

ORDINANCE NO. 17,840

AN ORDINANCE OF THE CITY OF PEORIA, ILLINOIS DESIGNATING AN AREA OF URBAN DECAY AND ADOPTING TAX ABATEMENT FOR SAID AREA

WHEREAS, the City of Peoria is a home rule unit of government pursuant to Article VII, Section 6 of the Constitution of the State of Illinois 1970, and may exercise any power and perform any function pertaining to its government and affairs including the regulation of the vehicle towing and impoundment within its city limits; and

WHEREAS, the Illinois Property Tax Code (35 ILCS 200/18) provides that a home rule municipality, upon the adoption of an ordinance by a majority vote of its governing authority, may order the county clerk to abate, for a period not to exceed 10 years, any percentage of the taxes levied by the municipality and any other taxing district on each parcel of property located within an area of urban decay within the corporate limits of the municipality and upon which a newly constructed single-family or duplex residential dwelling unit is located; and

WHEREAS, the Illinois Property Tax Code further provides that the amount of the total abatement for any levy year shall not be an amount in excess of 2% of the taxes extended by all taxing districts on all parcels located within the township that contain residential dwelling units of 6 units or less; and

WHEREAS, the Illinois Property Tax Code further provides that the abatement adopted under this section shall be extended to all subsequent owners of an eligible property during the abatement period; and

WHEREAS, the Illinois Property Tax Code provides that the same percentage abatement of taxes shall apply to all eligible property subject to the abatement ordinance, except that any abatement granted for any parcel that is within a redevelopment area created under Division 74.4 of Article 11 of the Municipal Code at the time the ordinance is adopted shall not exceed the amount of taxes allocable to taxing districts; and

WHEREAS, the Illinois Property Tax Code provides that no abatement shall apply to a parcel of property if the owner does not live in the single family or in one of the duplex residential units; and

WHEREAS, the City of Peoria has identified an Area of Urban Decay pursuant to 35 ILCS 200/18-180(d)(1) as depicted in the attached Exhibit A and legally described in Exhibit B; and

WHEREAS, the Director of Community Development, Ross Black, has determined that the designated Area of Urban Decay meets the definition of "blighted area" pursuant to Section 11-74.4-3 of the Illinois Municipal Code and were present for one year prior to the date of this Ordinance; and

WHEREAS, the City desires to adopt Tax Abatement for the Area of Urban Decay pursuant to the terms of the Illinois Property Tax Code to encourage redevelopment in said area.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, as follows:

FILED

APR 01 2021

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RACHAEL PARKER
PEORIA COUNTY CLERK

SECTION 1. Recitals. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. Urban Decay Tax Abatement. An Urban Decay Tax Abatement program is hereby created and the City authorizes and directs the County Clerk to abate property taxes imposed on newly constructed, owner occupied single-family and duplex residential dwellings in the area known as the Tax Abatement District 1. Such Urban Decay Tax Abatement program is subject to the following conditions:

- A. The Urban Decay Tax Abatement program shall only be allowed for newly constructed, owner occupied single-family and duplex residential dwellings in the area known as the Tax Abatement District 1, as depicted in the attached Exhibit A and legally described in Exhibit B on file in the City Clerk's office.
- B. The Abatement will only apply to the structure or improvement, not to the underlying land value. The assessed land value, will, at all times, remain taxable.
- C. The Urban Decay Tax Abatement program shall be in effect for a period of ten (10) years following the date of adoption.
- D. Any eligible structure which has received a valid building permit within the effective period of the ordinance shall be entitled to receive real property tax abatement upon all real property tax upon completion of the structure in the following manner:

Year 1 through 6	100 percent abatement
Year 7	80 percent abatement
Year 8	60 percent abatement
Year 9	40 percent abatement
Year 10	20 percent abatement

- E. The tax abatement shall be extended to all subsequent owners of an eligible property during the abatement period.
- F. Rebate Fund. Any increase in revenue due to the increases in the assessed value of the land in Tax Abatement District 1 will be segregated into a special rebate fund. The fund will be distributed to the property owners in the Abatement Area who qualify for the Urban Decay Tax Abatement Program and apply for an income tax liability rebate with the City. The amount of the Rebate Funds will be divided by the total state income tax liability of all qualified applicants. The resulting percentage will be applied to an applicant's total state income tax liability to determine their total rebate.

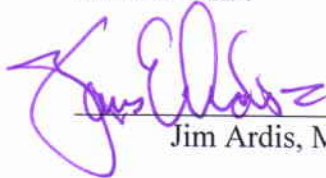
SECTION 3. Notification. Before the final adoption of this Ordinance, the City shall notify by mail each affected taxing district of the pending ordinance.

SECTION 4. Abatement Review Board. The governing authority of each affected taxing district shall within 10 days appoint one member to serve on the Abatement Review Board to review the terms and conditions of the proposed abatement ordinance. The Board shall report the findings and conclusions to the City Council not later than 30 days after it is convened.

SECTION 5. Effective Date. This Ordinance shall not be adopted less than 45 days after the Abatement Review Board is convened. This Ordinance shall be effective immediately upon its passage, approval and publication in the manner required by applicable law.


PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS this 23RD day of MARCH, 2021.

APPROVED:



Jim Ardis, Mayor

ATTEST:



Beth Ball, City Clerk

EXAMINED AND APPROVED:



Chrissie Pullen
Corporation Counsel

FILED
APR 01 2021
RACHAEL PARKER
PEORIA COUNTY CLERK

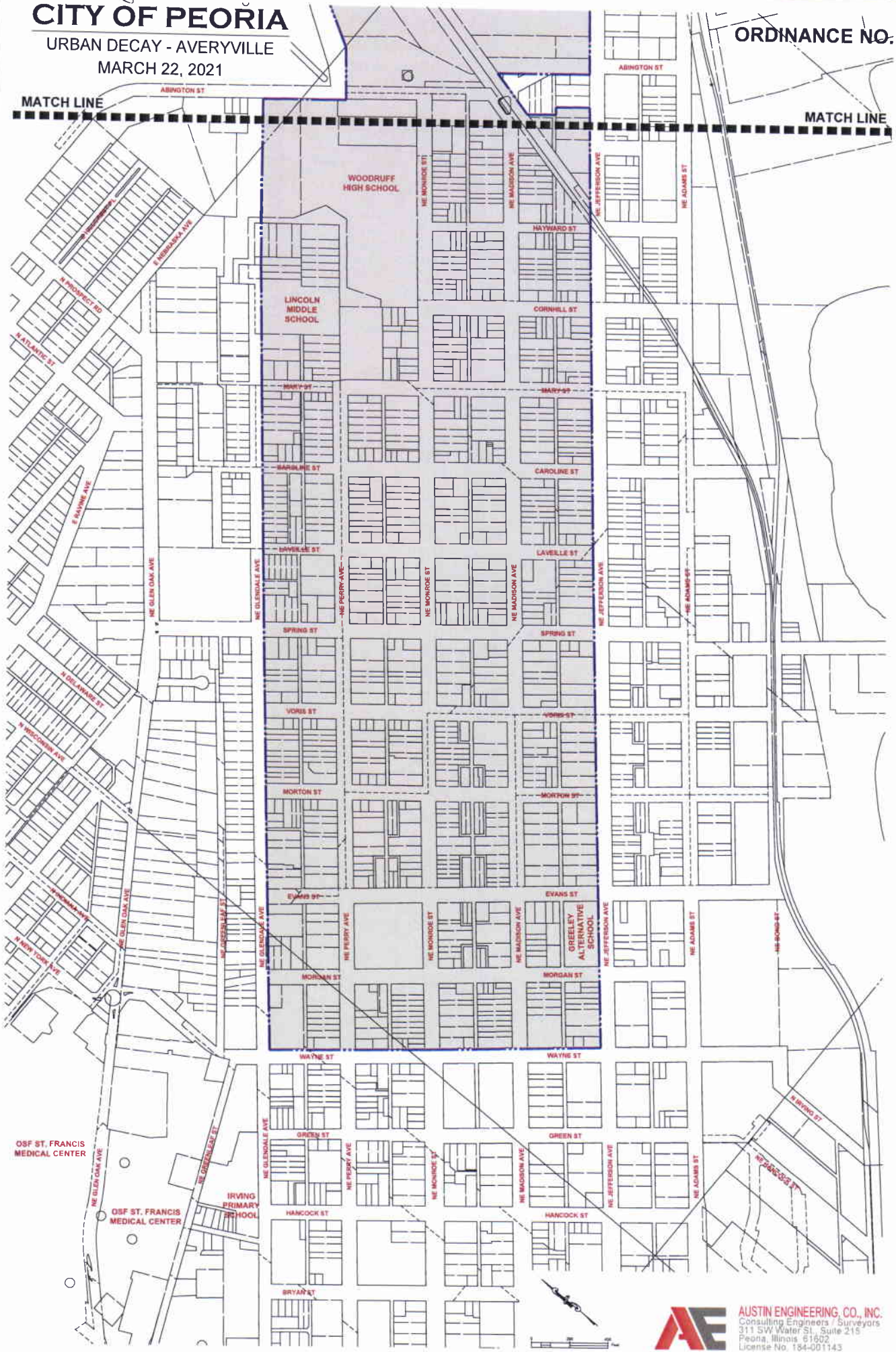
EXHIBIT A - MAP

CITY OF PEORIA

URBAN DECAY - AVERYVILLE

MARCH 22, 2021

ORDINANCE NO. 17,840



AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
311 SW Water St, Suite 215
Peoria, Illinois 61602
License No. 184-001143

ILLINOIS RIVER

SPRINGDALE CEMETERY

GLEN OAK PARK

WOODRUFF HIGH SCHOOL

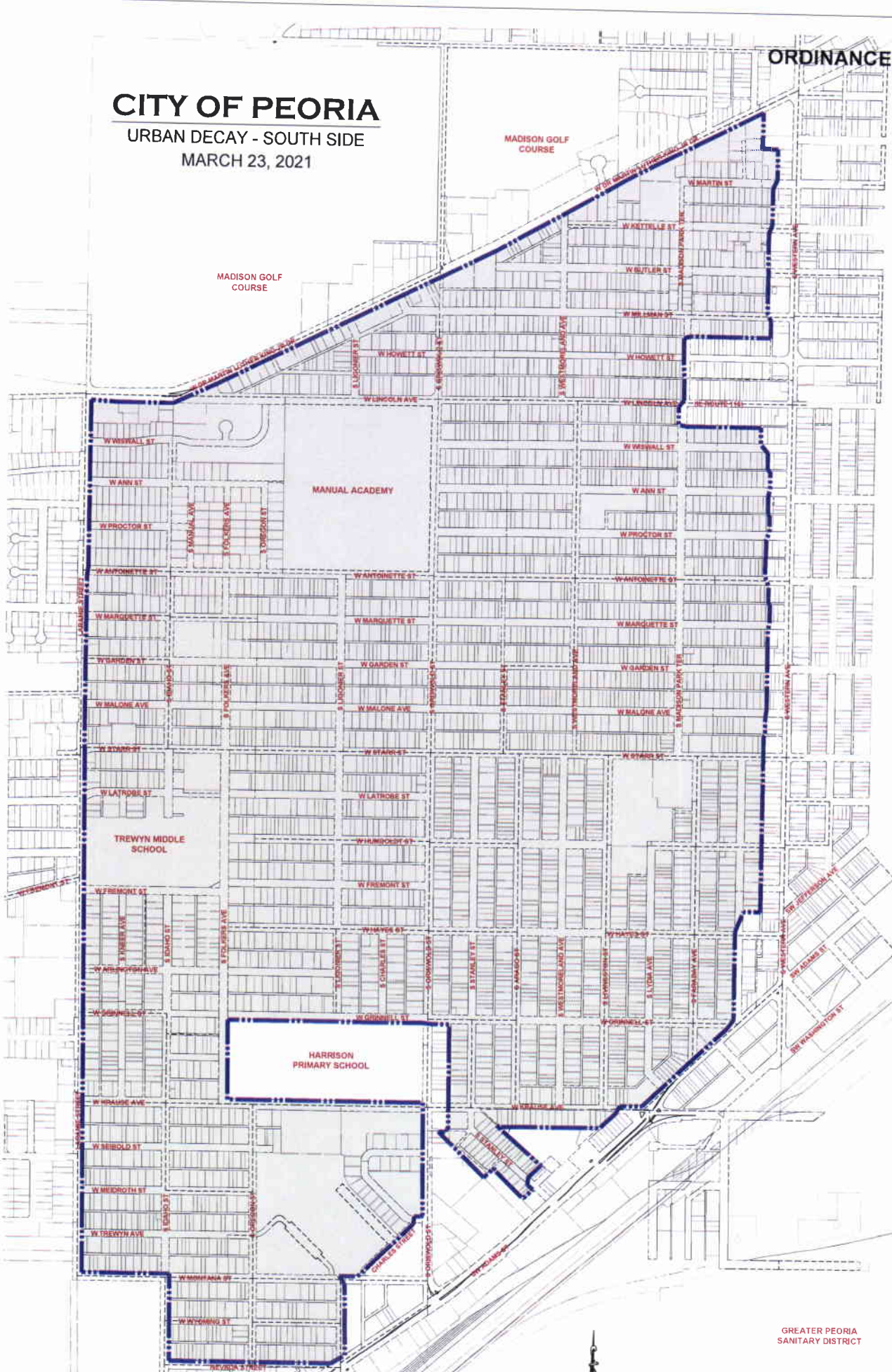
MATCH LINE

MATCH LINE

CITY OF PEORIA

URBAN DECAY - SOUTH SIDE

MARCH 23, 2021



GREATER PEORIA
SANITARY DISTRICT



AUSTIN ENGINEERING CO., INC.
 Consulting Engineers / Surveyors
 311 SW Water St., Suite 215
 Peoria, Illinois 61602
 License No. 184-001143

EXHIBIT B – LEGAL DESCRIPTION

LEGAL DESCRIPTION - URBAN DECAY (NEAR NORTHSIDE & AVERYVILLE)

A PART OF SECTIONS TWENTY-SIX (26), THIRTY-FOUR (34), AND THIRTY-FIVE (35) IN TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN AND A PART OF SECTION TWO (2), THREE (3), AND FOUR (4) IN THWOSHIP EIGHT (8) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF BLOCK THIRTY-NINE (39); THENCE SOUTHEASTERLY, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF WAYNE STREET, TO THE MOST SOUTHERLY CORNER OF BLOCK SIXTY-TWO (62) IN MORTON, VORIS, AND LAVEILLE'S ADDITION TO THE CITY OF PEORIA; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF JEFFERSON AVENUE (ILLINOIS ROUTE 29), TO THE MOST SOUTHERLY CORNER OF LOT TEN (10) IN JC BIRKET'S ADDITION TO THE CITY OF PEORIA; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, TO THE MOST WESTERLY CORNER OF SAID LOT TEN (10); THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF LOT ELEVEN (11) IN SAID JC BIRKET'S ADDITION TO THE CITY OF PEORIA TO THE INTERSECTION WITH AN EXTENSION OF THE SOUTHWESTERLY LINE OF LOT FIVE (5) IN SAID JC BIRKET'S ADDITION; THENCE NORTHWESTERLY, ALONG SAID SOUTHWESTERLY LINE OF LOT FIVE (5) AND SAID LINE EXTENDED, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED PIONEER INDUSTRIAL RAILWAY COMPANY; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, TO THE MOST NORTHERLY CORNER OF LOT ONE (1) IN SAID JC BIRKET'S ADDITION TO THE CITY OF PEORIA; THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF ABINGTON STREET AS SHOWN ON THE PLAT OF SAID JC BIRKETS ADDITION TO THE CITY OF PEORIA, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF JEFFERSON AVENUE (ILLINOIS ROUTE 29); THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF JEFFERSON AVENUE (ILLINOIS ROUTE 29), TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF ADAMS STREET (US ROUTE 24); THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF ADAMS STREET (US ROUTE 24), TO THE MOST EASTERLY CORNER OF BLOCK 2 IN CAMBLIN'S ADDITION TO THE CITY OF PEORIA; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF WOODLAWN AVENUE, TO THE INTERSECTION WITH AN EXTENSION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF THE PUBLIC ALLEY WHICH RUNS THROUGH BLOCK 3 OF SAID CHAMBLIN'S ADDITON TO THE CITY OF PEORIA; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ALLEY WHICH RUNS THROUGH BLOCK 3 OF CHAMBLIN'S ADDITION TO THE CITY OF PEORIA AND SAID LINE EXTENDED, TO THE NORTHEASTERLY LINE OF SAID BLOCK 3; THENCE SOUTHEASTERLY, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 3, TO THE CENTERLINE OF SAID ALLEY; THENCE NORTHEASTERLY, PARALLEL TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MADISON AVENUE, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF PARK AVENUE; THENCE NORTHEASTERLY, TO THE MOST SOUTHERLY CORNER OF LOT EIGHT (8) IN BLOCK ONE (1) OF SIBLEY PLACE; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE PUBLIC ALLEY THAT RUNS THROUGH BLOCK EIGHT (8) OF SIBLEY PLACE, BLOCKS TWO (2) AND THREE (3) OF HAUNG'S PLACE, BLOCK E OF HAUNG'S SECOND ADDITION, BLOCK A OF FARIHOLM ADDITION, AND BLOCK C OF FAIRHOLM ADDITION EXTENDED, TO THE MOST EASTERLY CORNER OF LOT TWELVE (12) IN BLOCK C OF FAIRHOLM ADDITION EXTENDED; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT TWELVE (12), TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE PUBLIC ALLEY WHICH RUNS THROUGH BLOCK A OF THE TOWN OF AVERY; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY

RIGHT OF WAY LINE OF THE PUBLIC ALLEY WHICH RUNS THROUGH BLOCKS A & B OF THE TOWN OF AVERY AND BLOCK ONE (1) OF THE TOWN OF AVERY EXTENDED, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SLOAN STREET; THENCE SOUTHEASTERLY, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SLOAN STREET, TO THE MOST SOUTHERLY CORNER OF LOT EIGHT (8) IN BLOCK TEN (10) IN THE TOWN OF AVERY EXTENDED; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE PUBLIC ALLEY WHICH RUNS THROUGH BLOCK TEN (10) OF THE TOWN OF AVERY EXTENDED, BLOCK TEN (10) OF LAKE VIEW ADDITION EXTENDED, BLOCK SIX (6) OF LAKE VIEW ADDITION, BLOCK ONE (1) OF R, H, & CM AVERY'S ADDITION, BLOCK ONE (1) OF MARY E. SMITH'S ADDITION, AND VANDEVENTER ADDITION AND SAID LINE EXTENDED, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WAR MEMORIAL DRIVE (US ROUTE 150); THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID WAR MEMORIAL DRIVE (US ROUTE 150), TO THE NORTHWESTERLY RIGHT OF WAY LINE OF MADISON AVENUE; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF MADISON AVENUE, TO THE MOST EASTERLY CORNER OF BLOCK SEVEN (7) IN LUTHY'S ADDITION; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF BEACON STREET, TO THE INTERSECTION WITH AN EXTENSION OF THE SOUTHEASTERLY LINE OF LOT FIVE (5) IN BLOCK TWO (2) OF LUTHY'S ADDITION; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF LOTS ONE (1) THROUGH FIVE (5) IN BLOCK TWO (2) OF LUTHY'S ADDITION AND SAID LINE EXTENDED, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WAR MEMORIAL DRIVE (US ROUTE 150); THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF WAR MEMORIAL DRIVE (US ROUTE 150), TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED PIONEER INDUSTRIAL RAILWAY COMPANY; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED PIONEER INDUSTRIAL RAILWAY COMPANY, TO THE SOUTHERLY RIGHT OF WAY LINE OF PARK AVENUE; THENCE WESTERLY, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PARK AVENUE, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF PERRY AVENUE; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF PERRY AVENUE, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ABINGTON STREET; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF ABINGTON STREET, TO AN EXTENSION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF GLENDALE AVENUE; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF GLENDALE AVENUE AND SAID LINE EXTENDED, TO THE POINT OF BEGINNING.