

**VILLAGE OF MT. ZION
MACON COUNTY, ILLINOIS**

Ordinance No.
2022-4

**AN ORDINANCE AMENDING THE PROPERTY TAX ABATEMENT QUALIFYING CRITERIA FOR THE
DECATUR MACON COUNTY ENTERPRISE ZONE – VILLAGE OF MT. ZION**

CERTIFICATE

State of Illinois)
)
)
County of Macon)

I, Dawn Reynolds, duly appointed Village Clerk of the Village of Mt. Zion, Macon County, State of Illinois, and as such, custodian of all Village records, do hereby certify that the attached Ordinance No. 2022-4, is a true and correct copy of AN APPROVED ORDINANCE OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS that was adopted by the Mt. Zion Village Board on March 21, 2022.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 21st day of March, 2022.

Seal



Dawn Reynolds, Village Clerk

ORDINANCE NO. 2022-4
AN ORDINANCE AMENDING THE PROPERTY TAX ABATEMENT
QUALIFYING CRITERIA FOR THE
DECATUR MACON COUNTY ENTERPRISE ZONE
- VILLAGE OF MOUNT ZION -

WHEREAS, The Decatur Macon County Enterprise Zone was certified by the Illinois Department of Commerce and Economic Opportunity to begin operations on January 1, 2016 in accordance with the Illinois Enterprise Zone Act (20 ILCS 655/1 et. seq.), hereafter referred to as “the Act”; and,

WHEREAS, The Village of Mount Zion adopted Ordinance 14-15-13 (the “Initial Designating Ordinance”), designating an Enterprise Zone (known as the “Decatur Macon County Enterprise Zone”), and,

WHEREAS, The County of Macon, the Village of Forsyth, the City of Decatur, and the Village of Long Creek, (collectively with the Village of Mount Zion, the “Designating Units of Government”), each adopted substantially identical Designating Ordinances; and,

WHEREAS, the Designating Units of Government, have determined and concur that it is desirable and necessary for the Decatur Macon County Enterprise Zone, hereafter referred to as “the Zone”, to amend the qualifying criteria for property tax abatement within the boundaries of the Zone to meet the needs of existing employers and targeted investors and industry sectors in the region; and,

WHEREAS, specific participating taxing bodies will be requested to make similar amendments to their respective property tax abatement policies; and,

WHEREAS, certain parts of the Zone lie within the boundaries of the **VILLAGE OF MOUNT ZION**;

NOW BE IT THEREFORE ORDAINED BY THE MAYOR AND THE VILLAGE BOARD OF THE VILLAGE OF MOUNT ZION, ILLINOIS:

SECTION 1. Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth herein.

SECTION 2. Amendment of Ordinance 14-15-13, as amended. That the original Designating Ordinance 14-15-13 as amended, shall be further amended to reflect the changes to the Zone property tax abatement program as outlined below.

- A. Section 2.A.5. shall be amended to state as follows:
Enterprises in the business of selling products or services in the following categories:
stores selling products to the general public or wholesale customers, restaurants,

hotels/motels, related concerns, and certain multi-family residential development projects.

B. Section 2. A.6 shall be amended to add the following ineligible project category:
11) Single family residential homes.

C. Section 2.F. shall be amended to state the following:
That, with the adoption of this Ordinance, taxes on real property levied by the **VILLAGE OF MOUNT ZION** shall be abated on retail, restaurant, hotel/motel, commercial and certain multi-family residential property developments located within the Zone, with the exception of those projects outlined in "Section 2.A.6." above, upon which new improvements have been constructed subsequent to such approval as follows:

D. Section 2.G. shall be amended to state as follows:
The above property tax abatement shall be available for eligible retail, restaurant, hotel/motel, commercial; and certain multi-family housing development projects involving real property upon which construction, improvements, renovation or rehabilitation, for which a building permit is required, which results in an increase in the equalized assessed valuation of at least \$25,000 has been completed after January 1, 2016 and prior to the expiration, termination or decertification of the Decatur Macon County Enterprise Zone.

Additionally, "retail/commercial companies" and "retail/commercial property" shall include multi-family properties, with a minimum of ten (10) living units with minimum investment of \$50,000/unit and maximum of \$250,000/unit (exclusive of site preparation work, utilities, and infrastructure) which construction of development must be completed within 24 months after obtaining necessary building permits. The per unit limits applicable in this Subpart shall be adjusted for inflation annually commencing January 1, 2023 based on the Consumer Price Index, United States average on all items and commodity groups, issued by the Bureau of Labor Statistics of the United States.

Section 3. Severability. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

Section 4. Effective Date. This Ordinance shall be in effect from the date of and after its passage, approval and recording and upon certification by the Illinois Department of Commerce and Economic Opportunity, according to law.

PASSED this 21st day of March 2022.

FRITZSCHE _____ yea _____

SIUDYLA _____ yea _____

SCALES yea

RITCHIE yea

MOSE absent

KERNAN yea

Reynolds

Village Clerk

APPROVED:

[Signature]
Village President

ATTEST:

Reynolds
Village Clerk