

ORDINANCE NO. 320

AN ORDINANCE ESTABLISHING AN ENTERPRISE ZONE  
WITHIN THE VILLAGE OF BELLEVUE  
AND AMENDING AN ENTERPRISE ZONE WITHIN  
THE VILLAGE OF BARTONVILLE  
AND THE UNINCORPORATED AREA OF PEORIA COUNTY

WHEREAS, the business climate of the Village of Bellevue, the Village of Bartonville and adjacent unincorporated areas of Peoria County is severely depressed; and

WHEREAS, the State of Illinois has enacted the Illinois Enterprise Zone Act (Ill.Rev.Stat. ch. 67 1/2, paras. 601-617 (1987)) ("Act") to alleviate distressed economic conditions in certain depressed areas; and

WHEREAS, the Act authorizes a municipality by ordinance to designate an area within its jurisdiction as an Enterprise Zone, subject to certification by the Illinois Department of Commerce and Community Affairs; and

WHEREAS, the health, safety and welfare of the residents of the Village of Bartonville, Village of Bellevue and the unincorporated areas of the County are dependent, in part, upon a healthy private sector of the Village of Bartonville, the Village of Bellevue and the County's economy; and

WHEREAS, the development, growth and expansion of the private sector requires the cooperative and continuous partnership between government and the private sector; and

WHEREAS, there are certain areas within the Village of Bartonville and the County that have previously been determined

to need the particular attention of the government, business and labor to attract private sector investment and directly aid the entire County and the residents thereof by having said areas certified as an Enterprise Zone by the State of Illinois on October 29, 1986; and

WHEREAS, the population of the Village and surrounding area has been decreased severely as a reaction to the depressed economic conditions in the Village and surrounding area; and

WHEREAS, additional areas within the unincorporated part of the County and within the Village of Bellevue have been determined to need the particular attention of government, business and labor to attract private sector investment and directly aid the entire County and the residents thereof; and

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

WHEREAS, the duly constituted legislative bodies of the Village of Bartonville, Village of Bellevue, and of the County are cognizant of the distressed conditions existing within the area and are desirous of alleviating these distressed conditions; and

WHEREAS, the residents of the Village of Bartonville, the Village of Bellevue and the County have indicated their willingness and desire to cooperate in designating a portion of their respective Villages as well as portions of the unincorporated areas of the County as an Enterprise Zone:

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BELLEVUE, PEORIA COUNTY, ILLINOIS, that there is hereby established an Enterprise Zone within its jurisdiction encompassing contiguous portions of the Village of Bellevue, Peoria County, Illinois, as indicated herein:

Section 1 - Description: That the area precisely described in Exhibit A hereto attached and hereby made a part hereof as if fully set forth herein, be, and the same is hereby designated as an Enterprise Zone pursuant to and in accordance with said Act, subject to approval of the State as in said Act provided.

Section 2 - Qualifications: The Village of Bellevue, Illinois, hereby declares and affirms that the zone area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Act, and further affirms that:

- A. The zone area as amended is a contiguous area;
- B. The zone area as amended comprises a minimum of one-half square mile and not more than twelve square miles in total area;
- C. The zone area as amended is a depressed area;
- D. The zone area as amended satisfies any additional criteria established by the Illinois Department of Commerce and Community Affairs ("IDCCA");
- E. On the 2nd day of February, 1988, at 7:00 p.m., a public hearing was conducted within the zone area on the question of whether to amend the zone, what local plans, tax incentives

and other programs should be established in connection with the zone, and what the boundaries of the zone should be. Public notice was given in at least one newspaper of general circulation within the zone area, not more than 20 days nor less than 5 days before the hearing; and

F. The zone area is entirely within the borders of the Village of Bartonville, the Village of Bellevue, or in the unincorporated areas of Peoria County.

Section 3 - Enterprise Zone Designation: That the area described in Section 1, above, is hereby designated as an Enterprise Zone, as amended, subject to the approval of DCCA, in accordance with the law.

Section 4 - Term and Effect: The area described in Section 1 shall be designated an Enterprise Zone for a period of twenty (20) calendar years, effective on the date of the original certification of the Enterprise Zone (October 29, 1986) and shall end on:

- A. Midnight, December 31, 2006;
- B. The date this Ordinance is rescinded by the Village of Bellevue;
- C. A lesser number of years specified by IDCCA;
- D. The date this Ordinance is amended to include a lesser term; or
- E. The date IDCCA decertifies the Enterprise Zone.

Section 5 - Sales Tax Deduction: Each retailer whose place of business is within the corporate limits of the Village of Bellevue, the Village of Bartonville or the unincorporated

limits of Peoria County and who makes a sale of building materials to be incorporated into commercial or industrial real estate located in the Enterprise Zone area 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, Ill. Rev. Stat. ch. 24, para. 8-11-1 (1987); provided, however, that such incentive shall not apply to residential complexes 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 following the month in which the Enterprise Zone is designated and certified by IDCCA, and shall continue for the term of the Enterprise Zone.

Section 6 - Property Tax Abatement: The Village of Bellevue authorizes and directs the County Clerk to abate ad valorem taxes levied by the Village of Bellevue and imposed upon real property, located within the Enterprise Zone area, upon which new improvements have been constructed or upon which existing improvements have been renovated or rehabilitated, subject to the following conditions:

A. The improvements, renovations or rehabilitations are of the scope and nature for which a building permit is required and has been obtained;

B. Any abatement of taxes on any parcel shall not exceed the amount attributable to the construction of the

improvements and the renovation or rehabilitation of existing improvements on such parcel;

C. Such abatement shall be allowed only for commercial, or industrial property located within the zone area;

D. Such abatement shall be at the rate of one hundred percent (100%) of the Village's portion of the real property tax attributable solely to the increase in value of the property as a result of the improvements, renovations or rehabilitations for the assessment year during which they are made and for the four assessment years immediately following the year in which they are made;

E. The abatements will apply to the assessed value at the time of approval and the then current taxing rate. If there would be increases in the taxing rate or a general value increase in the property unrelated to the improvements, renovations or rehabilitations during the time of the abatement period which would increase the assessed value, the business or industry would be responsible for the taxes on the increases;

F. Such abatement shall continue and be in full force as set forth in this Section for any improvements, renovations or rehabilitations which are completed within the term of the Enterprise Zone as specified in Section 4 of this enactment; and

G. The abatement shall pertain only to that parcel within the Enterprise Zone which has been improved after the designation of the Enterprise Zone provided, however, that no such abatement shall be applicable to any such improvement, renovation or rehabilitation project located within the

boundaries of the Tax Increment Redevelopment Project Areas, established by Ordinance No. 706, passed and approved January 8, 1981, by the Village of Bartonville and the Starr Lane Tax Increment Project Area adopted by the Village of Bellevue.

Section 7 - Permit and Fee Waivers: There will be no charge for building permit fees, or zoning application fees for commercial or industrial property within the Enterprise Zone for the term of the Enterprise Zone. All permits and inspections will otherwise continue to follow existing laws.

Section 8 - Expedited Procedures: The Zoning Board of Appeals shall expedite the plan review process and the zoning, variance and special use process with respect to any improvements, renovations or rehabilitations made upon commercial or industrial property within the Enterprise Zone for the term of the Enterprise Zone.

Section 9 - Zone Management Organization: Upon designation of the amended Enterprise Zone by the Illinois Department of Commerce and Community Affairs, a Zone Management Organization will be formed. This Organization shall be made up of representatives of the Bartonville Village Board, the Bellevue Village Board, and representatives of the Peoria County Board. The number of representatives from each body will be by agreement of the President and Chairman of the respective bodies. The Management Organization will be the advisory body to the Zone Administrator and will be responsible for all policy decisions within the zone. The Zone Administrator will be the individual responsible for the day-to-day implementations within the Zone

and will be the liaison between the Management Organization, the Village Board, the County Board and the Illinois Department of Commerce and Community Affairs.

Section 10 - Designated Zone Organization: The Zone Administrator shall recommend to the Zone Management Organization, any organization that qualifies as a Designated Zone Organization (DZO) under the provisions of the Illinois Enterprise Zone Act. Upon approval by the Management Organization, for a term of years set by the Management Organization, the DZO may:

- A. Provide or contract for provisions of services including, but not limited to: crime watch patrols within zone neighborhoods; volunteer day care centers; or, other types of public services as provided by ordinance or regulation;
- B. Provide a forum for business, labor and government action on Enterprise Zone innovations;
- C. Receive title to publicly-owned land;
- D. Solicit and receive contributions to improve the quality of life in the zone area; and
- E. Perform such other functions as the Management Organization may deem appropriate, not inconsistent with the Illinois Enterprise Zone Act.

Section 11 - Zone Administrator: The position of "Zone Administrator" is hereby created. The Zone Administrator shall be the then current Peoria County Administrator who is an officer or employee of Peoria County. The duties of the Zone Administrator shall be performed in addition to the regular duties of the Peoria County Administrator. It shall be the power and duty of the Zone Administrator to:



- A. Supervise the implementation of the provisions of this ordinance and the Illinois Enterprise Zone Act;
- B. Act as a liaison between the Village of Bartonville, the Village of Bellevue, the Peoria County Board, the Illinois Department of Commerce and Community Affairs, designated zone organization(s); and other state, federal and local agencies, whether public or private;
- C. Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the Enterprise Zone; and
- D. Recommend qualified DZO to the Management Organization.

The Zone Administrator through the appointment of an Assistant Zone Administrator will be responsible for the duties and tasks listed below. To accomplish these duties and tasks, the Zone Administrator will appoint an Assistant Zone Administrator who will be a current employee of the Economic Development Council, Inc., a professional organization having active and ongoing economic development programs within the Enterprise Zone as amended.

The duties of the Assistant Zone Administrator shall be:

- A. To develop and recommend a comprehensive planning program for the Enterprise Zone as amended;
- B. To serve as the primary technical/professional advisor to the Management Organization;
- C. To examine and recommend local incentives, benefits and programs to accomplish stated objectives, to stimulate economic activity in the Enterprise Zone as amended and to address impediments to capital investment;
- D. To develop and analyze social, physical and economic data regarding population trends; labor

force; land use patterns; size, type and status of existing commercial, industrial and manufacturing facilities and capacity within the Enterprise Zone as amended; infrastructure availability and condition, and other factors pertaining to community planning; and to recommend appropriate actions;

- E. To recommend necessary legislative and administrative controls for guiding Enterprise Zone development, including planned capital improvement;
- F. To review supportive planning studies and reports to insure technical proficiency;
- G. To coordinate planning activities and program implementation with other County and/or Village programs;
- H. To act as a liaison between the County of Peoria, the Village of Bellevue and the Village of Bartonville and any designated zone organization, IDCCA, any Federal agency, and any local planning groups in support of the Enterprise Zone program and plan;
- I. To collect and analyze data and submit reports required by the Department of Commerce and Community Affairs on a timely basis;
- J. To conduct an ongoing evaluation of the Enterprise Zone program and submit such evaluative reports on at least an annual basis to the Zone Management Organization; and
- K. To act as program manager responsible for the Enterprise Zone's day-to-day operations.

Section 12 - Validity of Agreement: That this Ordinance, and every provision hereof, shall be considered severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

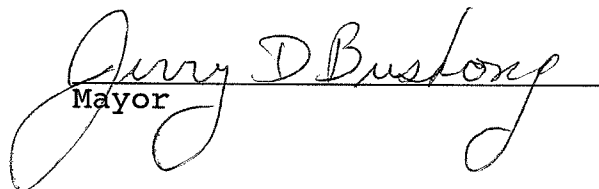
Section 13 - Conflict: That all ordinances and/or resolutions, or parts thereof, in conflict herewith are hereby repealed.

Section 14 - Effectiveness: That this Ordinance shall take effect, as indicated in Section 4, above, following its passage, approval, and publication, as may be required, according to law.


PASSED, AND APPROVED AND ADOPTED this \_\_\_\_\_ day of June, 1988.

AYES: 5  
NAYS: 1  
ABSENT: 0

VILLAGE OF BELLEVUE

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Clerk

5A3/4-43.