ELMWOOD DISASTER RECOVERY PLAN 2010
This recovery plan was written by the Peoria County Planning & Zoning Department in cooperation with the City of Elmwood and the Elmwood Disaster Recovery Committee.

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COMMUNITY VISION

As our forefathers "who bridged the streams, subdued the soil, and founded a state," we will together forge ahead turning adversity into opportunity creating a stronger more vibrant community with a continuing focus on family values as we grow into the future.

The above statement is the vision for rebuilding in the aftermath of the June 5, 2010 tornado. The vision statement is the overall perspective of the Community, as developed by the Elmwood Disaster Recovery Committee.
LETTERS OF SUPPORT

The following pages contain letters of support from Federal, State, and Local officials. These letters recognize continued support and encouragement from various elected officials.
* At the time of initial publication, letters of support had not been received but it is anticipated that several additional letters will follow.
Dear Mayor Huislander:

I want to thank you for your tireless leadership during Elmwood’s June 5 tornado and the disaster recovery that has followed. Your calm direction throughout a time of great trepidation has been of vital importance.

As you well know, my staff and I stand ready to help the Elmwood community in any way that is needed. It has been our pleasure to maintain close contact with you and your appointees as the community revitalization process has been initiated. I am very encouraged that an outline for a comprehensive redevelopment plan is almost complete. I look forward to learning more about the results of the community survey and the aspirations you and the other city officials have set. This is a unique opportunity to enhance the business and tourism opportunities, while maintaining the wonderful integrity of the iconic hometown we all know Elmwood to be. We will gladly work with you to accomplish the community’s goals.

My staff phoned you on June 16 to let you know that I had written to Governor Quinn, asking him to seek whatever additional disaster assistance was available to him for the state declared disaster areas from the June 5 storms, but particularly Elmwood. In that letter I specifically cited Elmwood’s economic injury because of the severe damage to your business district. A copy of my letter to the Governor is attached.

Please stay in touch and do not hesitate to contact me personally, or my district chief of staff, Carol Menna, whenever we are needed.

Sincerely,

Aaron Schock
Member of Congress
INTRODUCTION

On Saturday, June 5, 2010, an EF-2 tornado struck the City of Elmwood, located in Peoria County, Illinois. According to the National Weather Service, the tornado was approximately 50 yards wide with winds up to 130 mph. The damage to Elmwood's Central Business District was extensive. A total of 41 buildings sustained damage, whereas 33 were originally deemed structurally unsafe for occupancy. Trees were uprooted, power lines toppled, and vehicles in the path incurred extensive damage. Fortunately, no lives were lost and no injuries were reported as a result of this disaster.

This Community Recovery Plan outlines the projects and processes identified by the community for rebuilding. This plan is the result of an intense 2 week planning process. A Disaster Recovery Plan Committee was established by the City of Elmwood and met with Peoria County Planning and Zoning staff. This committee consisted of representatives from local township government, business leaders, and community activists.
IMPLEMENTATION

This Disaster Recovery Plan contains 19 projects that will form the basis for the rebuilding efforts in Elmwood. Projects were prioritized by residents and assigned a recovery value, with rankings consisting of high, moderate, and community interest. The high value recovery projects are the most urgently needed and all available resources should be focused on immediate implementation. The moderate value projects, although not essential to recovery, are likely to produce substantial benefits for the community, and should be pursued as time and funding permit in the near future. Community interest projects are those that are of relative less significance, but are still probably worthy of more discussion and thoughtful consideration as recovery proceeds.

The implementation schedule for the projects should focus upon the high priority projects initially. These projects will have the most significant impact on the revitalization efforts. Projects with available funding or which may generate additional funding should also be completed as soon as possible. The accomplishment of completing smaller projects will keep the momentum of the recovery growing and keep the community vested in the overall project.

The City of Elmwood has appointed a Disaster Recovery Administrator. This appointee would serve on a committee that would also include the mayor, two city council members, and two representatives of the business community. The committee shall be responsible for managing the recovery process and will be required to meet frequently. The committee shall immediately address the high priority items listed in the recovery plan and explore possible funding avenues such as grants, general obligation bonds, and revenue bonds. The committee shall, in a timely manner, investigate all other items as identified in the June 2010 surveys. Based on these investigations, the committee will make recommendations to the City Council for final action. The committee will be responsible for coordination with other local, state, and federal agencies.
Elmwood, Illinois typifies many people's image of small town America. Modest but well-maintained residential neighborhoods surround the central 'heart' of the city's small downtown. Elmwood's downtown business district is organized around Central Park, which is perhaps one of the city's prominent features. Central Park is a fine example of a classic American town square. One block square in size, Central Park features a central, antique band shell gazebo, "The Pioneers" sculpture by Elmwood native Laredo Taft, and several century-old stately trees.

In 1854, W.J. Phelps laid out what was originally known as the Town of Elmwood, located near the western border of Peoria County, Illinois. The Phelps Barn, built in 1840, is believed to have been a part of the Underground Railroad's "Liberty Line". In 1860 the Silver Cornet band was formed, laying the foundation for what is now known as the Elmwood Municipal Band. In 1867, Elmwood was officially incorporated as a Village. In 1892, Elmwood was officially incorporated as a City.

Central Park is fronted on two sides by nearly 130 year old period architecture that, prior to the tornado, was in remarkably good shape given its age. Most are in keeping with the prevalent local architectural styles of mid to late nineteenth century and were built by William J. Phelps and his contemporaries. The buildings which face the square and also many that continue along west Main Street of the square are built mainly from brick or masonry. Typically these buildings are three stories in height and feature a consistent brick, pressed tin, or wooden cornice line. Many of these buildings also feature cast iron facades at the storefront entrances and are graced by retractable canvas awnings bearing the names of the businesses.

The City of Elmwood has a population of 1,945 according to the 2000 U.S. Census. The median household income was $44,500 at that time, which is slightly higher than the Peoria County median of $39,978. The City of Elmwood has 772 total households and 808 total housing units. Of the total housing units, 82% are owner-occupied, which is significantly higher than the 68% figure reported within Peoria County as a whole. The City of Elmwood's largest local employer is Elmwood Community Unit School District #322.
The primary area impacted by the tornado of June 5, 2010 was the Central Business District for the City of Elmwood. Initial damage estimates indicated 80% of the downtown commercial district was deemed structurally unsafe. Re-establishing and rebuilding this area is crucial to the City. This area represents many facets important to the community - employment, services, tax base, and historical significance.
PROCESS

Immediate action was taken the morning following the tornado event and involved damage assessments conducted by professional inspections staff and local emergency service providers. Volunteers responded quickly by donating equipment and manpower for street clean-up efforts. Soon thereafter, community meetings were held in an effort to relay progress and processes to residents and business owners. City of Elmwood officials appointed the aforementioned Disaster Recovery Plan Committee to meet with Peoria County.

The plan development process began with an initial informational meeting to determine the strengths, weaknesses, opportunities, and threats within Elmwood as a result of the tornado. Elmwood identified several strengths on which the community prides itself. One of which, the Central Park, has been the setting for many community celebrations. The iconic park is the home of The Pioneers statue and the Gazebo, which is a symbol of the perseverance of the Elmwood Community, as it has continued to stand tall after disasters in 2009 and 2010. Other strengths identified include the municipal band, the Community Center gymnasium, Palace Theatre, and an award winning school district.

While it is important to focus on the positive aspects of a community after such a significant event, it also speaks volumes of the character and community to acknowledge the weaknesses that do exist. During the analysis phase, a need for additional food establishments was identified as the largest deficiency within Elmwood. With weakness comes the chance to focus on a solution, and restaurant opportunities have been identified as a high priority by the residents during the recovery phase.

The residents recognize the tornado of June 2010 could be an opportunity to rebuild historic Elmwood. An overwhelming response was heard during public meetings: "Elmwood is not about the buildings; Elmwood is about the people". The potential to develop a downtown Tax Increment Finance District and/ or Enterprise Zone could generate funding for both public and private development in the near future and for years to come. Damage to several township and city buildings allows for the exploration of a combined municipal complex. Additionally, the opportunity to upgrade infrastructure, utilities, and city parking lots presents itself due to the damage incurred by surrounding structures.
Given the massive damage and destruction, many of the historic buildings may be lost. Due to the fact that much of the City was constructed during the late 1800s and early 1900s, some of the buildings may be difficult to reconstruct. Another concern is the threat that the Elmwood Post Office may not be considered a priority by the United States Postal Service and may be closed. The option to create a new Tax Increment Financing District for the downtown would provide financing for reconstruction, repair, and restoration. On the other hand, the TIF District would not provide new revenue to the local taxing authorities, such as Elmwood Community Unit School District, City of Elmwood, etc. The school board has already considered this issue and expressed its support for the new downtown TIF District. Such action shows how the community overwhelmingly supports the restoration of the downtown area. Since there are many problems which have accrued from the disaster, it is important to conduct a thorough analysis of each aspect of the recovery plan to ensure that the negative impacts will be mitigated and the plan will restore and improve the community.

After an analysis of Strengths, Weaknesses, Opportunities, and Threats was completed, local community leaders looked for direction as to what the next step should be in moving forward. The consensus decision was that the community should be involved in the rebuilding process, so a survey was generated to identify the needs and wants of the residents who will play such a crucial role in rebuilding the City of Elmwood and its future. The intent of the survey was to assess the following four questions:

1. What services do you think are essential to Elmwood?
2. What new businesses would you like to see in Elmwood?
3. What recreational opportunities would you like to see in Elmwood?
4. What do you think could attract people to Elmwood?

Local Elmwood residents distributed the survey throughout the community. Citizen response can be considered above average with 323 surveys received in a matter of 2 days. This response emphasizes the community character and participation, which provided an invaluable source of input and feedback. For a copy of the Community Assessment Survey and results, please refer to Appendix A.

Based upon the survey results, as previously indicated, the committee met to determine potential projects. A list of 19 projects was identified, triggering a second survey. A project priority survey was distributed to gauge the community interest. The response was once again higher than expected, with 95 surveys returned over a 3 day period. Chart 1 - Frequency of Community Response, highlights the frequency of a specific response appearing in the total number of surveys returned. In addition to the number of times a selection was made, a corresponding percentage serves as an illustration of the popularity of community response. These results signify the community's interest in a particular project, but not necessarily the importance as assigned of each project.
To better understand the community interest in each project, citizens ranked their top 10 priorities on a scale of 1-10. A project which received a priority of number 1 would then receive 10 points. This system continued until all projects receiving votes were assigned a point value. Thus, a project may have appeared on a higher number of surveys, yet received a lower priority ranking. An example of such could be illustrated by the Palace Movie Theatre receiving 664 weighted points after appearing on the most surveys (88), however the project goal of "Revitalizing Downtown Business District" received 674 weighted points after appearing on 87 surveys, therefore making "Revitalizing Downtown" the top priority project. Projects were assigned their final recovery value based upon the point value system. The results for the Project Priority Survey are illustrated in Chart 2 as follows. The results were analyzed and a
priority value was assigned to each project, with rankings consisting of high, moderate, and community interest. Projects were assigned a specific priority value based on a system of natural breaks. For example, a significant gap existed between the high recovery value goal "Formation of Downtown Elmwood Development Review Board" (284 weighted points) and the moderate recovery value goal "Pursue the Formation of Elmwood Park District" (208 weighted points). A similar gap existed between the moderate recovery value goal "Streetscaping" (190 weighted points) and the community interest recovery value goal "Build & Repair Housing for Renters" (136 weighted points). The high value recovery projects are the most urgently needed and all available resources should be focused on immediate implementation. The moderate value projects, although not essential to recovery, are likely to produce substantial benefits for the community, and should be pursued as time and funding permit in the near future. Community interest projects are those that are of relative less significance, but are still probably worthy of more discussion and thoughtful consideration as recovery proceeds. For a copy of the Project Priority Survey, please refer to Appendix B.

Once projects had been identified, the committee met to discuss development of action items. With every project, a detailed process needed to be developed in order to make the goal obtainable. The committee generated a list of step-by-step actions and later a narrative was created to elaborate on the key points. Steps ranged from conducting damage assessments to exploring potential avenues for funding. The committee was careful not to single out any one individual or business during this phase, as responsibilities should not be dictated by a group lacking financial interest. Action steps should be treated as suggestions, and no single action is considered
set in stone. Others actions require further exploration and development. These actions and subsequent steps served as the final building block for a draft plan to be created.

The group convened one final time to review a draft of the plan prior to final publication. Ideas surrounding the formatting of the document were considered, and a final product was agreed upon. The committee made the unanimous decision that before any document could be considered final, local community leaders should have the opportunity to review and comment. Several copies of the plan were distributed to solicit comment. The overall response was satisfaction with the Elmwood Recovery Plan and the process for adoption and implementation could now begin.

A final version of the Elmwood Disaster Recovery Plan was delivered to the City of Elmwood after successful completion of the 2 week planning process. City officials distributed copies of the Plan for review prior to adoption by Elmwood City Council.
While the short-term and long-term goals of the City of Elmwood identified the steps which must be taken in order to rebuild the properties adversely affected as a result of the tornado, it is crucial to understand that the reconstruction of Elmwood may be based on a combination of 4 key criteria. Consideration of these requests must be made by the City of Elmwood and the Peoria County Board to assist property owners and developers with rebuilding efforts. Due to the historic nature of the community, unique characteristics exist which pose a hardship in returning Elmwood to its pre-disaster condition. Property owners, business managers, local officials and Peoria County must work together to achieve these goals, but this hard work alone will not be enough to restore the economic vitality of Elmwood. The City of Elmwood has identified the following conditions to be requested of the Peoria County Board:

1. **Waiver of Building Code Requirements**
   The City of Elmwood is requesting that buildings be renovated without strict compliance with the County's adopted building codes. Due to the fact that many of these structures were constructed in the late 1800s and early 1900s, it is unrealistic to believe any of the existing buildings would meet the current codes implemented in the 2000s. While the buildings certainly may have been structurally sound and safe at the time they were constructed, new codes were drafted and adopted to ensure structural integrity and reduce the risk of hazards. As building codes progressed over time, existing structures were considered non-conforming to these standards and thus code compliance was not required unless improvements to the buildings were made. Components such as electrical, plumbing, mechanicals, as well as fire safety, energy conservation, and structural design all are addressed by current Peoria County building codes. To comply with current building codes would be extremely costly and may be a deterrent to reconstruction efforts.

2. **Increased Substantial Damage Indicator**
   The City of Elmwood is proposing a significant increase (i.e. 95%) to the substantial damage determination. Existing local ordinances and adopted building codes require a structure to come into compliance with any and all applicable codes in two specific events. The key component is the fair market value. If the building is damaged beyond 50% of fair market value, or the cost of construction exceeds a value of 50%, a building must be brought into compliance and treated as new construction. Due to the fact that the tornado caused catastrophic damage to the downtown Elmwood area, 33 of 41 buildings were deemed structurally unsafe. While the term structurally unsafe does not indicate whether or not a structure is substantially damaged, the cost of reconstruction to bring the damaged portions of the buildings up to code could trigger a substantial damage determination. Insurance payments and building professionals’ estimates may determine these structures as salvageable; however, if strict compliance of the 50% damage rule is adhered to, it may not be economically feasible to reconstruct many of the structures. A determination of substantial damage will be based upon a structural engineer’s damage estimate. A thorough investigation of these reports will be required and any subsequent determination will be made in a separate mitigation analysis.
3. Non-Conforming Use Designation
The City of Elmwood has requested the investigation of Non-Conforming structure status for those buildings which have been damaged by the tornado. The term "non-conforming" would apply to a structure which was constructed prior to the effective date of current regulations, but at the initial time of construction was a legally compliant use. Due to the fact that the majority of these damaged structures were constructed in the late 1800s and early 1900s during a period when zoning regulations were not in effect, it may be plausible to deem them non-conforming. The Peoria County Zoning Ordinance allows for the expansion of a non-conforming structure through the special use process. Upon receipt of the special use permit, the structure shall no longer be treated as a nonconformity and shall be allowed to continue as a lawfully existing structure. In essence, this would grant these tornado damaged structures a one-time waiver from strict compliance with the Zoning Ordinance. The Zoning Ordinance regulates uses, setbacks, lot size, landscaping, and parking. The special use process generally takes up to 10 weeks. The Peoria County Board should consider holding special hearings and waiver of any application fees due to the overwhelming amount of structures which may request a special use. This process may be alleviated with the issuance of a blanket special use for the downtown area which could be utilized by individual property owners on an as needed basis. With the granting of a special use, the structures within the City of Elmwood would have the opportunity to rebuild without strict adherence to County zoning regulations.

4. Waiver of Building Permit Fees
The City of Elmwood has requested that no permitting fees be charged for projects associated with the tornado disaster. Many of the buildings appear to have been underinsured. As a result, insurance claims may not reflect the building replacement value and insurance payments would be less than the cost of reconstruction. This problem is compounded further by the additional costs of building permits, which are not covered by insurance. This financial constraint would be detrimental to retention of existing business and may impair future development. In the event that the Peoria County Board could waive the fees associated with the building permits for reconstruction, it may allow some of the buildings to be rebuilt and reoccupied.

In order to fully understand the requests made by the City of Elmwood, it is important to be aware of the processes as identified by the Peoria County Code and subsequent International Code Council building code adopted by Peoria County in April of 2006. The current substantial damage determination policy is one that has been established by the Federal Emergency Management Agency and has been implemented for all types of disasters, including past flooding within Peoria County. This formula is derived from taking the amount of damage, generally in the form of a professional construction estimate or insurance claim, and comparing it to the fair market value of the structure. A professional construction estimate will offer the most accurate data, due to the fact that the amount of an insurance policy can be undervalued, thus not reflecting the total amount of damage. The option presents itself to the individual property owner to enlist in the services of a State licensed appraiser, as it can be acknowledged the assessed value is not always an accurate representation of the value of the structure. This policy should not be taken lightly, as the theories behind such policy are established by staff appointed by the President of the United States. Each building must be evaluated by a structural engineer prior to the issuance of a building permit. Several of the engineer's reports have indicated some of the existing materials of buildings should not be reused in structural repair.
While the components of reconstruction which must comply with Peoria County Codes possess a formidable challenge for Elmwood and may be negotiable, it is important to understand that the challenges from the State of Illinois may be even greater. Another consideration regarding strict compliance of this substantial damage policy must be the requirements as set forth by the Illinois Accessibility Code. Governed by the State of Illinois' Capital Development Board, the Illinois Accessibility Code requires structures must come into compliance with any and all laws once a specific reinvestment has been made. Peoria County does not have the authority to waiver from these requirements. Any ruling on the Accessibility Code must come from the Capital Development Board itself and should be explored prior to any rebuilding efforts within Elmwood. Additional considerations regarding Historic Preservation Code compliance may alleviate some Accessibility Code requirements. Regardless of these requirements, considerations from the Peoria County Board must be analyzed and approved prior to reconstruction efforts.

In the event that the Peoria County Board approves the City of Elmwood's request for an exemption from strict adherence to Peoria County Building Code, property owners should be aware of the risks associated with such a request. As a condition of this approval, Peoria County would require a waiver of liability signed by property owners. By signing a waiver of liability, the property owner accepts full responsibility of liability and acknowledges the structure does not meet adopted codes. The property owner would be solely accountable for any subsequent structural shortcomings.

It is apparent that many distinctive characteristics which could act as barriers to redevelopment exist, however; due to its unique nature and historical setting, the City of Elmwood falls into a Rural Community Conservation District (RCC). The RCC District is established as an overlay district to maintain conformity, promote a mix of residential and commercial use in "village centers", and act as a pedestrian-friendly area. The RCC District allows the reasonable, continued use of property in these established centers by reducing setback, parking, and landscaping requirements. In order to determine the minimum permissible criteria, an average of all lots with the same use classification located on the same block and any adjacent block within a 250 foot radius of any lot line shall be calculated. In the case of Elmwood, many businesses share a common wall, parking, and offer little to no landscaping, so the benefits of the RCC district in the rebuilding phase can be substantial. These less restrictive requirements will allow Elmwood to maintain its community atmosphere and appeal.
FUNDING SOURCES

Due to the significant amount of damage to the City of Elmwood, funding mechanisms beyond private investment and insurance payments will be required in order to restore the downtown business district. The following programs and grants should be explored by community officials, property owners, and various agencies in order to help alleviate the financial burden as a result of the tornado. These programs do not apply strictly to business owners, but may serve commercial, residential, institutional, and recreation uses.

* denotes a Presidential Declaration of Disaster must be made to be eligible

**Ameren**
Ameren Corporate Contribution Grant
- Funding for a variety of infrastructure improvement projects

**Department of Commerce & Economic Opportunity/ Department of Housing & Urban Development**
Competitive Communities Initiative
- Assists with business & community development activities through community assessment
Illinois Small Business Development Center at Bradley University
- Provides one-on-one business counseling, development of business plans

*Community Development Block Grants - DCEO

*HOME Investment Partnerships Program - HUD, DCEO
- Provides housing assistance for eligible households

**Housing Choice Program - HUD/DCEO**
- Provides vouchers for low-income households with housing assistance

**Department of Homeland Security/Federal Emergency Management Agency**
*Community Disaster Loan Program - FEMA
- Provides funding to jurisdictions that have suffered substantial tax or revenue loss

*Disaster Unemployment Assistance Program - DHS, FEMA, DOL
- Provides unemployment benefits to individuals who are unemployed as a result of the disaster

**Public Assistance Grant Program - FEMA**
- Reimburses eligible applicants for the majority of the cost of projects that enhance a disaster-damaged facility’s ability to resist similar damage in the future
Hazard Mitigation Grant Program - FEMA
- Reduce the loss of life and property due to natural disasters and to enable mitigation measures to be implemented during the immediate recovery from a disaster.

Economic Development Council
See Appendix C for details

Illinois Department of Transportation
Illinois Transportation Enhancement Program
- Promote alternative transportation, streetscape improvements and beautification, and preservation of transportation resources.

Illinois Historic Preservation Agency
Historic Preservation Fund Grant-In-Aid
- Provides matching grants to States for the identification, evaluation, and protection of historic properties by such means as survey, planning technical assistance, acquisition, development, and certain Federal tax incentives available for historic properties

National Trust Preservation Loan Fund
- Provides financial and technical resources to organizations that use historic preservation to support the revitalization of underserved and distressed communities

National Endowment for the Arts
Save America's Treasures grant program for restoration of historic theaters, theater programs
- Provides funding for preservation and/or conservation work on nationally significant intellectual and cultural artifacts and nationally significant historic structures and sites

Peoria County Government Assistance Programs
See Appendix D for details

United States Department of Agriculture
Rural Housing Service Section 502 Direct & Guaranteed Loan Program
- Provides housing assistance to income eligible households to purchase, build, or rehabilitate housing in rural areas

Rural Development - 513 Direct Loan Program
- 1% loan program for new construction of rehabilitation of rental housing

Rural Development - 538 Guaranteed Loan Program
- Interest rate buy-down for new construction or rehabilitation of rental housing
Rural Business Enterprise Grants
- Financing for rural business incubators

Rural Development - Community Facilities Guaranteed Loan & Grant Program
- Assists in development of essential community facilities

United States Department of Labor/Illinois Department of Labor
Unemployment Insurance
- Provides benefits to individuals unemployed as a result of the disaster

United States Small Business Administration
*Economic Injury Disaster Loans
- Provides direct loans to small businesses to assist through recovery period
*Physical Disaster Loans (Business)
- Provides low interest, long-term loans to repair or replace uninsured or uncompensated disaster-related damages to businesses
*Physical Disaster Loans (Individuals)
- Provides low interest, long-term loans to homeowners or renters to repair or replace uninsured or uncompensated disaster-related damages
PROJECTS

Revitalize Downtown Business District
   Palace Movie Theatre
   Restaurant Opportunities
   Save the Historical Landmarks
   Medical Complex
Establish Downtown TIF District
   Municipal Building/Complex
Formation of Downtown Elmwood Development Review Board
Pursue Formation of Elmwood Park District
   Explore Senior/Assisted Living
   Develop Business Incubator
   Evaluate/Upgrade Utility Systems
   Streetscaping
Build & Repair Housing for Renters
   Explore Community Activities
Explore Brick Repurposing Opportunities
   Improve City Parking Lots
Explore Transportation Improvements
   Community Safe Room(s)
Revitalize Downtown Business District

Goal
Rebuild damaged structures and reopen local businesses to support the sustainability of Elmwood for generations to come.

Project Description
Downtown Elmwood has always been identified as a historical center and source of community pride. 41 businesses located within the downtown area were adversely impacted as a result of the tornado, 33 of which were originally deemed structurally unsafe for occupancy. These businesses play an integral role in support of the local economy as well as providing jobs to residents.

Actions
- Assess condition of damaged structures
- Determine owner interest for return
- Determine best use for structures
- Explore funding opportunities
- Explore permitting requirements
- Identify marketing strategies
- Educate residents on benefits of local spending

In order to meet the project goal of revitalizing the downtown business district, the condition of existing structures must first be assessed. Industry professionals must be consulted to determine estimates of expenses for renovation and reconstruction. The City should evaluate which owners will be returning and which storefronts may be filled. In determining potential new businesses, the citizen survey should be utilized to assess demand for the service. Many funding opportunities should be explored for these projects. Resources available from the Economic Development Council and Peoria County are outlined in Appendices C and D. Business owners may be eligible for grants to restore their structures. Insurance coverage and private investment must be utilized. TIF proceeds would be available if the district is formed. The City of Elmwood could issue bonds for infrastructure improvements. Another scenario could include the extension of the existing Peoria County Enterprise Zone. City officials must work with the Economic Development Council to extend the Enterprise Zone. Once building owners have made the decision to rebuild or repair, permitting requirements should be explored. These include building code and zoning ordinance requirements. A building permit must be obtained and will be based upon the scope of work. Market strategies should be identified to retain existing businesses and attract new businesses. One possible resource for this marketing effort is the Peoria County Market Study, which examined demand for a variety of retail establishments within the Elmwood area. Another marketing strategy could be to enhance the availability of parking to local businesses. Currently, two City owned and maintained parking lots serve the Central Business District. As a result, the proximity to certain business is far greater than others and may serve as a competitive disadvantage. The addition of parking leading to the rear entrances of all businesses would allow for a level playing field. The revitalized downtown business district is dependant upon local resident support. The community needs to be educated on the benefits of shopping in Elmwood. Property tax revenues are increased by these businesses occupying downtown buildings. Local tax revenues are generated and are utilized by the City of Elmwood. Strategies for educating residents include a buy local program, marketing in The Shopper, or distributing information on the local community website.
Palace Movie Theatre

Goal
Restore the local landmark which has been identified as one of the most recognizable structures within Elmwood.

Project Description
The Palace Theatre has been a local landmark regarded for its importance as a community gathering place and entertainment venue. Reopening the theatre will be instrumental in bringing vitality to downtown, drawing residents on nights and weekends and attracting people to Elmwood. In doing so, it will aid in bolstering the local economy.

Actions
- Assess condition of damaged structure
- Coordinate committee for community involvement
- Explore funding options
- Consult/Select design professionals
- Rebuild/Reopen facility
- Determine growth potential (size and services)
- Determine interest in additional events

In order to meet the project goal of reopening the Palace Theatre, an assessment must be made on the current condition of the structure. Once the determination has been made that the Theatre can be restored, the Elmwood Community should then identify strategies for raising awareness and securing funds to aid the restoration project. Advertisements for coordination activities could be made through The Shopper and the local website www.elmwoodil.org. Funding options must be explored, as the cost of the reconstruction may be substantial. By soliciting donations, utilizing potential TIF District proceeds, and exploring grant opportunities such as National Endowment for the Arts funding, the burden on private investments may be decreased. Expansion of theatre services may also be explored at this time, including but not limited to: theatrical performances, musical performances, and expanded movie offerings. Furthermore, an addition to the Palace Theatre could be considered for concessions, handicapped restrooms, and services such as dinner and movie offerings.
Restaurant Opportunities

**Goal**
Explore the expansion of eateries located within Elmwood to meet the unmet demand as indicated by local residents.

**Project Description**
Resident survey response called for extended hours of operation and a wider variety of service levels and food options. More local establishments will lead to decreased travel time for evening and weekend dining, thus resulting in additional money being spent within Elmwood.

**Actions**
- Determine if existing restaurants will remain in Elmwood
- Evaluate community interest
- Explore growth potential at multi-use facilities
- Assess market study for current demand
- Market with City of Elmwood for new opportunities
- Explore grant opportunities

In order to meet the project goal of increasing restaurant opportunities, an assessment of the condition of existing local eateries must be made. Several establishments were damaged during the tornado event, while others were previously vacant. Resident survey response indicated a strong demand for increased food service, menu options, and hours of operation. It is unlikely that the downtown business district boundaries will be expanded, therefore, reuse of, or additions to, existing buildings should be considered. There is great potential to locate food establishments within existing buildings as a secondary use. An example of such combination services could be a bakery which also offers coffee and tea. Interest for food service establishments could come from entrepreneurs, but should be solicited by the City of Elmwood to increase marketability.
Save the Historical Landmarks

**Goal**
Identify and restore buildings of significant historical value to preserve the character of downtown Elmwood.

**Project Description**
Many existing commercial buildings were built in the late 1800s and carry memories passed down from generation to generation. Damage as a result of the tornado has jeopardized the survival of several of these iconic structures. A list of targeted buildings should be created and prioritized to ensure strong community support continues for maintenance and rebuilding of the historic downtown.

**Actions**
- Identify Historical Landmarks
- Determine if structures can be designated on historical registry
- Assess condition of damaged structures
- Explore funding opportunities
- Consideration of consolidated services/lots
- Consult/select design professionals

In order to meet the project goal of saving the historical landmarks of Elmwood, it is first necessary to identify the structures of historical significance. These may include the Neptune Fire House building (existing City Hall), the old school house gym, the Opera House Block (100 N. Magnolia), the 100 Block of S. Magnolia, the 100 Block of E. Main, and the 100 Block of W. Main. Local property owners should explore guidelines that could qualify their building for listing on a local, State, or Federal Historical Registry. Designation on a historical registry may provide benefits, but also may impose limitations on rebuilding and renovations. Once this analysis has been completed, damages should be assessed to determine repair and reconstruction costs. Funding opportunities to consider include private investments, fundraising efforts, potential TIF District proceeds, and various grant applications. Senate Bill 2534 has recently granted funding to the City of Peoria, therefore the exploration of State historic preservation tax credits should be completed for possible expansion to Elmwood.
Medical Complex

**Goal**
Construct or locate a building to house essential medical services.

**Project Description**
As the population ages, demand for health care increases and response time becomes critical. A new medical complex could provide offices for a local doctor and dentist, as well as rehabilitation programs or prompt care services.

**Actions**
- Determine owner interest for return
- Determine feasibility of shared medical complex
- Determine interest from medical service providers
- Explore satellite offices
- Explore funding opportunities
- Locate facility to house services
- Consult design professionals

In order to meet the project goal of constructing or locating a facility for essential medical services, the interest in returning of existing medical providers must be determined. The condition of the damaged structures should be evaluated to verify the need for a shared complex. Once this assessment has occurred, contact can be made with additional medical service providers to gauge their interest in locating offices or facilities in Elmwood. The potential exists for a satellite office branch of one of the local hospitals: Methodist, OSF or Proctor. Funding opportunities may be available if the community is found to be underserved by medical providers. A facility to house medical services can be identified, either via acquisition of an existing building or construction of a new complex. The facility will be required to have adequate parking and accommodate handicapped individuals. Design professionals, including architects and engineers, should be consulted. The State of Illinois has guidelines for medical facilities and must be advised of plans to ensure compliance.
Establish Downtown TIF District

Goal
Establish a TIF District centered upon the intersection of Main and Magnolia to generate funding for downtown revitalization.

Project Description
Tax Increment Financing (TIF) helps local governments attract private development and new businesses. This revenue base allows the opportunity to make improvements and provide incentives within the district without tapping into general municipal funds or raising or creating new taxes.

Actions
- Hold series of informational meetings
- Assess financial impact on various taxing districts
- Explore expansion of existing TIF vs. formation of new TIF
- Determine TIF boundaries
- Explore process for formation
- Determine project eligibility requirements
- Determine disbursement process

In order to meet the project goal of establishing a Tax Increment Financing (TIF) district in downtown Elmwood, the City must determine the level of community support. The City, Township, County, and Elmwood Community Unit School District are among the various taxing jurisdictions which must be assessed for financial impacts. The City should determine if expanding the current TIF district or formation of a new TIF district would best meet the needs of the community. The City TIF attorney will be crucial in providing information necessary for this decision-making process. The life of the TIF district will be substantially different for expansion as opposed to the creation of a new district. A boundary for the TIF district would be established and consideration must be made of which properties would generate revenue for the district. After soliciting comment at public hearings, a final decision rests with the City Council. Once the district has been formed, requirements will be established for project eligibility. A process for determining the disbursal of funding and any match requirements shall be established to ensure eligible projects will be supported. Agreements between the City and property owners must be created with each party agreeing to improvements.
Recovery Value
HIGH

Municipal Building/Complex

Goal
Construct a new municipal building or complex to meet the needs of the community by providing operational space for a variety of city and township services.

Project Description
The new municipal complex could house services for the City of Elmwood including but not limited to police, fire, township office, other city staff and officials. Relocating governmental services into one location would minimize annual operation and maintenance costs. The combination of services will significantly increase chances for construction grant opportunities. The Neptune Fire House building will be restored regardless of the outcome of the complex.

Actions
- Restore Neptune Fire House building for alternative uses
- Evaluate feasibility of combining city/township fire services into one building
- Evaluate affordability of new construction vs. acquisition of alternative building site
- Determine location, size, and specifications
- Identify funding opportunities
- Consult/select design professionals

In order to meet the project goal of establishing a municipal complex, the feasibility of combining the city and township services into one building must be explored. This would include an investigation into which public services to consider, ownership of the structure, as well as cost share and tax savings to citizens. Due to the fact that the potential services which would be combined are currently operating in multiple locations, an assessment for rebuilding those structures would need to be compared against the cost of new construction or renovating an existing building to house a municipal complex. Funding options may include the generation of revenues through the sale of publicly owned properties which would no longer be utilized. Additional financial considerations may come from potential TIF District proceeds, public donations, and grant opportunities such as the United States Department of Agriculture Community Facilities Program. Consideration for a municipal complex may increase the opportunity for construction grant funding when multiple taxing bodies combine efforts. The formation of this building should not have any adverse impact on the existing Neptune Fire House building, as it should be restored regardless due to its historical significance.
Formation of Downtown Elmwood Development Review Board

**Goal**
Preserve the historic and aesthetic appearance by regulating design and materials used in development of downtown district.

**Project Description**
The tornado destroyed much of the original facades within downtown Elmwood. As redevelopment occurs, the formation of a Downtown Elmwood Development Review Board allows the local community the opportunity to determine consistent design criteria. New structures should be designed to be compatible with existing historic appeal.

**Actions**
- Determine Community Interest for local design regulation
- Explore the establishment of Downtown Elmwood Development Review Board by Mayor/City Council
- Determine development criteria
- Determine implementation applicability

In order to meet the project goal of forming a Downtown Elmwood Development Review Board, local leaders must first gauge the community support for adopting and enforcing local design regulations. This is not the creation of an Elmwood zoning office, but may serve as an initial step. The mayor, along with the City Council, would be responsible for establishing the board. Specific duties would include passing an ordinance to create the board, creating a search committee to identify potential candidates, and appointing board members. Design criteria enforced by the board should include building materials, size, height, door/window openings, and awnings. Guidelines for implementation must be adopted and should include a specific date after which rules will be enforced, an amount which can be spent on renovations before these rules would be enforced, and criteria to ensure new construction blends with existing development.
Pursue Formation of Elmwood Park District

Goal
Create a local park district to manage and maintain community recreational opportunities.

Project Description
A local park district could oversee operation of the existing township community center and city parks. This new entity would be funded by a property tax levy. The park district would employ an individual who could focus their attention on the expansion of community facilities, programs, and sports leagues.

Actions
- Hold series of informational meetings to determine community interest
- Determine process for implementation
- Assess feasibility of combination of existing services and facilities
- Determine need for tax levy
- Determine operation structure
- Explore potential park district activities
- Explore potential park district facilities
- Explore grant opportunities

In order to meet the project goal of forming an Elmwood Park District, community support must be gauged. The new Park District would be responsible for the existing Township Community Center and the City parks. Both the City of Elmwood and Elmwood Township currently utilize property tax revenues to maintain their recreational facilities. The new entity would combine those tax revenues and may require an additional levy. The procedures for forming the district must be established and outlined to the community. A determination must be made regarding who will be responsible for managing the district. A board of trustees or directors must be appointed to carry out start-up and administrative decisions. The Park District would need to hire employees to maintain its facilities. Additional activities and programs could be operated including adult or youth sports leagues. New facilities may be considered as interest is indicated by the community. Grant opportunities may exist for these projects and may be more successful in the event the Park District forms its own taxing body.
Explore Senior/Assisted Living

Goal
Determine feasibility for creation of senior/assisted living facility.

Project Description
Aging citizens require additional care and accessible living arrangements. Demographics indicate the need for this type of housing and existing demand exceeds current conditions. This facility would create additional job opportunities for local residents, while retaining population.

Actions
- Conduct housing study to determine community need
- Evaluate design criteria for potential senior or assisted living facility
- Explore potential sites for redevelopment/acquisition
- Explore funding opportunities
- Partner with private sector for development
- Consult design professions

In order to meet the project goal of meeting the demands for senior and assisted living, a study should be conducted to determine the need. Prospective residents may have been displaced due to the tornado or may have no choice but to migrate out of Elmwood due to the limited availability and options currently offered. It is important to note that the average age of residents within the City of Elmwood is 38 years old and population projections indicate Elmwood to be aging. Design criteria should consider the size of the facility desired and the scope of services available at this location. Once established, the results may identify an existing building which could be renovated or may also warrant the construction of a new facility. Funding opportunities could dictate the project construction and grant funding should be explored in combination with private investment and donations. Partnership with the private sector would be essential; therefore, a developer should be solicited. Due to the nature of this industry, State healthcare regulators must be consulted to ensure any applicable codes can be met and followed.
Develop Business Incubator

**Goal**
Create a business incubator that would allow start-up or displaced businesses an opportunity to operate while they recover from the disaster. This is essential to bring new businesses to Elmwood, and to ensure existing businesses will continue to thrive.

**Project Description**
A business incubator provides support for small, start-up or displaced businesses, including management guidance and technical assistance. Businesses typically stay in an incubator until they are stable enough to move into their own space and could generate long-term economic renewal for the City.

**Actions**
- Identify interest from community
- Develop marketing strategies
- Determine who will operate/own/maintain
- Explore potential sites for incubator
- Explore funding opportunities
- Determine management services offered
- Establish growth criteria

In order to meet the project goal of creating an incubator to assist businesses, there must be demand from the local business owners. In addition to local business owners, the City of Elmwood should consider the volume of interest for the existing commercial space and local residents who could utilize such services. Marketing strategies should be developed through partnerships with the City of Elmwood, Economic Development Council, and local universities and colleges. The biggest component to this project would be a location for the business incubator to operate. Several existing vacant buildings may be opportune at this time; however, ownership of the proposed incubator building plays a critical role in the feasibility of the project. Several funding options exist, including the most likely scenario of private ownership. Grant opportunities may present themselves for start-up or displaced business, and the Economic Development Council has a number of programs currently in place. Additional information regarding the services offered by the EDC can be found in Appendix C. Management services including shared resources such as staff, equipment, and office space can reduce operation costs. Management guidance would be crucial to help steer a business towards long-term viability. A rent increase timeline should be considered so that any one business does not gain a competitive advantage over start-up businesses.
Evaluate/Upgrade Utility Systems

**Goal**
Assess the need for utility system improvements or expansions.

**Project Description**
Elmwood's utility system is currently functional; however the rebuilding process should include an assessment of utility infrastructure condition, capacity and reliability to meet the expectations of current residents as well as future demands. Improvements to telecommunication services, availability of high speed internet, and underground rerouting of electrical wiring may be considered at this time to take advantage of rebuilding efforts.

**Actions**
- Evaluate public support for existing systems
- Encourage utility companies to consider upgrades
- Explore improvements to City parking lots for underground electric
- Coordinate project implementation with redesign of city parking lots
- Explore funding opportunities

In order to meet the project goal of evaluating and upgrading utility systems, the community first needs to assess the existing utility systems. Public utility companies, such as AmerenCilco, Verizon Telecommunications, and local internet providers, must be contacted to evaluate the feasibility of improvements. The expansion of services including high-speed internet should be considered and discussed to meet the growing technological demands of the community. These projects should be done in conjunction with an evaluation of the condition of City parking lots, with potential improvements including the burying of electrical wires and the addition of landscaping. The City of Elmwood may be eligible for grant funding from Ameren.
Streetscaping

**Goal**
Beautify downtown Elmwood by adding streetscape and landscape elements to create an appealing and convenient destination for residents and visitors. Design a pedestrian-friendly, attractive downtown setting for comfortable shopping, walking, and enjoyment of historic and other attractions.

**Project Description**
Establish a uniform streetscape to encourage pedestrians to spend more time downtown and enhance the quality of their experience. Potential streetscape elements may include historic streetlights, trees, planters, public art, benches, sidewalk improvements, and signage.

**Actions**
- Determine streetscaping design criteria
- Explore funding source, if applicable
- Consult design professionals
- Formulate schedule of improvements
- Determine entity responsible for implementation

In order to meet the project goal of improving streetscaping in downtown Elmwood, community input can be gathered to explore design criteria. Project aspects could include historic streetlights, landscaping, public art, benches, and sidewalk improvements. Prospective funding sources for these improvements could be potential TIF district proceeds, private investment or grant opportunities. Architects, engineers, or landscape architects may provide assistance in generating ideas for design. The expectations of property owners for streetscaping elements and an implementation timeframe must be determined.
Build & Repair Housing for Renters

Goal
Encourage rebuilding of rental units, including second story downtown units.

Project Description
Prior to the tornado, as many as 100 rental units were available within Elmwood including 16 affordable housing units. A variety of housing options is essential to inspire local youth to remain, to recruit new individuals and families to relocate, and meet the needs of seniors and families who may be downsizing.

Actions
- Encourage businesses to incorporate apartment units into downtown redevelopment
- Assess damaged units for reconstruction potential
- Attract and retain developers
- Conduct housing study to determine community need
- Explore funding opportunities

In order to meet the project goal of satisfying the need for rental housing, current business owners should be encouraged to incorporate units into downtown redevelopment. This ensures the community would be consistent with the character of the downtown prior to the tornado. Existing landlords have indicated demand exceeds the supply and the rebuilding efforts should be used as an opportunity to reverse this trend. The reconstruction potential of several downtown units is contingent upon the handicap accessibility requirements, as determined by the State of Illinois' Capital Development Board. The main component to successful apartment implementation into the downtown redevelopment plan is to attract and retain developers. Funding opportunities appear to exist with the exploration of Housing and Urban Development (HUD) money and through the continued support of private developers. Due to the fact that apartments tend not to be owner-occupied, grant funding is limited but should be considered.
Explore Community Activities

**Goal**
Provide increased opportunities for community participation.

**Project Description**
Community activities provide recreation and gathering places which enhance the quality of life. Existing activities such as band concerts and local festivals have been successful and serve as a source of tourism. The creation of additional activities would promote citizen involvement and stimulate the local economy.

**Actions**
- Coordinate community activity leaders
- Explore potential activities
- Implement ideas

In order to meet the project goal of exploring community activities, a forum for community activity leaders to collaborate should be established. Representation from community leader organizations may include, but are not limited to; the Elmwood Community Foundation, Elmwood Community Unit School District, Kiwanis Club, the City of Elmwood, and the future Park District. Together, community leaders should introduce new activities to Elmwood residents. Resident surveys suggested possible activities which may include bingo, a Farmers Market, Arts & Crafts show, and Ice Cream Social.
Explore Brick Repurposing Opportunities

Goal
Identify options to reuse historical bricks from damaged structures.

Project Description
Many of the original commercial buildings were constructed with brick and have been damaged as a result of the tornado. These bricks have become a symbol of the community's past and present. Now the community should determine potential projects or programs that will ensure these bricks are retained for the future of Elmwood.

Actions
- Determine amount of bricks
- Assess condition of bricks
- Identify storage location
- Identify project coordinators
- Identify potential reuse projects

In order to meet the project goal of finding alternative uses for the historic Elmwood bricks, a determination as to the amount and condition of available bricks should occur. Once this assessment has been completed, ideas for reuse should be explored and a location for storage can be identified. A project coordinator can then be appointed and potential reuse projects may be explored. Examples may include redevelopment projects such as pavers on downtown streets, inclusion on business facades, or streetscaping planters. The community may consider a fundraiser so that bricks can be dispersed within the community for those who consider them to be of sentimental value.
Improve City Parking Lots

**Goal**
Provide a sufficient supply of accessible parking to support downtown businesses and nearby destinations.

**Project Description**
Create a mix of new parking options by redeveloping existing off-street parking lots. Expanded parking is needed to accommodate the revitalization of the downtown business district, to respond to growing traffic volumes, and to meet the needs for overflow parking during community special events.

**Actions**
- Assess current conditions of City Parking Lots
- Determine feasibility for utility improvements
- Explore alternative materials
- Promote parking lot landscaping
- Explore funding options

In order to meet the project goal of improving City parking lots, the current conditions of existing lots must be evaluated. This may include the assessment of current parking lot layouts, condition of subsurface and surface materials, handicapped accessibility, and lighting. While pursuing improvements to City parking lots, other opportunities exist to take full advantage for utility improvements. The City should coordinate with AmerenCilco and Verizon for underground wire placements. Alternative materials that decrease runoff should be considered; further research of pervious surface materials and retention basket inlets may be necessary. Parking lot landscaping should be encouraged and must conform to any applicable ordinances. Potential grant funding may be available from the CDAP State Flex Program.
Explore Transportation Improvements

Goal
Enhance vehicular mobility and improve downtown connectivity.

Project Description
The intersection of Magnolia and Main presents difficulty in maneuvering for semi-trailer traffic. As the need for reconstruction at this intersection is evident, design should be considered to improve the safety and visibility for all traffic. By enhancing pedestrian crosswalks, the potential exists for increased accessibility to downtown.

Actions
- Determine feasibility for intersection improvement
- Evaluate redesign criteria
- Consult Illinois Department of Transportation (IDOT) for Route 78/Route 8 intersection study
- Explore funding opportunities for road infrastructure improvements
- Evaluate community demand for walkways

In order to meet the project of goal of improving local transportation corridors, the City of Elmwood and the Illinois Department of Transportation (IDOT) should assess the feasibility of enhancements to the intersection of Main and Magnolia. This will begin with an assessment of the damaged structures at this intersection. Design criteria must be established; reconfiguration of building footprints may allow for the redesign of the intersection, including a wider turn radius. According to the 2009 IDOT traffic map there are approximately 4150 vehicle trips in a 24 hour period along this portion of W. Main. Of these vehicle trips, approximately 180 trips are generated by truck traffic. There are approximately 3150 vehicle trips in a 24 hour period along this portion of N. Magnolia. Of these vehicle trips, approximately 225 trips are generated by truck traffic. The City of Elmwood would need to coordinate with IDOT to conduct a more thorough traffic study and explore the availability of State and Federal funding. As part of intersection improvements, enhanced pedestrian connections to downtown may be considered.
Community Safe Room(s)

Goal
Incorporate safe rooms into the construction of designated community locations to provide emergency shelter during severe weather events.

Project Description
Safe rooms are fully engineered structures designed to withstand the forces of high winds and debris impacts associated with severe weather events. The construction of a community safe room is dependent upon financial considerations.

Actions
- Determine ideal location for placement/operation
- Determine size of community safe room
- Determine potential for multiple safe rooms
- Explore grant opportunities
- Formulate emergency action guidelines
- Educate residents on procedures of safe rooms

In order to meet the project goal of constructing a community safe room in Elmwood, a central location must be first determined which could maximize its potential and purpose. While a safe room cannot be constructed to shelter the entire community, an appropriate size should be considered. For this reason, it is possible that multiple safe rooms may be constructed; however, the project goal may not be a realization unless funding can be secured. The Federal Emergency Management Agency offers grant funding for safe rooms, provided a community has a FEMA approved Hazard Mitigation Plan. The City of Elmwood has been included in a Tri-County plan adopted in 2004. In the event that a safe room is constructed, specific emergency guidelines must be established as to when to open operations as well as who will assume this responsibility. Residents must be educated on the benefits and procedures of utilizing a community safe room.
APPENDIX A

Community Assessment Survey
Please fill this survey out to help with the creation of a Disaster Recovery Plan for the City of Elmwood.

1. What services do you think are essential to Elmwood? (Ex: Doctor's office, grocery store, hardware store, others)

2. What new businesses would you like to see in Elmwood?

3. What recreational opportunities would you like to see in Elmwood?

4. What do you think could attract people to Elmwood?

Please return this survey to Jordan's Mobil. All surveys will be collected Monday morning.
Essential Services
24 hour food
ace hardware
after school programs
all existing businesses
ambulance -11
apartments -2
attorneys -21
auto parts
auto repair -9
bank -62
bar -2
barber -2
beauty salon -12
breakfast shop
brewery -2
café -43
car repair
car wash -4
carpenter
carpet store -3
cell phone
chiropractor -21
church -7
city building -6
civic center
clothing
coffee shop -2
community band
community center -6
contractors
convience store
curb/gutter
daycare -3
dentist -57
diner
doctor -171
dollar store -5
drug store
electricians -2
electronics
emergency sevices
eye doctor
fair store
family entertainment
fast food
fire department 12
florist-51
fuegos
funeral home
garage
gas station -98
gas station/auto repair -3
general store -4
gift shop -2
grain elevator -2
grocery -206
gym
h & h -5
hair salon -9
handicap parking
hardware -158
health/recreation center
home shopper
ice cream shop
industrial
insurance -31
internet -2
investment company
land
laundromat -22
library -28
local newspaper -3
McDonalds
meat locker -2
mechanic -6
medical clinic -2
mercantile
merchants
movie theatre -103
music
new fire station
new municipal building
newspaper -3
novelty
offices -3
park district
parks
pharmacy -137
physicians
pizza parlor
planning commission -2
plumber -3
police -10
post office -121
public parks
real estate
rec center
recycling program
restaurant -73
reststop
retail businesses -3
retirement community
salon
school -9
senior apartments -5
senior center -2
shopper -5
show
sidewalks
tastee freeze
tavern -4
technology
town hall
town services
variety store -6
vet -35
video store -4
winery
young christians
zoning office -2
New Businesses
2nd grocery
accounting - 2
aldi's
antique - 17
any new business
apartments
appliance -4
arcade -3
archery
art gallery
art studio
arts
arts & crafts store
assisted living -5
ATM
auto dealer
auto parts -5
auto repair -2
bait & tackle
bakery -26
bakery/café/coffee shop
bakery/coffee/tea shop
bar
bar & grill -5
barber shop
bars
beauty salon -4
bed & breakfast -6
big lots
book store -6
boutiques
bowling alley -13
brewery -2
café -2
café w/ longer hours
candy or ice cream shop
candy store -4
car wash
card store -2
cell tower
cellular store
childrens center
clothing store -13
coffee shop -13
commercial/residential contractors
community center -4
computer repair
computer store -2
consignment shop -3
consolidation of city functions
contractors
convenience store
craft store -5
crusens
curb appeal
dance hall
dance studio
day care
deli
dentist
dime store -3
diner
dog park
Dollar General -10
dollar store -61
driving range -2
driving range/mini golf
dry cleaner -2
Elmhaven into office center
entertainment
extended hours
eye doctor -3
factory/jobs
family recreational
family restaurant
farm king
farm store
farm supply store
farmers market -2
fast food -13
fitness center
flooring
florist -6
food services
Fuego
game hall
archery
garden store
general store -12
gift shop -6
greenhouse
grocery store
gymnastics
h & h
hair salon
hardees
hardware store -4
health center
hotel -2
hvac -2
ice cream
improved community center
independent living
internet café
jc penny
jewelry -2
kfc
lasertron
New Businesses, contd.

laundromat
lawn & garden
lounge
lumber yard -5
mall
manufacturing/jobs -2
McDonalds -8
medical center
medical supply store
mercantile
mini golf -5
more businesses
movie rental -18
movie theatre -9
museum
music store -3
new development
new grocery
nice café
novelty shop -3
nursing home -3
organic food
paint store
physical therapy office
pizza -4
plumbing
pool -3
pottery -2
prompt care facility -6
public rest rooms
quilt shop
recreation center -3
recycling center
red box -5
replace parkview
restaurant -74
retail
retirement village -2
roadhouse grill
sandwich shop
sears
second hand shop
senior center -2
senior housing -3
service store
shoe repair
shoe store -3
shopping
sidewalk café
skate rink
skate shop
small engine repair
small retail shops - jeweler
soup & sandwich -3
speciality -2
speciality doctors
speciality store
sporting goods -3
sports bar
steak & shake
Subway -14
supper club -2
taco bell -3
tea room -5
technology center
teenage activities
tutor center
under 21 pool hall/arcade
used bookstore
used car lot
used clothing/goods store
variety store -41
vet
video games -2
walgreens
walmart
wine
womens clothing
womens dress shop
ymca -2
youth center
Recreational Opportunities

activities @ Phelps Barn
adult softball league
adult sport league
adult sports
arcade -8
archery -5
atv trail
bags tournaments
ball room dancing
ballgames
band in the park
baseball field -7
baseball program
basketball courts -9
batting cage
bike/walking trail -28
bingo
bmx park
bmx/skate board park
book store
bowling alley -36
boycourseds
campground -3
cleaner parks
community center -23
community center updates
community center w/ pool
community center w/ rec facilities
community center/park district
community events
community garden
community movie night
country club
dances -2
day camp
develop library
dog park -5
drive-in theater -2
driving range -3
events -2
exercise store
family activities
family park
family sports
fellowship
finish bike trail
fishing pond
fitness center -10
game room -2
gathering place for clubs
girlscouts
golf course -5
gym -4
health club -7
horseshoes -2
ice cream parlor
ice rink -5
improved ball diamonds
improved parks
improved town park
improved West Park
karate
kid friendly
kids golf league
lake for fishing/boating -6
laser tag
library -2
little league
maintain existing parks -2
medical facility
mini golf -13
movie rental -5
movie theatre -109
museum
music in the park
musuem
outdoor auditorium
park activities
park district -5
park w/ rec facilities
parks -8
parks (west of sweetwater)
personal train service
picnic area -5
pinball
ping pong
pistol range
place for bag tourney
playground area -7
pool -32
pool hall -8
pool tables -2
pottery shop
programmed exercise plans
public lake
public park
racquetball -3
recreation center -11
recycling program
rehab Sweetwater Park
restaurant -3
restore war memorial
retirement center
roller rink
sandwich shop
scouts
senior activities -2
senior center -2
Recreational Opportunities, contd.
yoga classes
youth activities/programs - 9
youth center -7
youth sports
**Attractions**
- 3 on 3 tournament
- accept new families
- advertisement -3
- affordable housing -6
- affordable lots
- affordable senior housing
- affordable taxes
- amusement park
- ancestry
- antique store -5
- apartments -3
- appeal & originality
- appearance of town
- art class
- art festival
- art gallery
- art studio -2
- arts center
- assisted living
- assisted living for seniors
- attractive downtown -2
- attractive neighborhoods/downtown
- atv track
- bakery -2
- ball fields
- band concerts -3
- banquet facility
- bar & grill/sports bar
- bar/restaurant
- barber
- baseball fields -3
- bck to basics
- beautiful town
- beautiful town
- bed & breakfast -3
- beer tent at fall festival
- better fall festival
- better marketing
- bigger park
- bike/walk path
- bowling alley -5
- brewery -6
- brick
- business
- business/service directory
- businesses similar to Washington/Canton
- café -3
- chain restaurants
- christmas walk -2
- churches -9
- city facilities
- city landscape
- city upkeep
- city wide wifi
- clean streets
- clean, safe playgrounds
- cleaner parks
- cleanliness -6
- community activities -2
- community band
- community center -3
- community center w/ pool
- community events
- community park district
- community pride
- community spirit -3
- community support
- completed infrastructure for subdivision
- condos
- consistant design
- continue flower plantings around square
- country club
- craft shows
- craft store
- craft supply store
- crime rate
- dance classes
- day camps
- destination shops
- dime store
- diner (sat am)
- doctor
- dollar store
- downtown -2
- downtown look
- downtown retail
- downtown square -3
- drive-in restaurant
- eateries
- elmwood zoning -2
- emergency services
- entertainment -2
- events in central park
- fair store -2
- fall festival -2
- fall festival at Sweetwater Park
- fall festival beer tent
- family diner
- family entertainment
- family focused events
- family restaurant
- farmers market -6
- fast food -3
- festivals -9
- fire department -2
- fishing tournament
- fitness center
- fountain in park
Attractions, contd.
friendliness -11
friendly community/band concerts
friendly town
full service appliance and repair
full service gas station
full time police -2
fund raisers
game room
garbage cans in park
general store
gift shop
golf events -2
good city services
good water
green lifestyle
greenhouse
grocery remodel
grocery store
growth of downtown
hardware store
heritage activities
high school gym
high speed internet
historic architecture
historic beauty
historic buildings
historic character -6
historic focus/tourist attraction
historic lights
historic look of downtown buildings -4
historical events
historical feel -5
historical tours
hometown -2
hospitality
ice rink
improved downtown
industrial
ipod repairs
Joanne Fabrics
job opportunities -4
k-9 unit
keep it small
less aggressive police
library
live music
local zoning -4
location
longer hours
loredo taft
low crime -3
low income housing
lower prices
lower tax rates -4
mcdonalds
memorial statue
micro-brewery
miniature golf course -2
modern structures
modernize library
more business -3
more involvement in govt decisions
movie festival
movie theatre -69
movies
municipal board
museum -2
necessities in town
neighborly environment
new fire station
new municipal buliding
new park
new school gym
new stores
nice parks
no empty buildings
no empty lots
nursing home
occupied storefronts
old town
old town charm
originality
outdoor activites
outdoor movies
park entertainment
parking
parks -5
people -4
photography shop
picnic areas
pool -7
popcorn @ band concert
programs for children/families
progressive city council
prompt care facility -2
property maintenance code
public pool
public restrooms
public services
public transportation to Peoria
quaint cafe
quaint downtown
quaintness of town
rebuilt downtown -5
rec center
recreation lake
recreational activities for kids
recreational opportunities
Attractions, contd.
reopen café
reopen the parkview
restaurants -37
restored downtown -2
retail stores -3
retirement housing
retirement village
retro theme
safe streets
safety -4
school system maintained -47
security
self-sustaining community -2
sell bricks to homeowners
senior citizen accommodations
shoe repair
shopping
shopping square/small mall
shops
shut down taverns
skate park
skating rink -3
small business for jobs
small scale community center
small town appeal -10
small town hospitality -2
small town living -3
soccer fields
software development company
solar power
speciality shops -3
spirit
sports complex
sports facilities
sports tournaments
sporting goods show
stores/restaurants
strawberry festival -3
streetscaping
strip mall for businesses
summer band concerts
tea room
tight knit community
town look
town square -2
train station
transportation to surrounding communities
tree planting service
uniform design to business
unique shops -2
upsacle condos
variety
variety of housing
variety of services
variety store -5
vehicle sales
walkways
water fountains
water park -2
welcome wagon
well kept properties -2
wifi -3
wind power
winery
ymca
APPENDIX B

Project Priority Survey
INSTRUCTIONS:
The following have been identified as potential projects for inclusion within the Elmwood Disaster Recovery Plan 2010. **Please review the attached project descriptions before assigning a priority ranking based on the needs and wants of Elmwood residents. Please rank your top 10 priorities, with #1 being the project of most importance. A total of 10 out of the 19 projects should be selected. Page 1 of the completed survey should be returned to Jordan's Mobil by Sunday Evening. Thank you for your cooperation and input in this recovery process.**

<table>
<thead>
<tr>
<th>Project Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Palace Movie Theatre</td>
</tr>
<tr>
<td>Restaurant Opportunities</td>
</tr>
<tr>
<td>Community Safe Room(s)</td>
</tr>
<tr>
<td>Municipal Building/Complex</td>
</tr>
<tr>
<td>Save the Historical Landmarks</td>
</tr>
<tr>
<td>Explore Brick Repurposing Opportunities</td>
</tr>
<tr>
<td>Explore Transportation Improvements</td>
</tr>
<tr>
<td>Evaluate/Upgrade Utility Systems</td>
</tr>
<tr>
<td>Pursue Formation of Elmwood Park District</td>
</tr>
<tr>
<td>Establish Downtown TIF District</td>
</tr>
<tr>
<td>Streetscaping</td>
</tr>
<tr>
<td>Improve City Parking Lots</td>
</tr>
<tr>
<td>Revitalize Downtown Business District</td>
</tr>
<tr>
<td>Explore Community Activities</td>
</tr>
<tr>
<td>Medical Complex</td>
</tr>
<tr>
<td>Build &amp; Repair Housing for Renters</td>
</tr>
<tr>
<td>Explore Senior/Assisted Living</td>
</tr>
<tr>
<td>Develop Business Incubator</td>
</tr>
<tr>
<td>Formation of Downtown Elmwood Development Review Board</td>
</tr>
</tbody>
</table>

Elmwood Disaster Recovery Plan 2010  
Project Priority Survey
Economic Development Council Information
<table>
<thead>
<tr>
<th>BUSINESS PROGRAMS</th>
<th>ELIGIBLE PROJECTS</th>
<th>MAX. AVAIL.</th>
<th>RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peoria County Revolving Loan Fund</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>$150,000</td>
<td>3%</td>
</tr>
<tr>
<td>Hartfordville-Peoria County Enterprise Zone</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>City of Chillicothe Revolving Loan Fund</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>$150,000</td>
<td>3%</td>
</tr>
<tr>
<td>City of Peoria Business Development Fund</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>$150,000</td>
<td>3%</td>
</tr>
<tr>
<td>City of Peoria Enterprise Zone</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>$150,000</td>
<td>3%</td>
</tr>
<tr>
<td>City of Peoria Activity Bonds</td>
<td>Purchase of land, buildings and equipment for industrial projects</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>City of Peoria Tax Increment Financing</td>
<td>Property tax increment revenue used to pay public improvements</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Tazewell County (Contact: Greg Pruninger at 309-495-5953)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Tazewell County Revolving Loan Fund</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>$150,000</td>
<td>3%</td>
</tr>
<tr>
<td>East Peoria Revolving Loan Fund</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>$150,000</td>
<td>3%</td>
</tr>
<tr>
<td>East Peoria Enterprise Zone</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Village of Marquette Revolving Loan Fund</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>City of Pekin Revolving Loan Fund</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>City of Pekin Enterprise Zone</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>City of Pekin Revolving Loan Fund (EOT)</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>City of Pekin Enterprise Zone</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Tax Increment Financing, E. Pekin, Deer Creek, N. Pekin, Pekin &amp; Washington</td>
<td>Property tax increment revenue used to pay for public improvements</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>City of Washington Enterprise Zone</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Woodford County Revolving Loan Fund</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>$150,000</td>
<td>3%</td>
</tr>
<tr>
<td>City of E. Pekin Revolving Loan Fund</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>$150,000</td>
<td>3%</td>
</tr>
<tr>
<td>City of Eureka Revolving Loan Fund</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>$150,000</td>
<td>3%</td>
</tr>
<tr>
<td>Village of Metamora Revolving Loan Fund</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>$150,000</td>
<td>3%</td>
</tr>
<tr>
<td>City of Minooka Revolving Loan Fund</td>
<td>Businesses that create/retain industrial, commercial, or service-oriented jobs</td>
<td>$150,000</td>
<td>3%</td>
</tr>
<tr>
<td>Tax Increment Financing, City of Pekin, Village of Wannier, Village of Goodfield</td>
<td>Property tax increment revenue used to pay public improvements</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

*Priority tax abatement for eligible business projects located in the Enterprise Zone but outside of the Enterprise Zoning District: building materials sales, tax exemptions for machinery and equipment, investment tax credits, job tax credits, R&D tax incentives. Designated Zone Organization (DMO) corporate contributions. See also: State of E. Enterprise Zone Financing Program

The Economic Development Council for Central Illinois (EDC) is a regional economic development organization that coordinates resources to retain existing businesses, help them expand, and to attract new business and investment opportunities to our region.

Facilitating financing through the programs listed here is only one of the many services provided by EDC.

For more information about these programs or other EDC services, please contact:

**Sally Stanley**
Economic Development Director
Phone: (309) 495-5953
E-mail: stanley@edc-il.org

**Greg Truminger**
Economic Development Director
Phone: (309) 495-5952
E-mail: gtruminger@edc-il.org

[EDC logo]

Economic Development Council for Central Illinois
124 SW Adams, Suite 300
Peoria, IL 61602
Phone: (309) 675-7553
Fax: (309) 675-7554
www.edc-centralillinois.org

*Terms and conditions of programs listed are subject to change without notice.*
<table>
<thead>
<tr>
<th><strong>Eligible Projects</strong></th>
<th><strong>Max. Avail.</strong></th>
<th><strong>Rate</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Small Business Administartion*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SBA 504 Loan Program</td>
<td>Acquisition of machinery, equipment, real estate, land, construction or remodeling</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>SBA 7 (a) Loan Program</td>
<td>Working capital, inventory, equipment, furniture and fixtures</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Small Office Home Office (Soho)</td>
<td>Microloan used for working capital, inventory, equipment, furniture, and fixtures.</td>
<td>$50,000</td>
</tr>
<tr>
<td>State *</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Participation Loan Program (RLDP)</td>
<td>Financial assistance to small businesses</td>
<td>$750,000</td>
</tr>
<tr>
<td>Affordable Housing Finance Public Infrastructure (AHFPI)</td>
<td>Public Infrastructure Improvements</td>
<td>$700,000</td>
</tr>
<tr>
<td>Environmental Remediation Tax Credit (ERTC)</td>
<td>Businesses remedial sites accepted into the Illinois Site Remediation Program</td>
<td>See eligibility requirements for 25% of non-reimbursed remediations</td>
</tr>
<tr>
<td>Enhanced Zone Financing Program</td>
<td>Financial assistance to small businesses located in Illinois Enterprise Zones</td>
<td>$750,000</td>
</tr>
<tr>
<td>Community Action Agency Loan Program (CAAP)</td>
<td>Business expansion and start-up, which results in the hiring of low-income persons.</td>
<td>Call for info, Call for information</td>
</tr>
<tr>
<td>Community Development Assistance Program (CDAP)</td>
<td>Finance infrastructure public facilities, housing rehabilitation, economic development</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>IL Capital Access Program</td>
<td>Loan insurance for small and new businesses that do not qualify under conventional lending policies</td>
<td>No limit</td>
</tr>
<tr>
<td>IL Dept. Of Transportation (DOT) Economic Development</td>
<td>Highway improvements for new/retaining industry, distribution, manufacturing companies</td>
<td>Call for info.</td>
</tr>
<tr>
<td>IL State Treasurer's Economic Program</td>
<td>Grants, expand or retain permanent jobs or demonstrate other economic benefit for the State.</td>
<td>Up to $35,000 for each job created or retained</td>
</tr>
<tr>
<td>Illinois Finance Authority*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Participation Loan Program</td>
<td>Primarily fixed asset financing</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Rural Development Loan Program</td>
<td>Land, facility construction, machinery</td>
<td>$550,000</td>
</tr>
<tr>
<td>Industrial Revenue Bonds</td>
<td>Land, buildings and equipment</td>
<td>$80,000,000</td>
</tr>
<tr>
<td>Solid Waste Disposal Revenue Bonds</td>
<td>Land, facility, etc. manufacturing</td>
<td>No limit</td>
</tr>
<tr>
<td>501(c)(3) Non-For-Profit Bonds</td>
<td>Large capital improvement (land, buildings and equipment)</td>
<td>$350,000,000</td>
</tr>
<tr>
<td>501(c)(3) Non-For-Profit Leases</td>
<td>Capital improvement (buildings and land)</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Local Government Revolving Credit</td>
<td>Revolving Credit Bond for Infrastructure, buildings &amp; equipment</td>
<td>$300,000,000</td>
</tr>
<tr>
<td>Venture and Working Capital</td>
<td>Seed-stage equity financing to small, high-technology companies</td>
<td>$300,000</td>
</tr>
<tr>
<td>Employee Training Investment Program (ETIP)</td>
<td>Grants to offset 50% of new and existing workforce training</td>
<td>50% of training cost</td>
</tr>
</tbody>
</table>

* Contact EDC (see back cover)
APPENDIX D

Peoria County
Government Assistance Program Information
Terms

Resource Leveraging - GAP financing is limited to 25% of the project. This 25% must be able to leverage the remaining 75% of project funding from conventional lending sources or owner equity.

Loan amount - Peoria County may make loans up to $150,000.

Interest rate - The rate shall be fixed at 3% below the prime rate as published by the Wall Street Journal on the day the County's Tax/EDC Committee acts to approve the loan application; the minimum rate is 3%.

Loan term - The loan term shall be one year for every $15,000 loaned, with a maximum of 10 years. The loan is to be repaid in monthly principal and interest payments.

Late payment fees - 1.5% of the monthly payment shall be charged if the monthly payment is more than 30 days late.

Mission Statement

Peoria County Government is financially sound and provides core county services in a cost-effective manner.

The County has a quality work force and an engaged citizenry.

The County is a regional leader.

Peoria County Administration
Scott Sorrel
Assistant to the County Administrator
Peoria County Courthouse
324 Main St.
Peoria, IL 61602
(309) 672-6052
www.peoriacounty.org
Government Assistance Program

The Government Assistance Program (GAP) is a revolving loan program that helps "fill the GAP" between traditional private financing and a project's cost by offering low interest loans for new businesses or existing businesses ready to expand. Peoria County's GAP program is funded through the State of Illinois with Community Development Assistance Program (CDAP) grant funds.

Eligibility

Any start-up or existing industrial, commercial, or service-oriented business located in Peoria County that will create and/or retain jobs is eligible for GAP financing. Owners must show the project would not occur without GAP financing. Peoria County may fund projects that attract sizable private investment, have solid commitment to create or retain permanent jobs, and demonstrate financial feasibility and benefit to persons of low or moderate income. GAP financing shall be used for any of the following:

- Land and/or building acquisition
- Construction, renovation or leasehold improvements
- Machinery and/or equipment purchase
- Inventory and working capital

Conditions

Affirmative Action Policy - All loan recipients agree to conform to the provisions of the affirmative action section in Peoria County's Centralized Purchasing Ordinance (Sec. 6.5-51 et. Seq.).

Benefit to persons of low or moderate income - All loan recipients shall document that a minimum of 51% of project funds will benefit persons of low to moderate income.

Collateral - All loan recipients shall pledge collateral. This may be in the form of assets, inventory, receivables, equipment or personal guarantees.

Commercial Recycling Ordinance - All loan recipients agree to conform to Peoria County's Commercial Recycling Ordinance (Chapter 7.1).

Job creation and retention - One full time or two part time jobs shall be created and/or retained for every $10,000 loaned. The full time job or the two part time jobs shall total 2,080 hours annually.

Recycled products and materials - All loan recipients shall agree to use recycled products and materials. Each recipient must provide proof that a minimum of 20% of the products and materials purchased for use in the business has post-consumer recyclable content of 5% - 20%, depending on the requirements and specifications for use of the product or material.

Applying

To obtain the loan application or assistance, please contact:

Scott Sorrel
Peoria County Administration
309-672-6052
ssorrel@peoriacounty.org

Sally Hanley
Economic Development Council
309-495-5953
shanley@edcp.org

Project Evaluation

A. The proposed project is presented to Peoria County’s Internal Review Committee. The committee determines eligibility and recommends approval or denial of the loan application to the County Board’s Tax/EDC Committee. The recommendation is based on financial risk factors and the previously stated conditions.

B. The County Board’s Tax/EDC Committee conducts a public hearing - as required by CDAP guidelines - to solicit input regarding Peoria County’s intent to fund the project. The Tax/EDC Committee forwards its recommendation to the Peoria County Board.

C. The Peoria County Board, upon approval, directs the County Administrator to execute appropriate agreements and documents. The County Administrator then monitors compliance of the Commercial Recycling Ordinance and loan payments per the agreement.