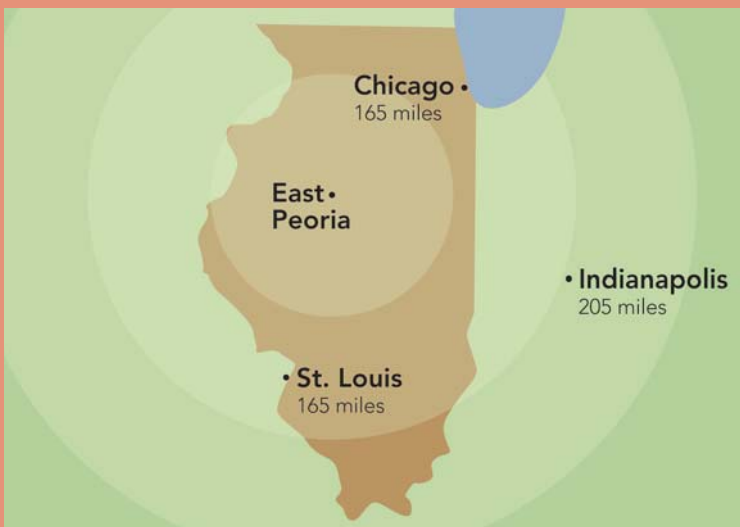
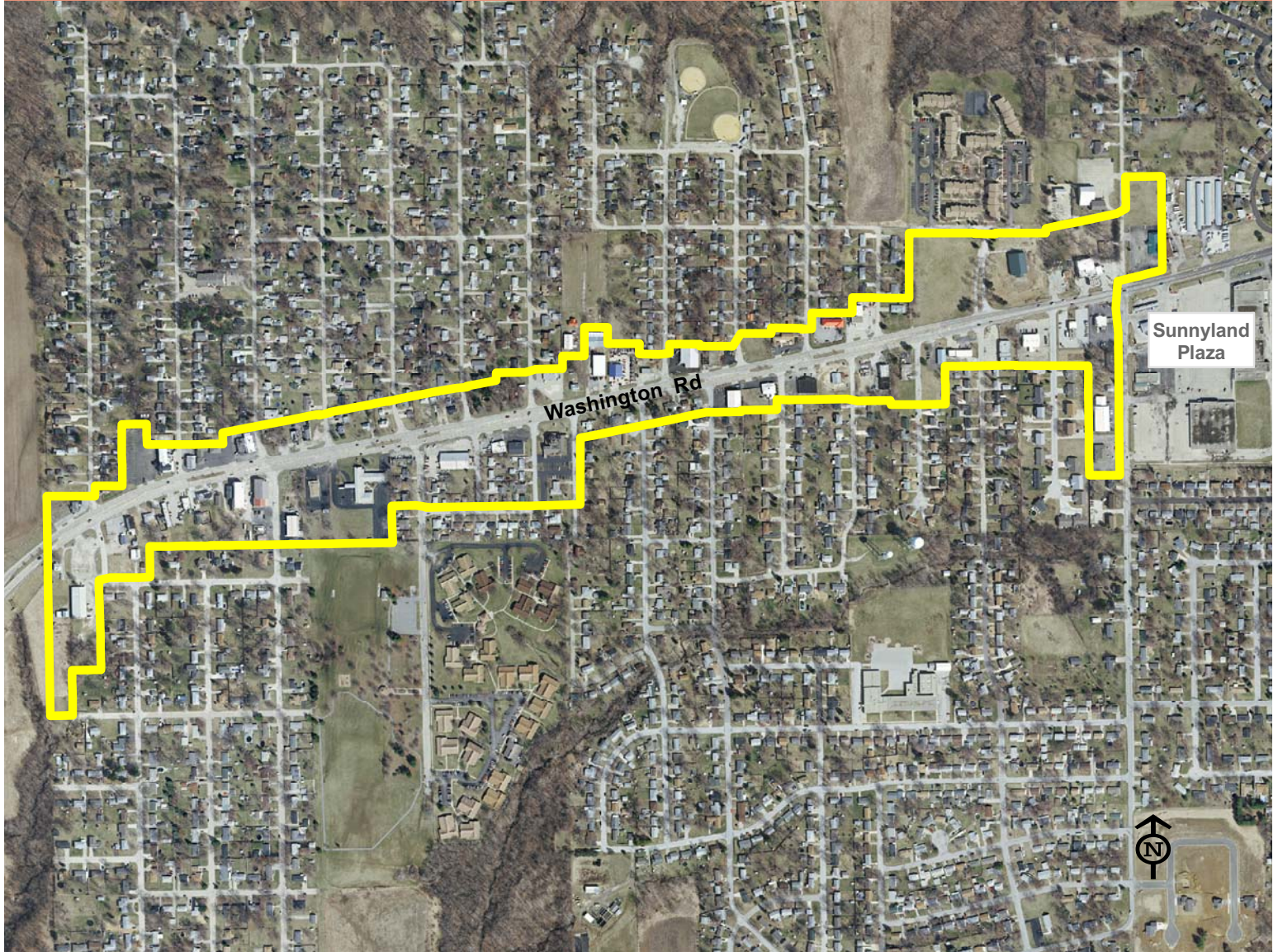


Sunnyland Corridor Development



Building Business in Our Community

East Peoria, with a population of 23,180 and home to numerous Caterpillar Inc. facilities, stands on the banks of the Illinois River. Located midway between Chicago and St. Louis, getting here is easy! Our region serves 380,000 residents – and 1 million people live within a 90-mile drive.

Commercial opportunities abound with Fondulac Plaza and Riverside Center which includes Wal-Mart and Lowe's. An exciting new mixed-use project – East Peoria Downtown 2010 – will commence construction this year and encompass over 100 acres located in the heart of our urbanized area. Recreation is also plentiful with East Port Marina and the Eastside Centre sports complex.

Sunnyland Corridor Development

Site:

This area has tremendous redevelopment potential! Anchored by Sunnyland Plaza located at the intersection of IL Route 8 and Summit Drive, this commercial corridor offers numerous development opportunities. IL Route 8 carries over 13,000 vehicles/day through this area and benefits from recent IDOT improvements including a new 5 lane roadway and sidewalks.

Size:

Numerous parcels, varying sizes are available. Most with improvements already existing.

Location:

This mile long corridor running through the City's east side is located just 1.5 miles from U.S. Route 24.

Zoning Classification:

Property is currently zoned for commercial uses.

Major Transportation:

Highways: IL Route 8,
U.S Route 24
Interstate 74, 4 miles southwest
Airport: Greater Peoria Regional Airport, 15 miles
Railroads: TP&W (at the foot of Carver Lane)
Barge: Peoria Barge Terminal; Illinois River

Topography:

Level.

Utilities:

Electricity: AmerenCilco
877-677-5740
www.Ameren.com

Natural Gas: AmerenCilco
877-677-5740
www.Ameren.com

Water: North Tazewell Water District
227 Howard Street
309-699-1165

Sewer: City of East Peoria
2232 E. Washington Street
309-698-4716

Telecommunications: AT&T
800-660-3000
Comcast
866-594-1234

Tax Increment Finance (TIF) Eligible Area: No

Enterprise Zone Eligible Area: Yes.

Benefits to Developer

Enterprise Zone

We offer property tax abatement on improvements for five years, sales tax abatement for materials purchased in the state of Illinois, half-price permits and a host of other benefits.

Tax Increment Financing

For properties in the City of East Peoria's TIF Districts, we offer a comprehensive infrastructure, among other benefits, and assistance for qualifying projects.

Revolving Loan Fund

This low interest loan is used in combination with traditional financing for projects that create or retain jobs in East Peoria.

Excellent Customer Service

The City of East Peoria is committed to providing developers with friendly and efficient service when processing permits.



City of East Peoria
Department of Planning and Development
100 S. Main St., East Peoria, IL 61611
Phone: (309) 698-4717 Fax: (309) 698-4719

www.cityofeastpeoria.com