

ORDINANCE NO. 22-06-25

CITY OF CHILLICOTHE, ILLINOIS

AN ORDINANCE APPROVING AN AMENDMENT TO THE  
CENTRAL BUSINESS DISTRICT/RIVERFRONT REDEVELOPMENT PLAN

WHEREAS, the City of Chillicothe, Illinois (“City of Chillicothe”) is an Illinois municipality organized and operating pursuant to the Illinois Municipal Code (65 ILCS 5/1-1-1, *et. seq.*); and

WHEREAS, the City of Chillicothe created a redevelopment project area known as the Central Business District/Riverfront Redevelopment Project Area (the “Area”), approved a redevelopment plan and project for the Area (the “Original Plan”), and adopted tax increment financing for the Area by Ordinance Numbers 99-04-05, 99-04-06, and 99-04-07, adopted on April 12, 1999, in accordance with the Tax Increment Allocation Redevelopment Act (the “Act”) (65 ILCS 5/11-74.4-1 *et seq.*); and

WHEREAS, the City of Chillicothe adopted a First Amendment to the Original Plan on February 28, 2000 by Ordinance No. 00-02-04, a Second Amendment to the Original Plan on April 9, 2001 by Ordinance No. 01-04-15, a Third Amendment to the Original Plan on April 17, 2003 by Ordinance No. 03-04-08, a Fourth Amendment to the Original Plan on May 24, 2004 by Ordinance No. 04-05-13, a Fifth Amendment to the Original Plan on August 22, 2005 by Ordinance No. 05-08-27, a Sixth Amendment to the Original Plan on February 23, 2009 by Ordinance No. 09-02-01, and a Seventh Amendment to the Original Plan on October 14, 2019 by Ordinance No. 19-10-29 (the Original Plan as amended is hereinafter referred to as the “Plan”); and

WHEREAS, the City of Chillicothe desires to amend the Plan, pursuant to Sections 11-74.4-4 and 11-74.4-5 of the Act, by adopting an Eighth Amendment to the Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan (the “Amendment”), a copy of which is attached hereto as Exhibit A and incorporated herein by this reference (65 ILCS 5/11-74.4 – 11-74.4-5); and

WHEREAS, the City of Chillicothe has taken all steps required by the Act for the adoption of the Amendment (65 ILCS 5/11-74.4-4 – 11-74.4-6.); and

WHEREAS, the City Council of the City of Chillicothe (“City Council”) finds the Amendment conforms to the comprehensive plan for the development of the City of Chillicothe as a whole and the adoption of the Amendment is necessary to the development of the Area; and

WHEREAS, the City Council further finds it is necessary and in the best interests of the City of Chillicothe and the health, safety, and welfare of its citizens to revise the City of Chillicothe’s activities under the Plan and amend the Plan by adopting the Amendment.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHILLICOTHE, PEORIA COUNTY, ILLINOIS, AS FOLLOWS:**

Section One: The foregoing recitals and the findings therein are hereby adopted by the City Council and are incorporated herein by reference in their entirety.

Section Two: The City Council hereby adopts and approves the Amendment attached hereto as Exhibit A.

Section Three: The City Council hereby ratifies all actions taken by Council on March 28, 2022 and all subsequent actions related thereto, which were contingent on the successful adoption and approval of the Amendment.

Section Four: This Ordinance shall be effective immediately upon passage, approval, and publication as may be required by law.

**PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHILLICOTHE, PEORIA COUNTY, ILLINOIS** this 13<sup>th</sup> day of June, 2022.

Ayes: Seven (7)

Nays: None (0)

Absent: One (1)

Attest: Margaret Hurd  
Margaret Hurd, Clerk



Michael D. Hughes  
Michael D. Hughes, Mayor

## EXHIBIT A

### **EIGHTH AMENDMENT TO CITY OF CHILLICOTHE, ILLINOIS CENTRAL BUSINESS DISTRICT/RIVERFRONT REDEVELOPMENT PLAN**

This Eighth Amendment to City of Chillicothe, Illinois Central Business District/ Riverfront Redevelopment Plan (the "Amendment") amends to City of Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan adopted by the City of Chillicothe (the "City") on April 12, 1999 by Ordinance No. 99-04-05, as amended by a First Amendment adopted by the City on February 28, 2000 by Ordinance No. 00-02-04, a Second Amendment adopted by the City on April 9, 2001 by Ordinance No. 01-04-15, a Third Amendment adopted by the City on April 17, 2003 by Ordinance No. 03-04-08, a Fourth Amendment adopted by the City on May 24, 2004 by Ordinance No. 04-05-13, a Fifth Amendment adopted by the City on August 22, 2005 by Ordinance No. 05-08-27, a Sixth Amendment adopted by the City on February 23, 2009 by Ordinance No. 09-02-01, and a Seventh Amendment adopted by the City on October 14, 2019 by Ordinance No. 19-10-29 (collectively, the "Plan").

1. Private Redevelopment Projects. That section of Article III of the Plan, Redevelopment Strategy, under the "Private Redevelopment Project Description" heading, shall be deleted in its entirety, and the following section shall be substituted in its place:

#### PRIVATE REDEVELOPMENT PROJECTS

Through the efforts of the Corporate Authorities and Economic Development Director, the City has sought potential development opportunities within the Area. Multiple properties are available for redevelopment or new development, and the City, through this Redevelopment Plan, is well positioned to assist developers in bringing potential projects to life. The completion of public infrastructure improvements and other development activities of the City within the Area, as contemplated in this Plan, will further attract development and investment within the Area in an effort to stimulate economic growth and promote the health, safety, and welfare of the community.

#### Riverfront and Downtown Development

Within the Area, the City has invested significant resources to improve the area adjacent to the Illinois River, including, but not limited to, the riverfront area, Eagles Landing Park, and the downtown business district. Currently, the boating dock pilings and seawall are in need of restoration and maintenance. The sidewalks, streets, parking lots, and public areas within the riverfront and downtown areas are also in need of repair and restoration. Within the downtown business district, properties are available for development and redevelopment into retail storefronts, specialty shops, businesses, restaurants, event space, and lodging. These investments will continue the beautification and redevelopment of the riverfront area and promote tourism, employment opportunities, and economic growth.

#### Other Development

Other private development projects consisting of the rehabilitation and enhancement of commercial buildings and properties in the Area are expected. A HELP revolving loan fund has been established by the City for building and site improvements, including the renovation and rehabilitation of existing structures.

2. Public Redevelopment Projects. That section of Article III of the Plan, Redevelopment Strategy, under the “Public Redevelopment Projects” heading, shall be deleted in its entirety, and the following section shall be substituted in its place:

PUBLIC REDEVELOPMENT PROJECTS

- Street and alley maintenance and improvements
- Construction and maintenance of public parking areas
- Sidewalk, curb, and gutter maintenance and improvements
- Utility infrastructure replacement, construction, and maintenance
- Boat dock and seawall construction and maintenance
- Riverfront development improvements
- Facade renovation program
- Park improvements
- Bike path
- City Hall renovations, repair, and maintenance

3. Budget. The Estimated Budget contained in Article III of the Plan, Redevelopment Strategy, shall be deleted in its entirety, and the following estimated budget shall be substituted therefor:

Estimated Budget:

Pending Projects

Incentives payable	\$635,000
Project Facelift (facade)	<u>\$30,000</u>
<b>TOTAL</b>	<b>\$665,000</b>

Public Infrastructure and Facilities

Street, alley, parking lot, and bike path maintenance and improvements	\$482,000
Sidewalk, curb, and gutter maintenance and improvements	\$110,000
Utility infrastructure	\$77,000
Riverfront improvements	\$46,000
Boat dock and seawall maintenance and improvements	\$152,000
Park and Park stage maintenance and improvements	\$100,000
City Hall renovations, repair, and maintenance	<u>\$165,000</u>
<b>TOTAL:</b>	<b>\$1,132,000</b>

Administration and professional service	\$100,000
<b>TOTAL</b>	<b><u>\$1,897,000</u></b>

In addition, the City plans to provide incentives to businesses to locate facilities within the redevelopment project area. Any incentives will be based upon sales and real estate tax revenue expected to be generated by the proposed project, potential employment opportunities, the potential of the project to bring visitors to the City, the potential of the project to fulfill unserved needs of the City and other considerations to be evaluated by the City Council.

4. Expiration. The estimated date for completion of the Redevelopment Project is April 11, 2022. The City will receive incremental real estate tax revenue through and including tax year 2021 (payable 2022).

5. General. Except as specifically amended herein, the Plan shall continue in full force and effect in accordance with its original terms. Reference to this specific Amendment need not be made in any note, document, letter, certificate, the Plan itself, or any communication issued or made pursuant to or with respect to the Plan, any reference to the Plan being sufficient to refer to the Plan as amended hereby. All terms used herein which are defined in the Plan shall have the same meaning herein as in the Plan. In the event of any conflict between the terms of the Plan and the terms of this Amendment, this Amendment shall control.