



Notes:

Series of horizontal lines for taking notes.

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City of Pekin

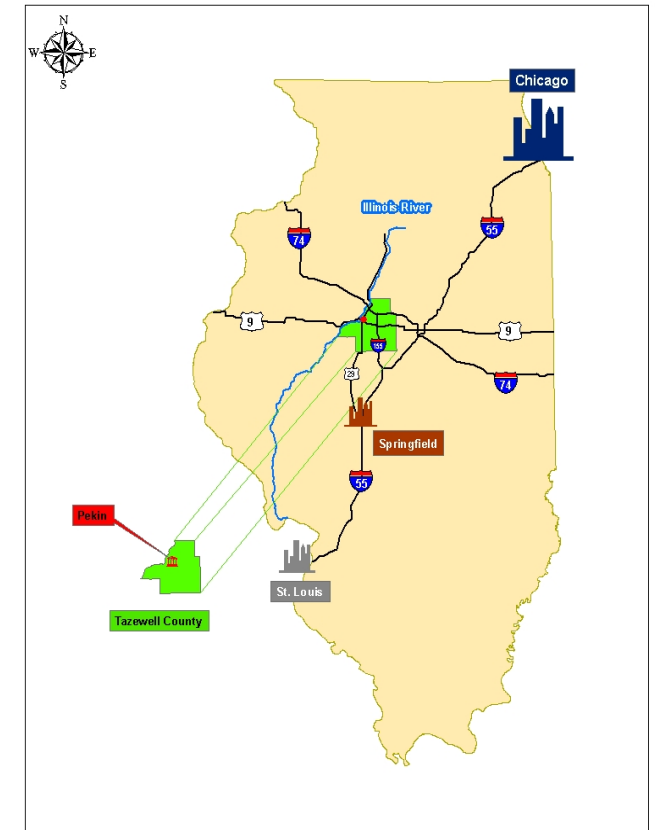
Tazewell County

WHAT A PLEASANT SURPRISE!

Ideally located about halfway between Chicago and St. Louis; easy access to highways, riverways and air travel; an abundant and skilled work force; a vibrant local economy; an exceptional quality of life - these are just a few of the reasons why so many businesses thrive in Pekin.

Part of the Pekin-Peoria MSA (population 347,387), Pekin (population 33,857) enjoys the benefits of big city life, while maintaining its small town, mid-western values. As the county seat, Pekin is the government center for Tazewell County (population 128,485).

The City of Pekin offers many different economic incentives and tools to new and expanding businesses. These include a Pekin Area Enterprise Zone, Tax Increment Financing District (TIF), and the Riverway Business Park.



City of Pekin Paul Bevier

2010 Demographic Profile

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Roadways

Interstate 155, Interstate 74, Interstate I-474, IL. Rte. 9, IL. Rte. 29, IL Rte. 98, & U.S Rte. 24.

Area Communities

Community	1990 pop.	2007 pop.
Bartonville	5,643	6,155
Creve Couer	5,938	5,448
East Peoria	21,378	22,701
Green Valley	745	695
Manito	1,711	1,637
Marquette Hgts.	3,077	2,825
Morton	13,799	1 6,007
North Pekin	1,556	1,671
Peoria	112,651	113,546
South Pekin	1,184	1,204
Tremont	2,481	2,072
Washington	12,724	13,764

Pekin Municipal Airport

The runway at the Pekin Airport is 5,000 foot in length by 75 foot wide, asphalt paved, radio controlled lighting, with PAPI landing lights. Fuel available is 100 LL and Jet A, automated for credit cards. Tie down spaces are available for overnight stays. Office open 8-5 Monday thru Friday and there is an attendant on duty on the weekends manned by Byerly Aviation.

Tazewell County Transportation

Rail Lines: Chicago & Illinois Midland, Toledo Peoria Western., Norfolk & Western, Illinois Central Golf, Conrail, Burlington Northern, Chicago North Western, Tazewell Peoria Railroad, Canadian National, Keokuk Junction, Iowa Interstate.

Bus: City Link

Airports: Byerly Aviation (Pekin Airport), Gen. Wayne A. Downing Peoria International Airport

Market Area

The Peoria/Pekin Metropolitan Statistical Area (MSA) encompasses all of Tazewell, Peoria and Woodford Counties. The Primary Market Area (PMA) includes the neighboring counties of Woodford, DeWitt, Ford and Logan and Piatt and 23 rural communities. The Urbanized area includes 11 communities; (Washington, Peoria, E. Peoria, Pekin, Morton, N. Pekin, Marquette Heights, Creve Coeur, Bartonville, West Peoria, Peoria Heights). 1/5 of the U.S. population resides within a 250 mile radius.

Key Community Contacts

Better Business Bureau	309-688-5124
City Clerk	309-477-2300
Chamber of Commerce	309-346-2106
Circuit Clerk	309-477-2214
Employment Security IDES	309-346-4171
Pekin EDC	309-477-2300
Pekin Zoning & Inspections	309-477-2315
Pekin Park District	309-353-5330
Pekin Post Office	309-346-7878
Tazewell County Clerk	309-477-2264
Tazewell Co. Zoning	309-477-2235

Regional Major Metro Areas (distance from Pekin)

Chicago, IL	167.92	Kansas City, MO	404.43
Cincinnati, OH	327.50	Louisville, KY	327.65
Detroit, MI	425.94	Milwaukee, WI	255.48
Indianapolis, IN	214.78	St. Louis, MO	165.13

Governmental Offices

City Hall	Tazewell County Court House	Tazewell County Health Department
City of Pekin	Tazewell County Government Offices	RR 1
111 S. Capitol Street	342 Court Street	Tremont, Illinois 61568
Pekin, Illinois 61554	Pekin, Illinois 61554	(309) 477-2223
(309) 477-2300	(309) 477-2214	

Median Household Income

Peoria-Pekin MSA	\$50,650
Tazewell County	\$52,332
Illinois State	\$54,124
Peoria County	\$46,652
National Average	\$50,740

U.S. Census Bureau, 2007

Home Sales

	Sales	Ave. Price
2009	442	\$105,337.00
2008	508	\$109,015.00
2007	572	\$110,948.00
2006	651	\$107,865.00
2005	599	\$103,088.00
2004	616	\$ 97,810.00

(Peoria Area Association of Realtors)

Cost of Living

US Average CPI, which is 202.9 as of June 2006, or a 3.1% increase this year.

The Midwest using the same criteria is 194.1 or a 2.3% increase for the first 6 months of 2006.

Chicago area using the same criteria is 196.4 or 1.3% increase for the first 6 months of 2006.

Climate

Ave. Temp.	Jan.	April	July	Oct.
	29.8	62.1	82.2	54.5

Note: All temperatures are given in degrees Fahrenheit.

Source: 2005 Climatological Observations.

Hotels

Econolodge:	48 rooms
Concorde Inn:	119 rooms
Holiday Inn Express:	70 rooms
Mineral Springs Motel:	31 rooms
Super 8 Motel:	43 rooms

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State / Federal Representatives

IL Representative District: 89 & 91
IL Senate District: 46
U.S. Congressional District: 18

New Home Permits Permits Issued

2009	24
2008	30
2007	70
2006	70
2005	72
2004	72

Utilities

Electricity	Ameren Cilco
Natural Gas	Ameren Cilco
Telephone	CenturyLink
Pekin Water	Illinois American Water Company
Cable	Comcast

Churches

- Bethel Baptist
- Calvary Baptist
- Church of God
- Congregational United Church
- Days of Grace Fellowship
- Emmanuel Community Church
- Faith Baptist
- Faith Baptist Church
- First Assembly of God
- First Baptist Church
- First Christian Church
- First Church of God
- First Church of the Nazarene
- First Presbyterian Church
- First United Methodist Church
- Free Methodist Church
- Grace Baptist Church
- Grace United Methodist Church
- Jehovah's Witnesses
- Liberty Baptist Church
- Mormon Missionaries
- New Testament Missionary Baptist
- Our Saviors Lutheran Church
- Parkway Christian Church
- Pekin Bible Church
- Pekin Church of Christ
- Reorganized Church of Jesus
- River of Life Pentecostal Church of God
- Rock Church
- Salvation Army
- Second Reformed Church
- St. Joseph Catholic Church
- St. Paul Episcopal Church
- St. Paul United Church of Christ
- St. John's Lutheran Church
- Trinity Lutheran Church

Health Facilities

No. of Hospitals in Community:	4 (1,695 beds)
No. of Doctors in Community:	493
No. of Dentists in Community:	157

Nearest Emergency Medical Treatment: Local

Pekin Memorial Hospital is a level 2 trauma center staffed 24 hours daily by emergency specialists.

Who We Are

Total Population 2008: 33,857

Gender:

Male 16,626
Female 17,231

Population 25 years and over: 22,834
Population 18 years and over: 24,997

Age:

15-24 4,496
25-34 4,891
35-44 5,398
45-54 4,376
55-59 1,534
60-64 1,346
65-74 2,736
75-84 1,881
85-over 686

Median Age: 37

Population

	2004	2005	2006	2007	2008
Pekin	33,286	33,234	33,368	33,406	33,857
Peoria, Pekin MSA	348,517	349,083	350,958	350,958	353,682
Tazewell County	129,132	129,603	130,559	130,559	131,524

Population: Peoria

1990 113,508
2000 112,936
2006 113,107
2007 113,524

Population Percentages

Below is a census data breakdown for the City of Peoria population categories. Information is derived from the 2000 Census.

Category	Pop. %
Caucasian	94.4
African-American	2.4
Hispanic	1.9
Asian	1.1

Housing Tenure:

Occupied housing units 13,380
Owner-occupied 8,995
Renter-occupied 4,385

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Educational Attainment:

Less than 9th grade 1,184
9th-12th grade (no diploma) 3,016
High School Grad. 8,706
Some College, no degree 5,527
Associate degree 1,339
Bachelor's degree 1,908
Masters/ Professional/ Doctorate 1,154

Percent high school graduate 81.6%
Percent Bachelor's degree 13.4%

Total Household Income:

Less than 10,000 1,268
\$10,000-14,999 1,110
\$15,000-24,999 1,840
\$25,000-34,999 1,980
\$35,000-49,999 2,327
\$50,000-74,999 2,762
\$75,000-99,999 1,183
\$100,000-149,000 645
\$150,000-199,999 137
\$200,000 or more 126

Median Household Income:

\$39,382
2007 American Community Survey—factfinder

Education

Public (District 108)	Enrollment	Bldgs.	Telephone
K-8th grade	3,693	10	309-477-4740
(District 303)			
Pekin Community High School			
	2,129	1	309-347-4101
Parochial/Private Schools/Colleges			
Faith Baptist Christian School			309-347-6178
Good Shepherd Lutheran School			309-347-2020
New Hope Christian School			309-346-1176
St. Joseph School			309-347-7194
Bradley University			309-676-7611
Eureka College			309-467-3721
Illinois Central College			309-694-5011
Illinois State University			309-438-2251
Illinois Wesleyan University			309-556-1000
Mid-State College			309-692-4092

Households by type:

Total Households 13,380
Family households (families) 8,806
with own children under 18 yrs. 4,160
Married couple family 6,778
with own children under 18 yrs. 2,818
Female householder, no husband with own children under 18 yrs. 1,024
Non-family households 4,574
Householder living alone 1,771
Householder 65 years and over 3,503
Households with individuals under the age 18 4,510
Households with individuals 65 years and over 5,303

Major Employers

1. Pekin Hospital 836
2. Pekin Insurance 580
3. Super Wal-Mart 400
4. District #108 406
5. Taz. Co. Gov't. 370
6. Fed. Bureau of Prisons 315
7. Excell Foundry 279
8. Dist. #303 260
9. Aventine Ren. Energy 258
10. City of Pekin 204
11. Midwest Generation 202
12. WinPak Heat Seal 152
13. Hanna Steel 80

Illinois Average Annual Individual Pay

	2006 Avg.
Pekin/Peoria	\$35,490
Blm/Normal	\$38,960
Champaign/Urbana	\$35,690
Davenport/Moline/RI	\$34,610
Decatur	\$34,660
Kankakee	\$34,070
Rockford	\$36,690
Springfield	\$38,260

U.S. Bureau of Labor Statistics (2006)

Occupation: Tazewell County

Management, professional, and related Service 5,875
Sales and office 8,337
Construction, extraction, and maintenance 7,181
Production, transportation, and material moving 3,242
5,910

(Illinois Department Unemployment Security)

Organized Labor

Below is a list of union affiliations in Tazewell County.

- American Postal Workers Union
- Boilermakers Local 158
- Bricklayers Allied Craftsman
- Carpenters Central Illinois District Council
- Carpenters Local Union 183
- Hotel Employees & Restaurant Employees Local 16
- Illinois State Assoc of Letter Carriers
- Independent Steelworkers Alliance
- International Brotherhood of Electrical workers 34
- International Union of Elevator Constructors Local 55
- International Union of Operating Engineers Local 649
- Laborer's Local 231
- International Assn of Machinists & Aerospace Workers
- International Union of Operating Engineers 399
- Iron Workers Local 112
- Laborers International Local 165

Non-Farm Emp. Sectors (thousands)

Sector Employment	2008
Goods Producing	41,800
Service Producing	148,200
Construction/Mining	9,800
Manufacturing	32,000
Durable Goods	27,600
Transportation/Utilities	34,700
Trade	9,731
Wholesale	7,500
Retail	18,800
Finance, Insurance	6,500
Miscellaneous Services	7,700
Government	18,300
Education	11,400

Source: Illinois Department of Employment Security. Figures for Peoria, 2008

County Labor Force

	2006/Pekin Peoria MSA	2007/Pekin Peoria MSA	2008/Pekin Peoria MSA
Labor Force	201,142	190,000	205,128
Employment	198,217	195,201	193,508
Unemployed	8,925	10,439	11,620
Unemployment Rate	4.3	5.1	5.7

Source: Illinois Department of Employment Security

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- Painter's Union Local 157
- Paper Allied Ind. Chemical & Energy Intl Local 6-6662
- Plasterers & Cement Masons Local 12
- Plumbers Local 63
- Roofers & Water Proofer Workers Local 69
- Service Employees International Union Local 880
- Sheet Metal Workers International
- Steam Fitters Local 353
- Teamster's & Chauffeurs Union Local 627
- United Automobile Workers of America UAW Local 974
- United Food & Commercial Workers Union Local 536
- West Central IL Building & Construction Trades Council

Tax Structure

Pekin	2002	2003	2004	2005	2006	2007	2008
City	1.0659	1.3041	1.3316	1.3127	1.3024	1.27459	1.27953
Park	.4370	.4297	.4446	.4314	.4258	.42466	0.41897
County	.1499	.1459	.1503	.1503	.1533	.14990	0.44690
Township	.0883	.1270	.1355	.1341	.1557	.15396	0.15246
PSD 108	2.6485	2.6359	2.7005	2.6805	2.6792	2.64428	2.65263
PCHS 303	1.8548	1.8515	1.9126	1.8370	1.8315	1.80268	1.80068

State of Illinois Taxes

Corporate Income Tax - Based on reported federal income. The rate is 7.3% based on a 4.8% income tax and 2.5% replacement tax.

Sales/Use Tax - Applies to personal property only. Based on a personal income flat tax of 3% plus any local taxation that may apply. No taxes apply to: service, machinery, pollution controls and materials in product.

Property - State property tax is assessed at 33.3% of assessed valuation.

Unemployment Compensation - Average rate 3.4%. Maximum rate is usually 6.8%. Average payroll tax is 3.1% on the first 9,000 paid to each employee. Average worker's comp rate is 6.48% for manufacturing.

Pekin Retail Sales

(sales for fiscal April 30, 2009)

	Retail Sales	% of TRS
General Merchandise	119,552,100	22.9
Food	72,044,500	13.8
Drinking, Eating Places	39,676,700	7.6
Apparel	6,264,700	1.2
Furniture, Household, Radio	20,360,400	3.9
Lumber, Building, Hardware	46,985,600	9.0
Automotive, Filling Stations	125,294,800	24.0
Drugs, Misc. Retail	65,779,800	12.6
Agricultural & Others	21,926,600	4.2
Manufacturers	4,176,500	0.8
TOTAL	\$522,061,700	100.0

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Equalized Assessed Evaluation (EAV)

City of Pekin & (Peoria & Tazewell Counties)

	Pct.
Commercial	25.9%
Industrial	2.2%
Residential	71.8%
Farm	0.1%
Rail Road	0.1%

Effective Buying Income

EBI is money income less personal and non-tax payments or "disposable" or "after tax" income.

Municipality	EBI	Municipality	EBI
Peoria-Pekin	38,112	Bloomington-Normal	41,680
Champaign-Urbana	42,509	Chicago	45,570
Springfield, IL	38,619	Illinois	55,265
Decatur	44,489	United States	49,219
Rockford	38,650	Davenport/Moline/	35,825

City of Pekin Tax Rates 2009

Tazewell County	0.44587
ICC Junior College	0.48741
City of Pekin Corporate	1.03934
Pekin Park District	0.41853
Pekin School District #303	1.81302
Pekin School District #108	2.65316
Pekin Township	1.5398
Total Rate	9.92597

Assessed Value (Millions)

	Pekin	County
2009	\$455,865,324	\$2,426,381,287
2008	\$442,650,081	\$2,327,606,373
2007	\$420,464,771	\$2,192,711,771
2006	\$399,802,886	\$2,043,020,526
2005	\$376,992,289	\$1,809,985,306
2004	\$356,053,030	\$1,777,540,777
2003	\$371,070,605	\$1,698,246,123

Riverway Business Park

Adjacent to the navigable Illinois River, and frontage to Illinois Central Railroad tracks, this City owned 395 acre light industrial/business park offers affordable land, wide streets with curbs and gutters, underground utilities, telecommunication switching capabilities, flat, readily buildable terrain, landscaped entrance and buffer area, and quality street lighting. The Park is situated within the boundaries of the Pekin Area Enterprise Zone, in the Southwestern portion of the City. Offers 5-year 100% tax abatement, waiver of building and material taxes and permits.

Enterprise Zone

Pekin Area Enterprise Zone (PAEZ)

The PAEZ, jointly managed by Tazewell County and the City of Pekin, covers approximately eleven (11) square miles and is ideal for industrial and commercial uses.

	Project	Created	Retained
FY 2000	3,249,800	11	151
FY 2001	19,670,000	130	106
FY 2002	2,865,650	69	79
FY 2003	1,804,695	35	107
FY 2004	3,276,695	39	100
FY 2005	16,387,100	218	348
FY 2006	60,872,400	101	471
Capitol Investment	108,126,340	603	1,362

Total Construction (in millions of dollars)

	Pekin	Tazewell County
2009	\$15,900,520	\$143,007,640
2008	\$14,850,745	\$151,093,127
2007	\$25,799,592	\$58,709,674
2006	\$45,973,257	\$35,386,835
2005	\$27,464,991	\$29,257,541
2004	\$30,570,244	\$38,490,058
2003	\$36,029,621	\$25,582,710

Single Family Construction

	Pekin	Tazewell County
2009	\$ 4,391,851	\$ 7,769,000
2008	\$ 5,453,240	\$14,111,200
2007	\$12,510,076	\$19,174,759
2006	\$12,864,059	\$17,830,650
2005	\$12,664,491	\$15,970,386
2004	\$12,475,500	\$25,338,413
2003	\$14,840,723	\$17,464,439

Residential /Condo Sales Pekin, North Pekin, Marquette Heights

2008	Month	Sold	Ave.Price	\$Volume	DOM
	Jan	27	\$ 87,985	\$2,375,600	60
	Feb	38	\$105,149	\$3,995,673	64
	March	65	\$104,814	\$6,812,952	73
	April	52	\$107,065	\$5,567,383	68
	May	58	\$105,343	\$6,109,930	74
	June	53	\$112,156	\$5,944,300	76
	July	56	\$110,600	\$6,193,600	95
	Aug	49	\$115,539	\$5,661,412	53
	Sept	53	\$107,024	\$5,672,275	58
	Oct	38	\$114,189	\$4,339,200	61
	Nov	29	\$118,267	\$3,429,750	94
	Dec	34	\$107,591	\$3,658,118	89
Total		552	\$107,977	\$59,760,193	72

Tax Increment Financing

The City of Pekin operates and administers one Tax Increment Financing District (TIF). This district was established in 1986 and State of Illinois legislation has allowed for this to be extended to 2021. TIF # 1, situated in the City's core downtown business area consists of 99 acres.

Attractions

When it comes to recreational opportunities, Pekin is the envy of virtually every community in Illinois. At its center is the Pekin Park District. Encompassing over 2,305 acres of land in 13 parks, it is the seventh largest park district in Illinois.

For over 100 years, Pekin Park District has maintained some of the most remarkable parks in Central Illinois.

Log onto www.pekin.net/pekinparkdistrict

Customized Training

Bradley University 309-676-7611
Illinois Central College 309-694-5011

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