

PEKIN CENTER REINVESTMENT PLAN

Pekin, Illinois

**DEVELOPMENT
OPPORTUNITIES**

January, 2001

PROJECT ADVISORY TEAM

R. David Tebben, Mayor

Richard Hierstein, City Manager

Kim Uhlig, Director of Planning & Economic Development

CONSULTANTS

Thomas Tincher & Associates

Ron Sanford, Planner/Designer

FOR INFORMATION, CONTACT:

Ms. Kim Uhlig
Director of Planning & Economic Development
City of Pekin
400 Margaret Street
Pekin, Illinois 61554
Phone: (309) 477-2319
Email: kuhlig@ci.pekin.il.us

TABLE OF CONTENTS

	Page
I. BACKGROUND & OVERVIEW	1
II. DOWNTOWN GATEWAY AREA	5
1. Realignment of Margaret Street	5
2. James Field Improvement Project	5
3. West Campus Redevelopment Project	7
4. St. Joseph's & St. John's Expanded Parking	10
5. St. Joseph's Playground Expansion	11
6. Post Office Parking Expansion	11
7. Pekin Savings Site Expansion	11
8. St. Paul's Expanded Site	11
9. Additional Development Opportunities	11
III. CIVIC CENTER AREA	14
1. Tazewell County Jail	14
2. Pekin City Hall	14
3. Court Street Plaza	14
4. Coordinated Parking Project	14
IV. DOWNTOWN RIVERFRONT AREA	17
1. Pekin Lake, Boat Club & Pier Entrance	17
2. Pekin Pier & Boat Launch	17
3. Court Street Landing	17
4. Riverfront Park & Blufftop Promenade	18
5. River Center & Marina	18
6. Riverfront Amphitheater	18
7. Retail/Office Project	18
V. COURT STREET IMPROVEMENT AREA	22
1. Gateway Grand Entrance and Signage	22
2. Intersection Improvements	22
3. Sidewalks, Lighting & Streetscape Improvements	22
4. Coordinated Façade Treatment & Selective Redevelopment Projects	22
5. Ann Eliza Street/Margaret Street Commercial Corridor Improvement Project	22
VI. OVERALL PLAN & PROJECT IMPLEMENTATION	24
▪ Downtown Gateway Area	24
▪ Civic Center Area	24
▪ Downtown Riverfront Area	25
▪ Court Street Improvement Area	25
▪ Other Implementation Tasks	26

I. BACKGROUND & OVERVIEW

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

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

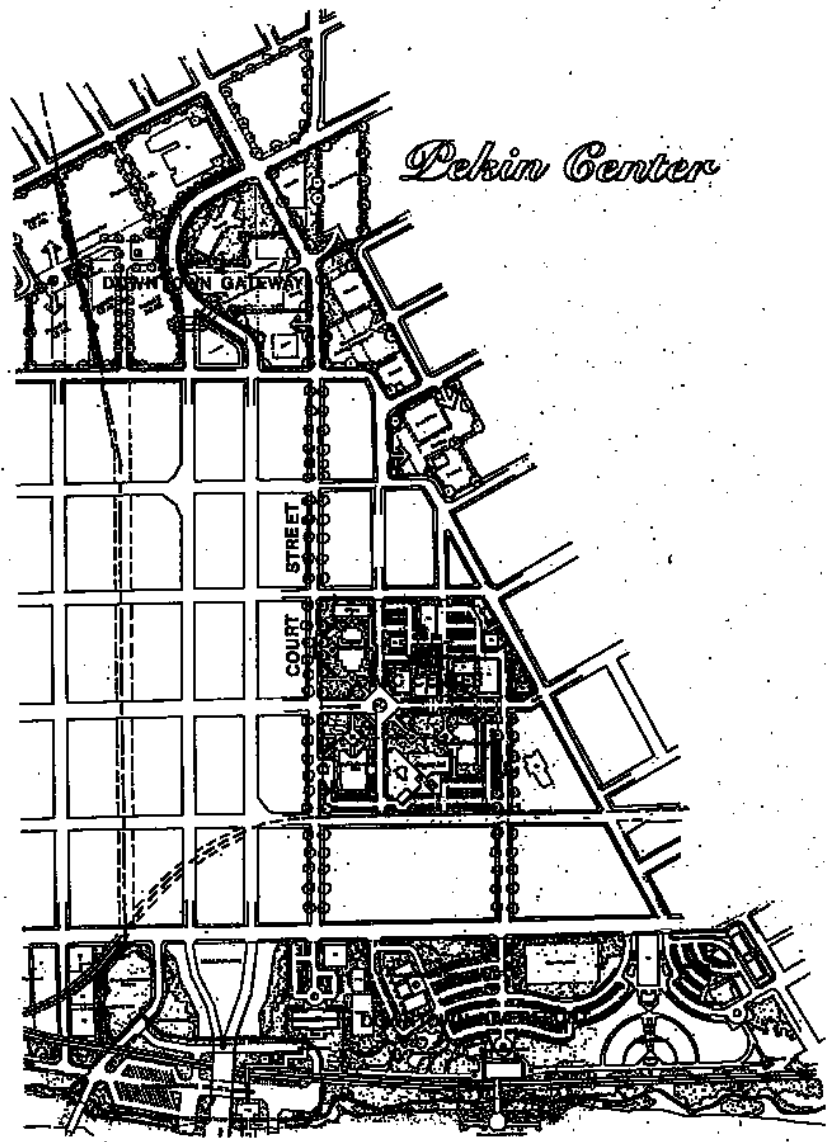
1. Downtown Gateway Area
2. Civic Center Area
3. Downtown Riverfront Area
4. Court Street Improvement Area
5. Pekin Lake Area
6. West Riverfront Area
7. South 2nd Street Business Corridor

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

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

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

Pekin Center



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

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

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

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

- 3. Redevelop the Riverfront Area as the westerly anchor to the “Pekin Center” Project.**

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

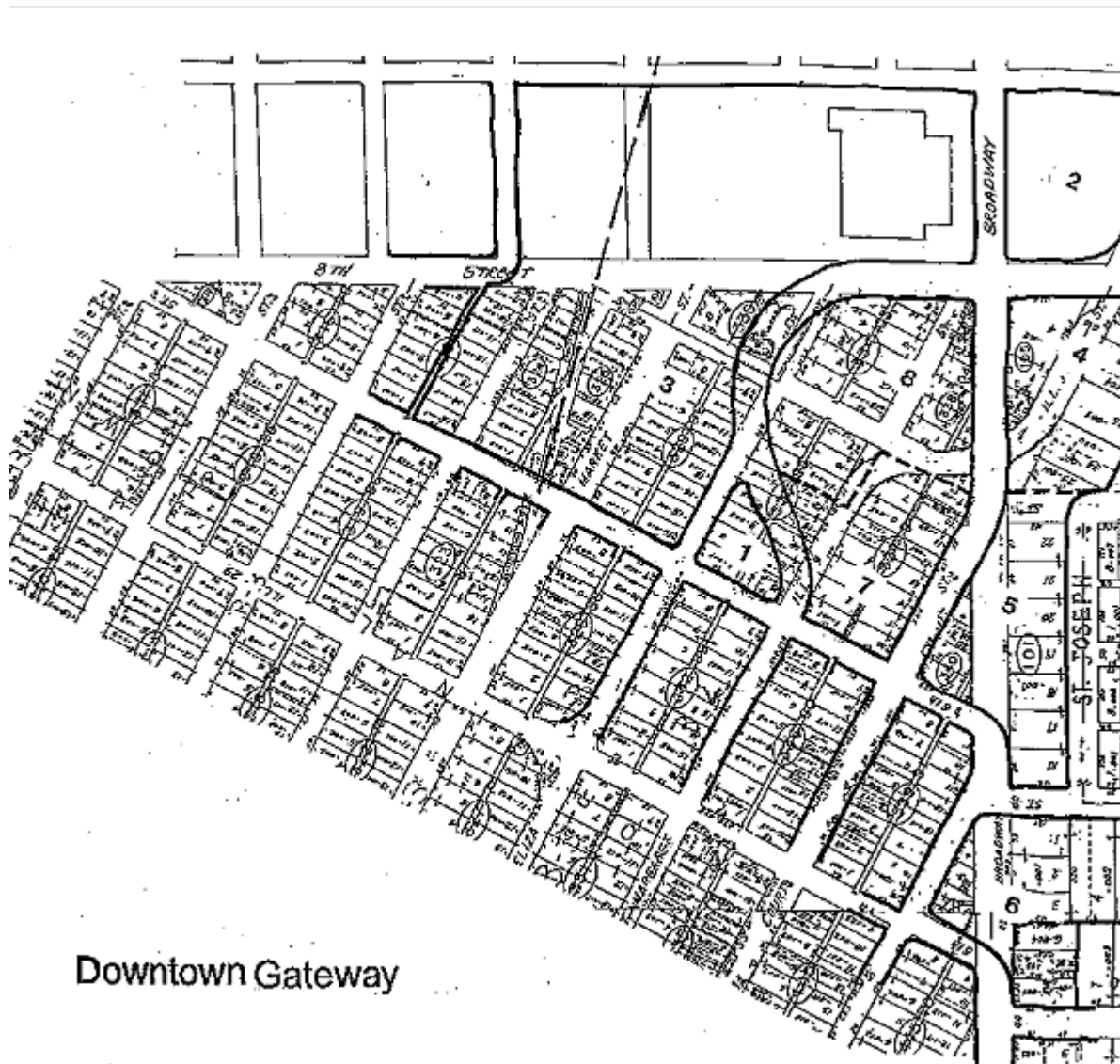
- 4. Link the three “Pekin Center” anchors, which are the Downtown Gateway, Civic Center and Riverfront Areas, previously discussed, through a master-planned streetscape, façade, parking and selected redevelopment initiative within the Court Street Corridor.**

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

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

The successful implementation of the three anchor projects should provide increased enthusiasm and private sector support and commitment for the various components above as part of the Court Street Improvement Project. The successful implementation of these endeavors will go a long way towards re-establishing Downtown Pekin to its historic "Town Center" role and function which is important to the overall City's economic well-being, image and community pride.

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



Downtown Gateway

II. DOWNTOWN GATEWAY AREA

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

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

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

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

1. Realignment of Margaret Street – Court Street Connection

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

2. James Field Improvement Project

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

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

3. West Campus Redevelopment Project

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

A. Business Park Development

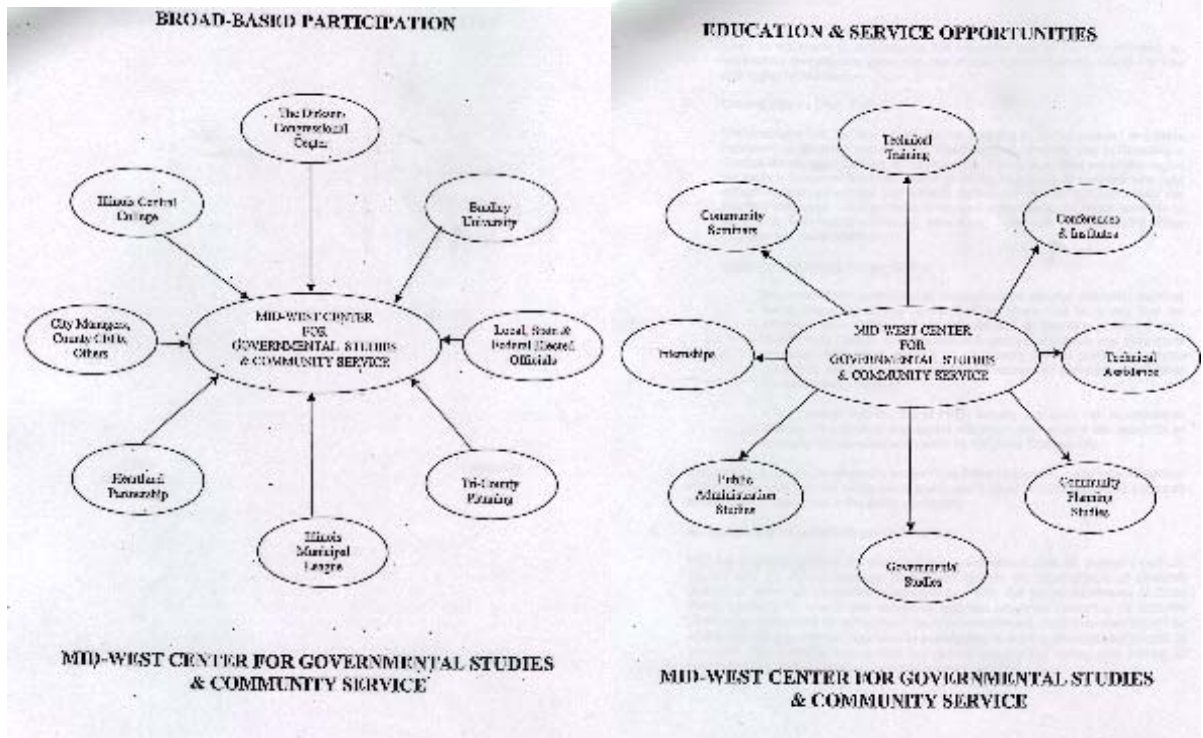
It is proposed that the City establish a master plan for the redevelopment of the proposed expanded West Campus site and that private development interest be solicited to bring about the development of a quality mixed-use project at said location. Said project would include the renovation of the West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

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

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

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

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



C. Central Illinois Bible College

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

Affiliation with Illinois Central College

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

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

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

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

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

5. St. Joseph's Playground Expansion

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

6. Post Office Parking Expansion

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

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

7. Pekin Savings Site Expansion

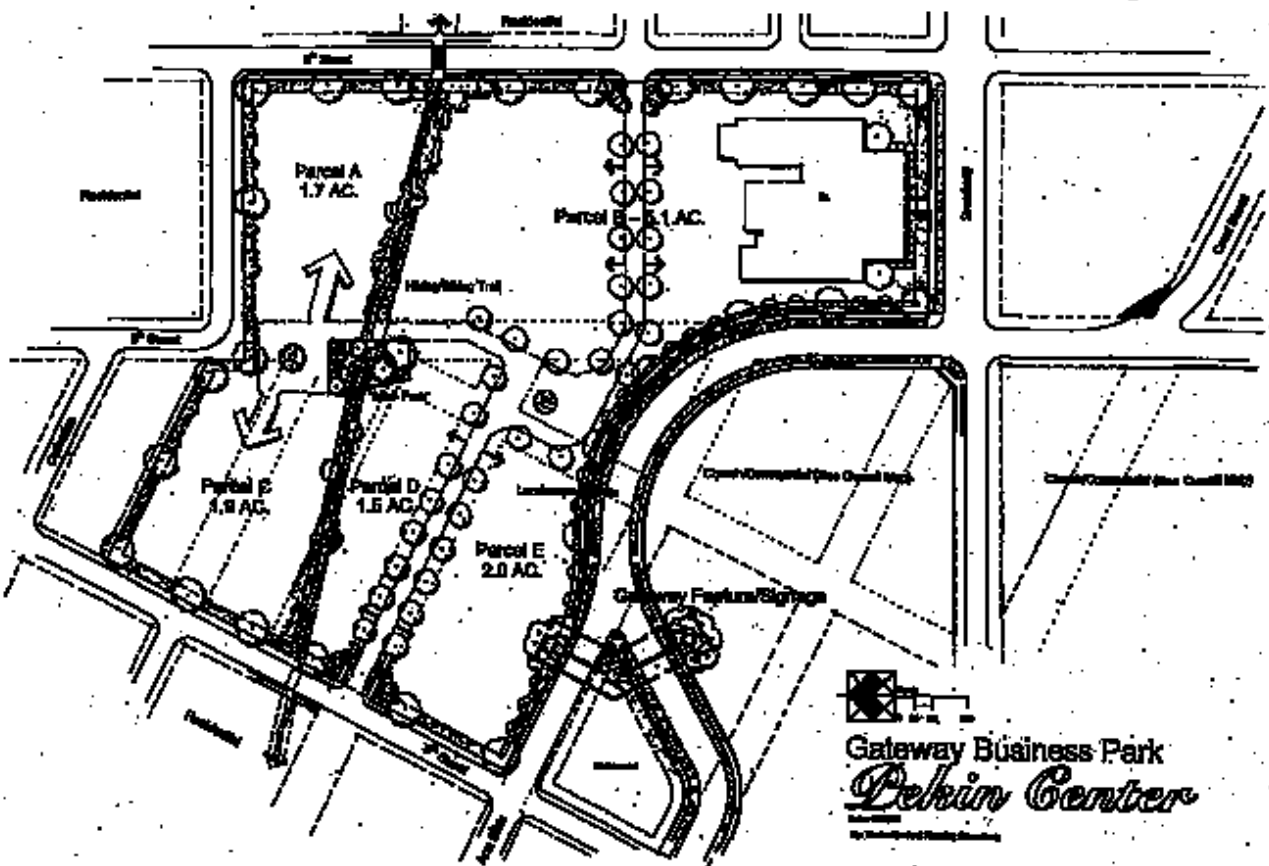
The realignment of Margaret Street at 6th Street will provide an opportunity for Pekin Savings to expand its existing site. The City should explore Pekin Savings' interest in such a possibility in cooperation with the City and IDOT.

8. St. Paul's Expanded Site

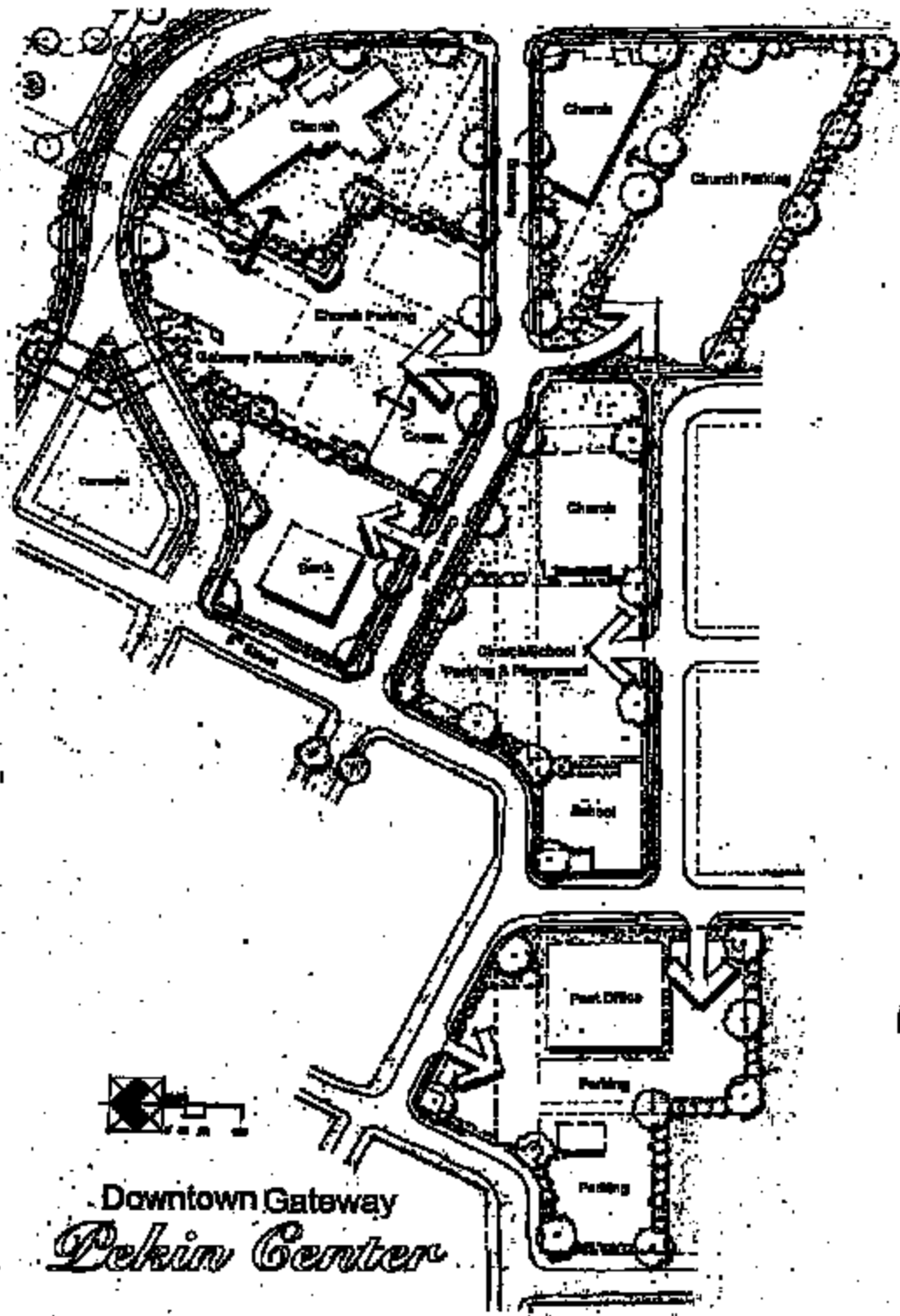
The development of the proposed Margaret Street/Ann Eliza Street connector around St. Paul's will provide for the consolidation and expansion of the St. Paul's site. The City should work with St. Paul's and assess their interest in pursuing the proposed development.

9. Additional Development Opportunities

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




Gateway Business Park
Pekin Center
By [unreadable] [unreadable]



Downtown Gateway
Pekin Center

III. CIVIC CENTER AREA

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



Civic Center

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

1. Tazewell County Jail

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

2. Pekin City Hall

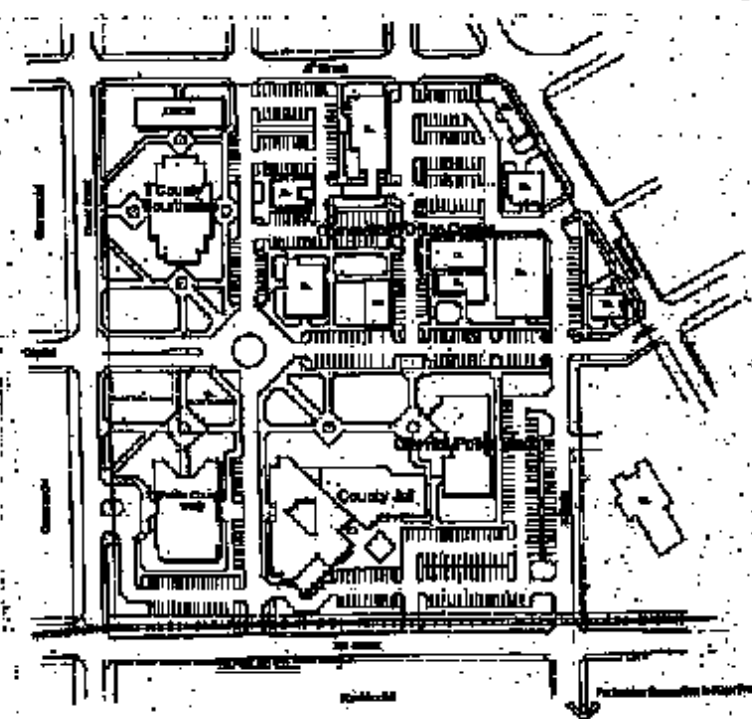
The City will construct a 28,770 sq. ft. building. It is anticipated that construction of the new building will commence during the Summer of 2001 and be completed mid-year 2002.

3. Court Street Plaza

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

4. Coordinated Parking Project

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




Civic Center
Dakota Center

Provisional Reservation to 1984/1985

IV. DOWNTOWN RIVERFRONT AREA

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

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

1. Redevelop the Downtown Riverfront Area in a manner which optimizes public access and use of recreational, educational and cultural facilities.
2. Redevelop the Downtown Riverfront in a manner which reinforces the Downtown Area as the governmental and business center.
3. Redevelop the Downtown Riverfront in a manner which complements reinvestment efforts in adjoining neighborhoods and serves as a “gateway” to not only the Downtown, but also to the South 2nd Street Business Corridor and the Pekin Lake Recreational Area.

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

1. Pekin Lake, Boat Club & Pier Entrance

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

2. Pekin Pier & Boat Launch

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

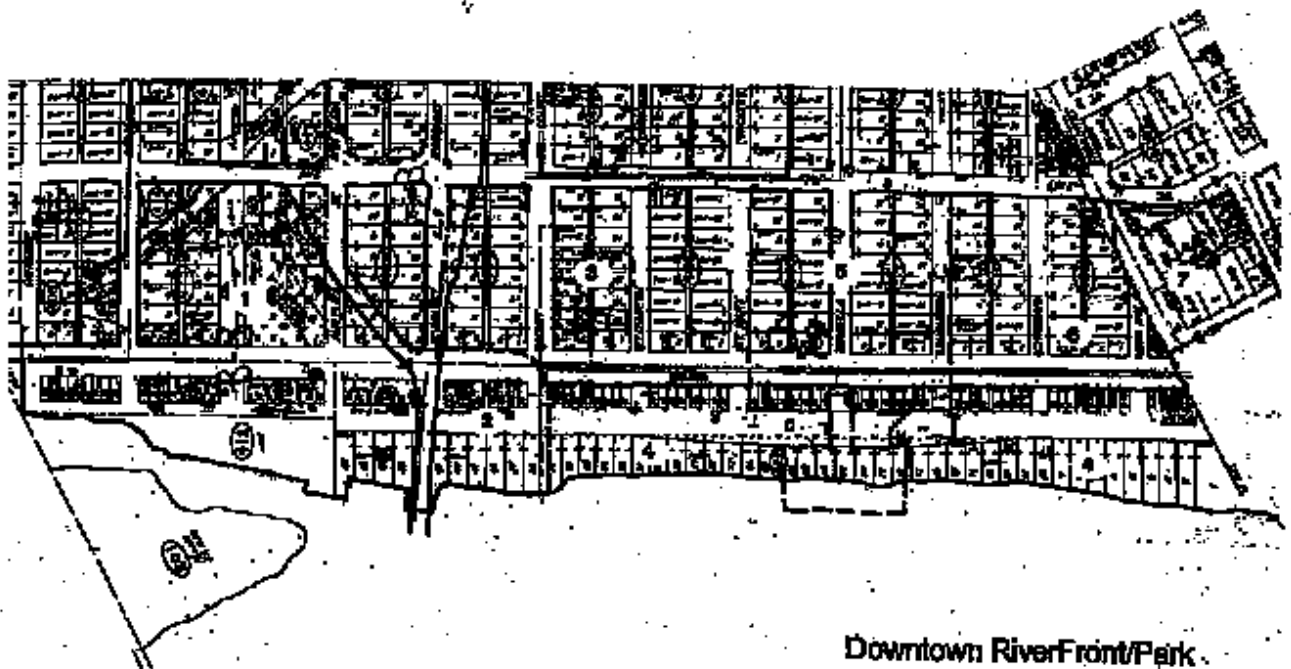
3. Court Street Landing

It is proposed that the City solicit interest from the development community and pursue the construction of a private mixed use development at the end of Court Street which overlooks the Riverfront Park and Boat Launch areas. This project could be an anchor

to the Downtown's weekday business and governmental functions, as well as serve as an evening and weekend retail and restaurant activity center.

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

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



5. River Center & Marina

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

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

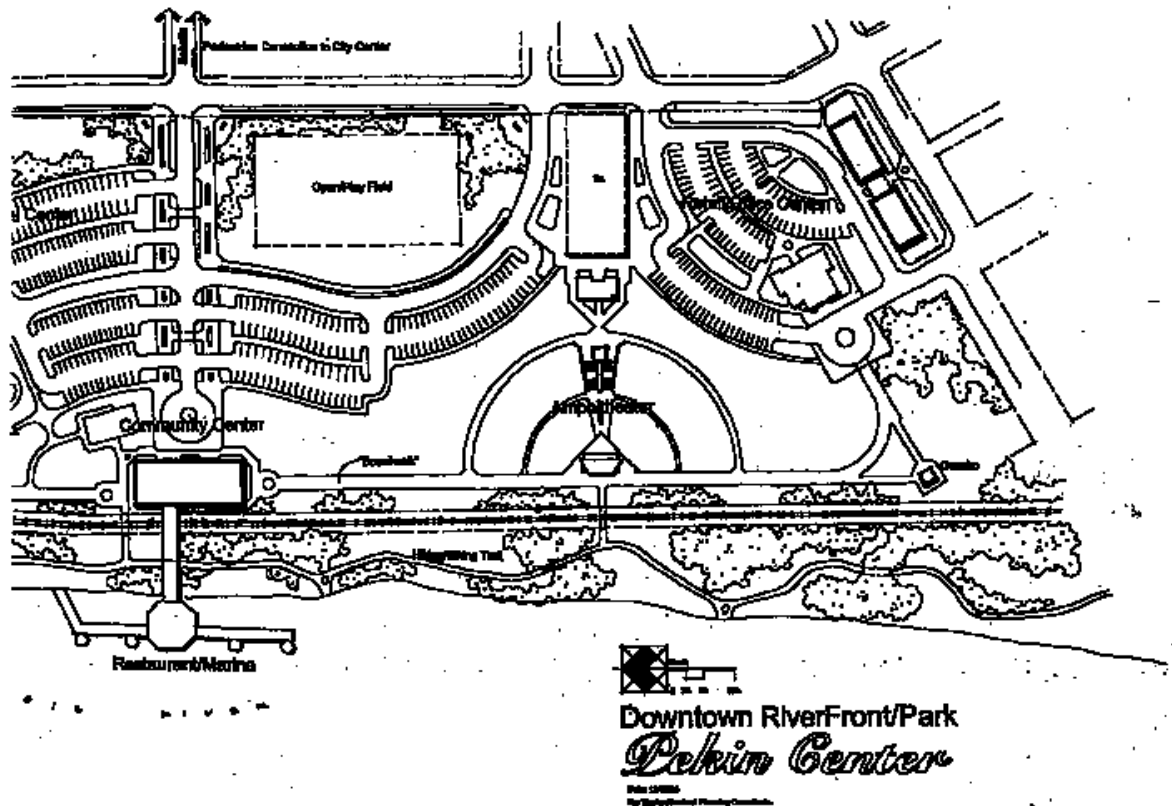
used to establish and maintain the required depth of water for the marina and riverboat landing purposes.

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

6. Riverfront Amphitheater

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

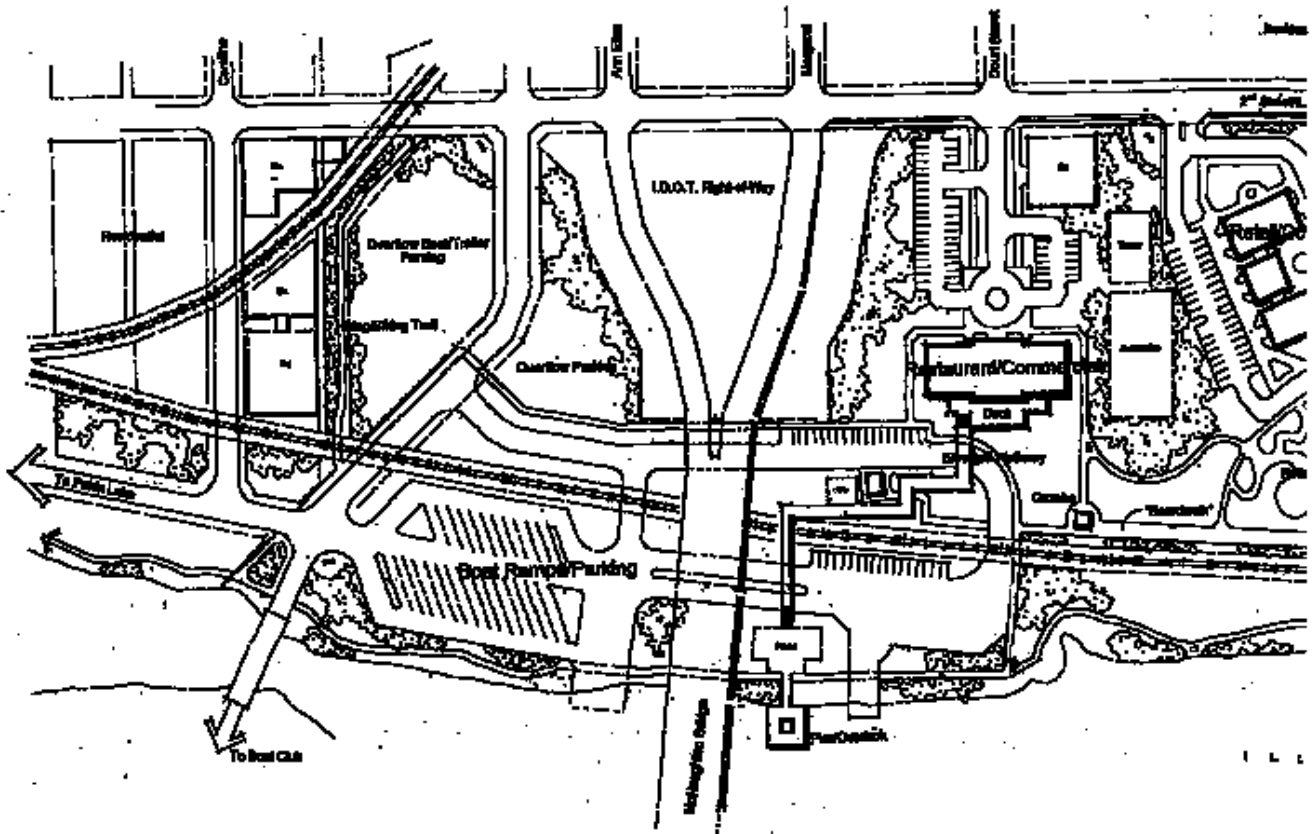
The potential to pursue a number of public and private cooperative ventures will help in making the overall Riverfront Park Project financially viable. Every effort should be made to pursue projects which complement the envisioned plan.



7. Retail / Office Project

It is proposed that the City work with the owner of the old Franklin School property and establish a redevelopment project which would complement the existing school building

and promote new development on the balance of the delineated site. This project could provide a private retail development opportunity at 2nd Street and Fayette Street and accommodate parking to serve the Park and Amphitheater projects.



V. COURT STREET IMPROVEMENT AREA

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

1. Gateway Grand Entrance & Signage

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

2. Intersection Improvements

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

3. Sidewalks, Lighting & Streetscape Improvements

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

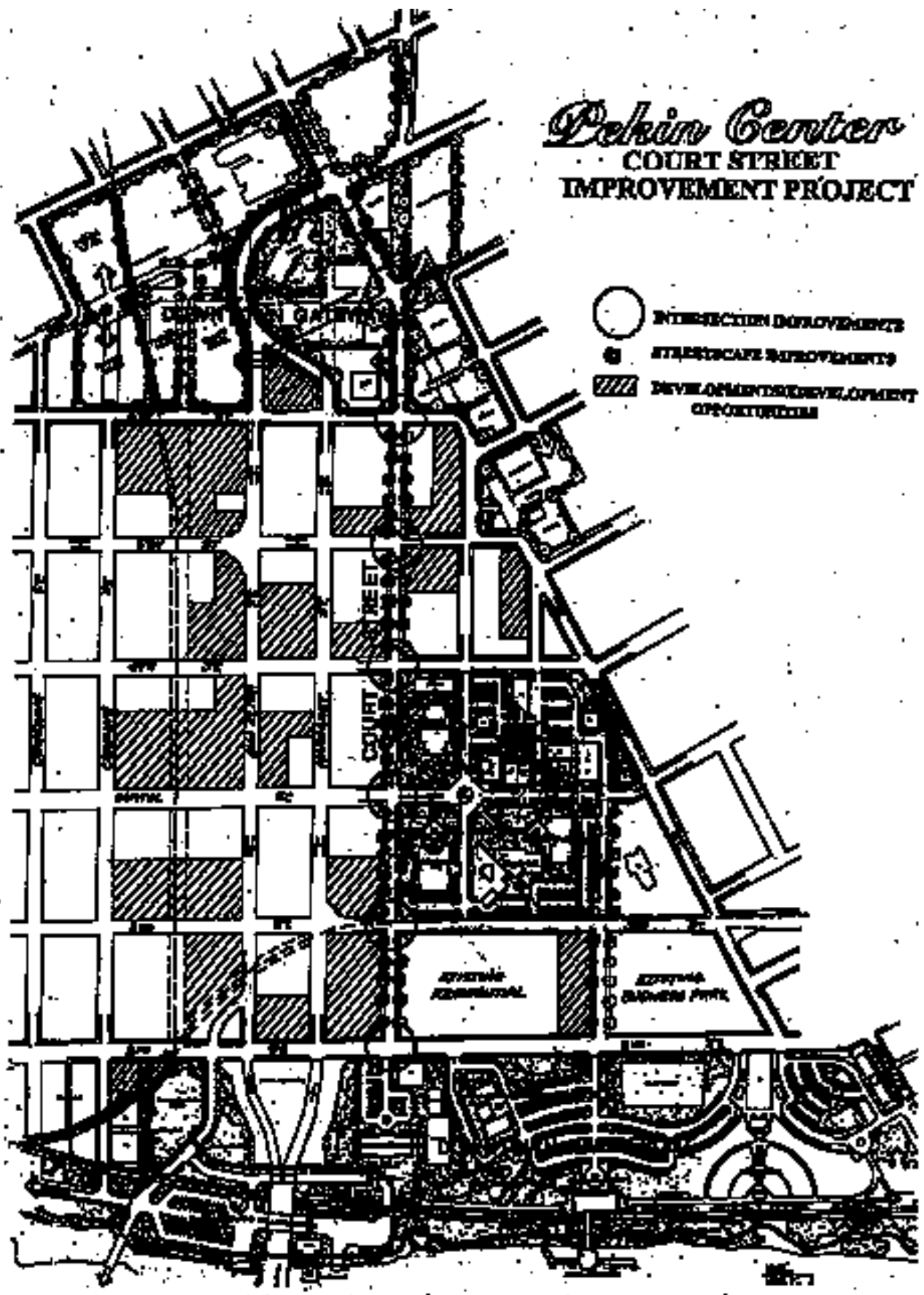
4. Coordinated Façade Treatment & Selective Redevelopment Projects

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

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

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

Pekin Center
COURT STREET
IMPROVEMENT PROJECT



- INTERSECTION IMPROVEMENTS
- ◻ LANDSCAPE IMPROVEMENTS
- ▨ DEVELOPMENT/DEVELOPMENT OPPORTUNITIES

VI. OVERALL PLAN & PROJECT IMPLEMENTATION

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

DOWNTOWN GATEWAY AREA

1. Meet with church representatives and other business owners in the area and assess their cooperation and/or interest in participating in the implementation of the overall endeavor.
2. Meet with the owner of the West Campus property and establish a cooperative planning and marketing program to promote the highest and best reuse of said property.
3. Meet with IDOT, State and federal legislative representatives and solicit their support for funding commitments to help carry out at least the street realignment elements of the overall project.
4. Work with the School District and explore the potential to develop James Field as a "signature" project with ample open space and public use and at the same time, replace the recreational element elsewhere.
5. Report back to the City Council the findings and recommendations resulting from this effort.

CIVIC CENTER AREA

1. Work with PSA to pursue the development of the Civic Center Campus concept with the County and other involved property owners. Such an effort would include the owners of the old Shipper & Block and Arcade buildings.
2. Explore the feasibility of gaining property owner support for their sharing in the cost of implementing the coordinated parking, streetscape, sidewalks and ornamental lighting elements of the plan.
3. Ascertain engineering cost estimates for the proposed public improvements and assess potential funding sources.

4. Report back, within 6 months, to the City Council with the results and recommendations from these studies.

DOWNTOWN RIVERFRONT AREA

1. Work with the Park District and assess their interest in joining the City in developing and operating elements of the proposed Riverfront Park.
2. Work with the State Department of Natural Resources and other appropriate entities in establishing a cooperative improvement plan for a grand entrance into the Pekin Lake Area and the Riverfront Park at the proposed Downtown location.
3. Solicit private developer interest in the proposed Court Street Landing Project which involves the “Restaurant/Commercial” and “Retail/Commercial Center” sites located on the bluff overlooking the boat launch and pier areas with a portion facing on South 2nd Street.
4. Solicit private developer and Civic Center Authority interest in the “Marina/River Center” Project which will be the centerpiece of the Riverfront Development Project. In addition, explore ways to include Pekin as one part of a riverboat landing network linking Pekin, Peoria, East Peoria, Havana, Chillicothe, Alton, St. Louis, etc.
5. Solicit private developer interest in pursuing the construction of the proposed “Retail/Office Center” at 2nd Street and Fayette Street.
6. Upon carrying out the above tasks, prepare a detailed implementation strategy based on defined roles and responsibilities, funding availability and timing considerations and report findings and recommendations to the City Council.
7. Concurrent with the above activities, the City should proceed with processing an amendment to the existing Tax Increment Financing District 1 and establishing a new Tax Increment Financing District 3 which will encompass the overall Downtown Riverfront Project Area. The TIF3 Plan will include a detailed funding strategy.
8. Commence discussions with the railroads involved and attempt to negotiate a reduction in the number of railroad spurs between the bluff and the river and establish required vehicular and pedestrian crossings and related safety improvements.
9. Commence discussions with the Corps or Engineers and the State Department of Natural Resources concerning aspects of the plan which will require their approval.

COURT STREET IMPROVEMENT AREA

1. Work with Pekin Main Street and pursue the establishment and implementation of the Court Street Improvement Plan.

2. Identify redevelopment opportunities within the Court Street Corridor which will complement the Improvement Plan. Also, solicit property owner support for said projects and promote developer interest.
3. Identify redevelopment opportunities parallel to, but outside of, the Court Street Corridor which would support the Court Street Improvement endeavor, facilitate the transformation of residential properties to commercial/office uses, and enhance the image of the overall community.
4. Prepare and budget for streetscape and intersection plans as previously described.

OTHER IMPLEMENTATION TASKS

1. The City should retain the services of a consulting firm(s) to support the City staff in carrying out the planning and project development tasks set forth herein.
2. The City should retain the services of a consulting firm to support the City staff in amending the existing TIF1 District and in establishing the proposed TIF3 District.
3. The City should budget sufficient funds to generate the necessary engineering cost estimates, preliminary appraisals of properties involved and to carry out more detailed project design work as required.
4. The City should budget sufficient funds to retain legal support to assist in negotiating and preparing development agreements as opportunities evolve.
5. The City should assess the feasibility of, and opportunities for, the inclusion of residential and mixed use development within the Pekin Center Reinvestment Area.
6. While the Pekin Center Reinvestment Plan has a specific Downtown/Riverfront development focus, further studies need to be pursued which address reinvestment needs and opportunities in the adjoining neighborhoods.