

ORDINANCE NO. 85-17**AN ORDINANCE DESIGNATING AN AREA WITHIN
THE VILLAGE OF MORTON
AS AN ENTERPRISE ZONE**

WHEREAS, the economy in the Village of Morton and adjacent areas is severely depressed; and

WHEREAS, the unemployment rate in the tri-county area (Peoria, Tazewell, and Woodford Counties), and most particularly in Tazewell County, exceeds both the State and national rates of unemployment; and

WHEREAS, these economic conditions adversely impact upon the individual citizens, businesses, and taxing authorities within the Village of Morton; and

WHEREAS, the Village has pursuant to statute conducted at least one public hearing within the proposed enterprise zone area; and

WHEREAS, the "Illinois Enterprise Zone Act," Ill.Rev.Stat. 1983, Ch. 67½, Sec. 601, et seq., authorizes a municipality by ordinance to designate an area within its jurisdiction as an enterprise zone subject to the certification of the Department of Commerce and Community Affairs.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, as follows:

SECTION 1: The President and Board of Trustees adopt the recitations hereinabove set forth.

SECTION 2: The Village does now declare and find that the enterprise zone as above-described meets the qualifications of Ill.Rev.Stat. 1983, Ch. 67½, Sec. 604 in that

the area is a contiguous area, comprises a minimum one-half square mile but not more than ten square miles in total area exclusive of lakes and waterways, is a depressed area, and satisfies all additional criteria established by regulation of the Department of Commerce and Community Affairs consistent with the purposes of the Illinois Enterprise Zone Act.

SECTION 3: The Village of Morton authorizes and directs the County Clerk to abate ad valorem taxes imposed upon real property located within the enterprise zone upon which new improvements have been constructed or upon which existing improvements have been renovated or rehabilitated, subject to the following:

- A. The abatement shall apply only to the taxes corresponding to an increase in assessed valuation after improvements (either new construction or renovation or rehabilitation) have been duly assessed, and said abatement shall not exceed the amount attributable to the construction of the improvements and the renovation or rehabilitation of existing improvements.
- B. The abatement shall pertain only to the parcel within the enterprise zone which has been improved after the designation of the enterprise zone.
- C. The abatement for a particular project shall be in effect until the expiration of a period of twenty years commencing with the first tax year after the improvement has been assessed or until expiration of the enterprise zone designation, whichever shall occur first. Said abatement shall not exceed 50% of the amount attributable to the construction of the improvements and the renovation or rehabilitation of existing improvements.
- D. While the abatement is in effect, this public taxing authority will continue to

receive all taxes corresponding to the equalized assessed valuation for the tax year immediately preceding commencement of the project, plus any taxes not so abated.

- E. The said real estate tax abatement incentive shall not take effect after the termination of the enterprise zone.
- F. The said real estate tax abatement shall not apply to single-family residences, two-family residences, multi-family residences, planned residential developments, or any other use where the primary function and use of the property is the housing of people, including but not limited to nursing homes, rest homes, retirement centers, boarding houses, and lodging houses.

SECTION 4: Each retailer whose place of business is within the Village of Morton and who makes a sale of building materials to be incorporated into real estate located in the zone area by remodeling, rehabilitation, or new construction may file claims for credit or refund to recover the amount of tax paid under the "Municipal Retailer's Occupation Tax Act"; provided, however, that such incentive shall not apply to single-family residences, two-family residences, multi-family residences, planned residential developments, or any other use where the primary function and use of the property is the housing of people, including but not limited to nursing homes, rest homes, retirement centers, boarding houses, and lodging houses, and that such remodeling, rehabilitation, or new construction is of the nature and scope for which a building permit is required and has been obtained. The incentive provided by this Section shall commence the first day of the calendar month in which the enterprise zone is designated and certified and shall continue for the term of the enterprise zone. It is the intent of this Section that qualifying retailers are further authorized to file claims for credit or refund to recover

the amount of tax paid under the Retailers' Occupation Tax Act.

SECTION 5: The Village of Morton for the term of the enterprise zone will reduce by 50% all building permit fees for improvements within the enterprise zone, excepting only that such fees shall not be reduced for single-family residences, two-family residences, multi-family residences, planned residential developments, or any other use where the primary function and use of the property is the housing of people, including but not limited to nursing homes, rest homes, retirement centers, boarding houses, and lodging houses.

SECTION 6: The Village of Morton shall expedite the plan review process and the zoning, variance, and special use process with respect to any improvements within the enterprise zone for the term of the enterprise zone, excepting that such expedited process shall not be available for single-family residences, two-family residences, multi-family residences, planned residential developments, or any other use where the primary function and use of the property is the housing of people, including but not limited to nursing homes, rest homes, retirement centers, boarding houses, and lodging houses.

SECTION 7: The President of the Board of Trustees of the Village of Morton shall, subject to the advice and consent of the Board of Trustees, appoint a zone administrator. The zone administrator shall be an officer or employee of the Village and shall be the liaison between the Village and the Designated Zone Organization to be established hereunder and shall perform such other duties as authorized by the Village.

SECTION 8: The Village of Morton shall cause to be established a Designated Zone Organization, which Organization shall meet the criteria set forth in Section 3(d) of the Illinois Enterprise Zone Act. The President of the Board of Trustees shall appoint a steering committee, which committee shall in coordination with the Department of

Commerce and Community Affairs and the Village form the Designated Zone Organization. Once established, the Designated Zone Organization, subject to the necessary governmental authorizations, may provide the following services or perform the following functions in coordination with the Village of Morton:

- A. Provide a contract for provision of public services.
- B. Exercise authority for the enforcement of any code, permit, or licensing procedure within the enterprise zone.
- C. Provide a forum for business, labor, and government action on zone innovations.
- D. Provide for regulatory relief as provided in Section 8 of the Illinois Enterprise Zone Act.
- E. Receive title to publicly owned land.
- F. Perform such other functions as the Village of Morton may deem appropriate, including offerings and contracts for insurance with businesses within the enterprise zone.
- G. Agree with local governments to provide such public services within the zone by contracting with private firms and organizations where feasible and prudent.
- H. Solicit and receive contributions to improve the quality of life in the enterprise zone.

SECTION 9: The Village designates as an enterprise zone the real estate described on Exhibit A attached hereto and incorporated herein.

SECTION 10: The enterprise zone herein designated shall be subject to the approval of the Department of Commerce and Community Affairs in accordance with the Illinois Enterprise Zone Act.

SECTION 11: The duration or term of the enterprise zone shall be for twenty (20)

years from the date of said approval of the Department of Commerce and Community Affairs.

BE IT FURTHER ORDAINED that this ordinance shall be in full force and effect upon its passage, approval, and publication as may be required by law.

PASSED AND APPROVED at a special meeting of the President and Board of Trustees of the Village of Morton this 21st day of December, 1985; and upon roll call the vote was as follows:

AYES: *Roppa, Sommer, McNally, Oller, Bond, Yordy*

NAYS: - 0 -

ABSENT: - 0 -

APPROVED this 21st day of December, 1985.

ATTEST:

Robert O. De la Torre

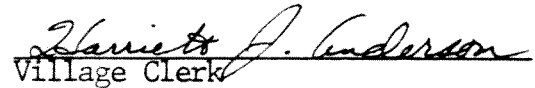
President

Harriett J. Anderson

Village Clerk

CERTIFICATE

The undersigned certifies that she is the Village Clerk for the Village of Morton, Illinois, and that the President and Board of Trustees at a special meeting of said President and Board of Trustees of the Village of Morton, Illinois, on the 21st day of December, 1985, passed Ordinance No. 85-17, a true and correct copy of which is attached hereto.


Village Clerk

Mr. Chairman and Members of the Tazewell County Board:

Your Executive Committee has considered the following RESOLUTION and recommends it be adopted by the Board.

RESOLUTION

WHEREAS, the Village of Morton has made known to the Tazewell County Board (hereinafter referred to as the "Board") its intention of applying for Enterprise Zone designation for a portion of the territory which lies both within the Village of Morton and the boundaries of Tazewell County; and

WHEREAS, both the initial designation of an Enterprise Zone pursuant to the Illinois Enterprise Zone Act, Ill. Rev. Stat., Ch. 67½, Par. 601, et seq., and the eventual success of an Enterprise Zone depend upon total community support and the nature of incentives to be offered; and

WHEREAS, this public taxing authority finds that Enterprise Zone designation will serve the interest of all local taxing authorities and the entire community by stimulating economic revitalization;

NOW THEREFORE BE IT RESOLVED by the Tazewell County Board:

1. That the Board endorses a community-wide effort to obtain Enterprise Zone designation.
2. That the Board shall take all action appropriate or necessary to join with other taxing bodies in abating incremental increase in real estate taxes as an incentive for economic development within the Enterprise Zone pursuant to Ill. Rev. Stat., Ch. 120, Par. 643e, and further subject to the limitations which follow:
 - a. The abatement in incremental increase in real estate taxes shall apply only to the taxes corresponding to an increase in assessed valuation after improvements (either new construction or renovation or rehabilitation) have been duly assessed and said abatement shall not exceed the amount attributable to the construction of the improvements and the renovation or rehabilitation of existing improvements.
 - b. The abatement shall pertain only to that parcel within the Enterprise Zone which has been improved after the designation of the Enterprise Zone.
 - c. The abatement for a particular project shall be in effect only for a period of twenty years at 50% abatement commencing with the first tax year after the improvement has been assessed.
 - d. While the abatement is in effect, this public taxing authority will continue to receive all taxes corresponding to the equalized assessed valuation for the tax year immediately preceding commencement of the project.

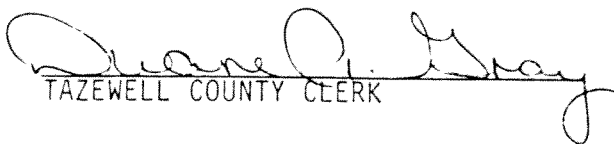
e. The said real estate tax abatement incentive shall not take effect after the termination of the Enterprise Zone.

3. A copy of this Resolution and a letter endorsing the Enterprise Zone application and assuring reviewing authorities of the intent of this public taxing authority to participate in the efforts designed to stimulate economic revitalization shall be submitted to the Village of Morton to accompany the Enterprise Zone designation application.

DATED this 18th day of December 1985.


Tazewell County Board Chairman

ATTEST:


TAZEWELL COUNTY CLERK

ORDINANCE NO. 85-18*Technical
Committee*

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WHEREAS, these economic conditions adversely impact upon the individual citizens, businesses, and taxing authorities within the Village of Morton; and

WHEREAS, the Village has pursuant to statute conducted at least one public hearing within the proposed enterprise zone area; and

WHEREAS, the "Illinois Enterprise Zone Act," Ill.Rev.Stat. 1983, Ch. 67 $\frac{1}{2}$, Sec. 601, et seq., authorizes a municipality by ordinance to designate an area within its jurisdiction as an enterprise zone subject to the certification of the Department of Commerce and Community Affairs.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, that Ordinance No. 85-17 is hereby amended to read as follows:

SECTION 1: The President and Board of Trustees adopt the recitations hereinabove set forth.

SECTION 2: The Village does now declare and find that the enterprise zone as

above-described meets the qualifications of Ill.Rev.Stat. 1983, Ch. 67 $\frac{1}{2}$, Sec. 604 in that the area is a contiguous area, comprises a minimum one-half square mile but not more than ten square miles in total area exclusive of lakes and waterways, is a depressed area, and satisfies all additional criteria established by regulation of the Department of Commerce and Community Affairs consistent with the purposes of the Illinois Enterprise Zone Act.

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- A. The abatement shall apply only to the taxes corresponding to an increase in assessed valuation after improvements (either new construction or renovation or rehabilitation) have been duly assessed, and said abatement shall not exceed the amount attributable to the construction of the improvements and the renovation or rehabilitation of existing improvements.
- B. The abatement shall pertain only to the parcel within the enterprise zone which has been improved after the designation of the enterprise zone.
- C. The abatement for a particular project shall be in effect until the expiration of a period of twenty years commencing with the first tax year after the improvement has been assessed or until expiration of the enterprise zone designation, whichever shall occur first. Said abatement shall be 50% of the amount attributable to the construction of the improvements and the renovation or rehabilitation of existing improvements.
- D. While the abatement is in effect, this public taxing authority will continue to

receive all taxes corresponding to the equalized assessed valuation for the tax year immediately preceding commencement of the project, plus any taxes not so abated.

- E. The said real estate tax abatement incentive shall not take effect after the termination of the enterprise zone.
- F. The said real estate tax abatement shall not apply to single-family residences, two-family residences, multi-family residences, planned residential developments, or any other use where the primary function and use of the property is the housing of people, including but not limited to nursing homes, rest homes, retirement centers, boarding houses, and lodging houses.

SECTION 4: Each retailer whose place of business is within the Village of Morton and who makes a sale of building materials to be incorporated into real estate located in the zone area by remodeling, rehabilitation, or new construction may deduct receipts from such sales when calculating the tax imposed pursuant to the "Municipal Retailer's Occupation Tax Act"; provided, however, that such incentive shall not apply to single-family residences, two-family residences, multi-family residences, planned residential developments, or any other use where the primary function and use of the property is the housing of people, including but not limited to nursing homes, rest homes, retirement centers, boarding houses, and lodging houses, and that such remodeling, rehabilitation, or new construction is of the nature and scope for which a building permit is required and has been obtained. The incentive provided by this Section shall commence the first day of the calendar month in which the enterprise zone is designated and certified and shall continue for the term of the enterprise zone.

SECTION 5: The Village of Morton for the term of the enterprise zone will reduce by

50% all building permit fees for improvements within the enterprise zone, excepting only that such fees shall not be reduced for single-family residences, two-family residences, multi-family residences, planned residential developments, or any other use where the primary function and use of the property is the housing of people, including but not limited to nursing homes, rest homes, retirement centers, boarding houses, and lodging houses.

SECTION 6: The Village of Morton shall expedite the plan review process and the zoning, variance, and special use process with respect to any improvements within the enterprise zone for the term of the enterprise zone, excepting that such expedited process shall not be available for single-family residences, two-family residences, multi-family residences, planned residential developments, or any other use where the primary function and use of the property is the housing of people, including but not limited to nursing homes, rest homes, retirement centers, boarding houses, and lodging houses.

SECTION 7: The President of the Board of Trustees of the Village of Morton shall, subject to the advice and consent of the Board of Trustees, appoint a zone administrator. The zone administrator shall be an officer or employee of the Village and shall be the liaison between the Village, the Department of Commerce and Community Affairs, and other appropriate organizations. The zone administrator shall be responsible for the day-to-day activities within the zone including implementation of zone incentives and monitoring of zone activity.

SECTION 8: The Village of Morton may cause to be established a Designated Zone Organization, which organization shall meet the criteria set forth in Section 3(d) of the Illinois Enterprise Zone Act. Once established, the Designated Zone Organization, subject to the necessary governmental authorizations, may provide the following services

or perform the following functions in coordination with the Village of Morton:

- A. Provide a contract for provision of public services.
- B. Exercise authority for the enforcement of any code, permit, or licensing procedure within the enterprise zone.
- C. Provide a forum for business, labor, and government action on zone innovations.
- D. Provide for regulatory relief as provided in Section 8 of the Illinois Enterprise Zone Act.
- E. Receive title to publicly owned land.
- F. Perform such other functions as the Village of Morton may deem appropriate, including offerings and contracts for insurance with businesses within the enterprise zone.
- G. Agree with local governments to provide such public services within the zone by contracting with private firms and organizations where feasible and prudent.
- H. Solicit and receive contributions to improve the quality of life in the enterprise zone.

SECTION 9: The Village designates as an enterprise zone the real estate described on Exhibit A attached hereto and incorporated herein.

SECTION 10: The enterprise zone herein designated shall be subject to the approval of the Department of Commerce and Community Affairs in accordance with the Illinois Enterprise Zone Act.

SECTION 11: The duration or term of the enterprise zone shall be for twenty (20) years from the date of said approval of the Department of Commerce and Community Affairs.

BE IT FURTHER ORDAINED that this ordinance shall be in full force and effect

upon its passage, approval, and publication as may be required by law.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton this 3rd day of March, 1986; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 3rd day of March, 1986.

President

ATTEST:

Village Clerk