488,000.00 |
| GHELARDINI, INC.<br>219 INDIAN CREEK<br>DRIVE<br>PEKIN, IL 61554                    | 309-647-7400 | YES            | 1 & 2                    | \$435,000.00 |
| LEANDER<br>CONSTRUCTION, INC.<br>P.O. BOX 345<br>CANTON, IL 61520                   | 309-647-7400 | YES            | A.                       | \$489,000.00 |
| PEORIA METRO<br>CONSTRUCTION, INC.<br>P.O. BOX 5187<br>PEORIA, IL 61601             | 309-671-1466 | YES            | 1 & 2                    | \$487,300.00 |

ESTIMATE \$450,000.00