

ORDINANCE NO. 1567AN ORDINANCE DESIGNATING AN AREA WITHIN THE  
CITY OF PEKIN AS AN ENTERPRISE ZONE

WHEREAS, the economy in the City of Pekin and adjacent area is severely depressed; and

WHEREAS, the unemployment rate in the City of Pekin 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 City of Pekin, and

WHEREAS, Tazewell County, Illinois, will be participating and shall be included in this enterprise zone, having approved a separate designating ordinance of its own; and

WHEREAS, the City of Pekin and Tazewell County shall enter into an intergovernmental agreement outlining their mutual participation in this enterprise zone; and

WHEREAS, the City 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, §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 COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, as follows:

Section 1: The City Council adopts the recitations hereinabove set forth:

Section 2: The City does now declare and find that the enterprise zone as above described meets the qualifications of Ill. Rev. Stat., 1983, ch. 67½ §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 City of Pekin 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 conditions:

- (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 apply only to the increase in assessed valuation due to improvements or renovations which are of the nature and scope for which a building permit is required and has been obtained on or after the first day of zone certification.
- (c) The abatement for a particular project shall be in effect only for a period of five years 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.
- (f) The said real estate tax abatement shall not apply to residential complexes of less than 12 units.

Section 4: Each retailer whose place of business is within the corporate limits of the City of Pekin and who makes a sale of building materials to be incorporated into real estate located in the enterprise zone by remodeling, rehabilitation or new construction, may deduct receipts from such sales

when calculating the tax imposed pursuant to the "Municipal Retailers' Occupation Tax Act"; provided, however, that such remodeling, rehabilitation, or new constructions 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 following the month in which the enterprise zone is designated and certified, and shall continue for the term of the enterprise zone.

Section 5: The City of Pekin for the term of the enterprise zone waives all sewer permit fees, building permit fees, plumbing and electrical permit and inspection fees, and driveway permit fees for improvements within the enterprise zone, excepting only that such fees shall not be waived for residential complexes of less than 12 units.

Section 6: With respect to all improvements within the enterprise zone, except for those relating to residential complexes of less than 12 units, the City of Pekin for the term of the enterprise zone relaxes code and ordinance requirements, providing any such relaxation shall not constitute a threat to the health and safety of the City residents or be in violation of state law.

Section 7: The City of Pekin 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 residential complexes of less than

12 units.

Section 8: The Mayor of the City of Pekin, shall, subject to the advice and consent of the Council, appoint a zone administrator. The zone administrator shall be an officer or employee of the City and shall be the liaison between the City and the Designated Zone Organization to be established hereunder and shall perform such other duties as authorized by the City.

Section 9: The Mayor of the City and the Tazewell County Board Chairman 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, by means of an Enterprise Zone Steering Committee comprised of 9 members. This Committee shall in coordination with the Department of Commerce and Community Affairs form the Designated Zone Organization. 5 members of the Committee shall be appointed by the Mayor and 4 members shall be appointed by the County Board Chairman.

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 City of Pekin and/or Tazewell County:

1. Provide a contract for provision of public services.
2. Exercise authority for the enforcement of any code, permit or licensing procedure within the enterprise zone.
3. Provide a forum for business, labor and government action on zone innovations.

4. Provide for regulatory relief as provided in Section 8 of the Illinois Enterprise Zone Act.
5. Receive title to publicly owned land.
6. Perform such other functions as the City of Pekin may deem appropriate, including offerings and contracts for insurance with businesses within the enterprise zone.
7. Agree with local governments to provide such public services within the zone by contracting with private firms and organizations, where feasible and prudent.
8. Solicit and receive contributions to improve the quality of life in the enterprise zone.

Section 10: The City designates as an enterprise zone the real estate described on Exhibit A attached hereto and incorporated herein.

Section 11: 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 12: The duration or term of the enterprise zone thus designated shall be for twenty (20) years from the date of said approval of the Department of Commerce and Community Affairs.


Section 13: The City of Pekin shall donate to the Designated Zone Organization to be created pursuant to the Illinois

Enterprise Zone Act \$15,000.00 from the City Economic Development Fund.


Section 14: The Mayor of the City of Pekin shall be authorized to enter into an Intergovernmental Agreement on behalf of the City with Tazewell County for the operation and management of the Enterprise Zone.

PASSED BY THE COUNCIL OF THE CITY OF PEKIN,  
TAZEWELL COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION  
THIS 23<sup>RD</sup> DAY OF DECEMBER, A.D., 19 85.

APPROVED:

  
\_\_\_\_\_  
WILLARD E. BIRKMEIER,  
MAYOR.

ATTEST:

  
\_\_\_\_\_  
JAMES F. KAUTZ, CITY CLERK.

EXAMINED AND APPROVED:

\_\_\_\_\_  
PATRICK OBERLE, CORPORATION COUNSEL.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE DESIGNATING UNINCORPORATED AREA  
WITHIN TAZEWELL COUNTY AS AN ENTERPRISE ZONE

WHEREAS, the economy in Tazewell County is severely depressed; and

WHEREAS, the unemployment rate in Tazewell County exceeds state and national unemployment rates; and

WHEREAS, these economic conditions adversely impact upon the individual citizens, businesses and taxing authorities within Tazewell County; and

WHEREAS, the City of Pekin, Tazewell County, Illinois, will be participating and shall be included in this enterprise zone, having approved a separate designating ordinance of its own; and

WHEREAS, Tazewell County and the City of Pekin shall enter into an intergovernmental agreement outlining their mutual participation in this enterprise zone; and

WHEREAS, the County 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 §601, et seq., authorizes a county to designate unincorporated area within its jurisdiction as an enterprise zone, by ordinance, subject to certification by the



Department of Commerce and Community Affairs; NOW

THEREFORE BE IT ORDAINED BY THE TAZEWELL COUNTY BOARD,  
as follows:

Section 1: The County Board adopts the recitations hereinabove set forth.

Section 2: The County does now declare and find that the enterprise zone as above described meets the qualifications of Ill. Rev. Stat., 1983, ch. 67½ § 604, in that the area is contiguous, comprises a minimum of one-half square mile but not more than ten square miles, 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: Tazewell County 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 conditions:

- (a) The abatement shall apply only to the taxes corresponding to an increase in assessed valuation after improvements (either new construction and/or renovation and/or rehabilitation) have been duly assessed and said abatement shall not exceed the amount attributable to the improvements.

- (b) The abatement shall apply only to the increase in assessed valuation due to improvements or renovations which are of the nature and scope for which a building permit is required and has been obtained on or after the first day of zone certification.
- (c) The abatement for a particular project shall be in effect only for a period of five years 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 preceeding commencement of the project.
- (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 residential complexes of less than 12 units.

Section 4: Tazewell County for the term of the enterprise zone waives all building permit fees, plumbing and electrical permit and inspection fees for improvements within the enterprise zone, excepting only that such fees shall not be waived for residential complexes of less than 12 units.

Section 5: With respect to all improvements within the enterprise zone, except for those relating to residential complexes of less than 12 units, Tazewell County for the term of the enterprise zone relaxes code and ordinance requirements, providing any such relaxation shall not constitute a threat to the health and safety or be in violation of state law.

Section 6: The County 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 residential complexes of less than 12 units.

Section 7: The Tazewell County Board Chairman shall, subject to the advice and consent of the County Board, appoint a deputy zone administrator. The deputy zone administrator shall be an officer or employee of the County and shall be the liaison between the County and the Designated Zone Organization to be established hereunder and shall perform such other duties as authorized by the County.

Section 8: The Tazewell County Board Chairman and the Mayor of the City of Pekin 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, by means of an Enterprise Zone Steering Committee comprised of 9 members. This Committee shall in coordination with the Department of Commerce and Community Affairs form the Designated Zone Organization. 5 members of the Committee shall be

appointed by the Mayor and 4 members shall be appointed by the County Board Chairman.

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 City of Pekin and/or Tazewell County:

- (a) Provide or contract for the 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 governmental 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 County 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 County 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 thus designated shall be for twenty (20) years from the date of said approval by the Department of Commerce and Community Affairs.

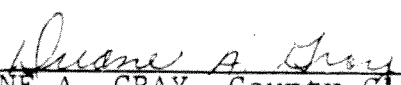
Section 12: The Chairman of the Tazewell County Board shall be authorized to enter into an Intergovernmental Agreement on behalf of the County with the City of Pekin for the operation and management of the Enterprise Zone.

APPROVED:



DAN BELL, Tazewell County Board Chairman

ATTEST:



DUANE A. GRAY, County Clerk

EXAMINED AND APPROVED:



BRUCE BLACK, States Attorney  
ERIC I. BEAN

## ORDINANCE NO. 1569

AN ORDINANCE AMENDING SECTION 4 OF ORDINANCE NO. 1567, BEING AN ORDINANCE DESIGNATING AN AREA AS AN ENTERPRISE ZONE, SAID AREA IS IN THE CITY OF PEKIN, ILLINOIS.

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

SECTION I. That Section 4 of Ordinance No. 1567

be and is hereby amended to read as follows:

Section 4: Each retailer whose place of business is within the corporate limits of the City of Pekin and who makes a sale of building materials to be incorporated into real estate located in the enterprise zone by remodeling, rehabilitation or new construction, may deduct receipts from such sales when calculating the tax imposed pursuant to the "Municipal Retailers' Occupation Tax Act"; provided, however, 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 following the month in which the enterprise zone is designated and certified, and shall continue for the term of the enterprise zone. The incentive provided by this Section shall not be available for residential complexes of less than 12 units.

SECTION II. This ordinance is deemed necessary for the general health, safety and welfare of the citizens of the City of Pekin, and shall be in full force and effect from and after its passage and due publication thereof as required by law.

SECTION III. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION IV. There shall be kept on file at all times, in the office of the City Clerk, a minimum of three copies of

Ordinance No. 1567 establishing an area as an enterprise zone, and all future amendments thereto, and same shall be kept available for public inspection.

SECTION V. This ordinance is adopted in accordance with the powers granted the City of Pekin pursuant to its Home Rule Powers under Article 7 of the Constitution of the State of Illinois.

PASSED in due form of law by the City Council of the City of Pekin, Illinois, at its regular meeting on this 18th day of February, A.D., 1986.,

I, James F. Kautz, City Clerk of the City of Pekin, Illinois, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 1569 duly passed by the City Council of Pekin, Illinois, on FEBRUARY 18, 1986.



James F. Kautz  
James F. Kautz,  
City Clerk