

**Mt. Zion starts building TIF district**  
**Developer Steve Lewis, who owns most of land, gets money for roads**  
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MOUNT ZION The long-awaited development of the tax increment financing district in Mount Zion is about to get under way. Village trustees approved a redevelopment agreement with Lewis Property Development to develop the TIF district off Ashland Drive and Illinois 121.

Developer Steve Lewis will be awarded TIF funds to construct streets and develop a mix-used commercial/residential area.

Lewis plans to use 5 acres for the construction of an assisted living facility for Bloomington-based Heritage Enterprises Inc. The company operates Heritage Manor nursing home on Woodland Drive in Mount Zion and manages 35 supportive living facilities around Illinois.

The new facility will provide supportive services to seniors who need assistance with daily living activities, but don't necessarily need the level of care provided by a nursing home.

The facility will be built in conjunction with a new village hall and civic center.

There is no set date for when development will begin. The village announced plans to use \$745,000 of existing TIF funds. Of that, \$450,000 will be used to purchase land. A

\$1 million bond also will be issued to help pay for the construction of streets.

Mayor Don Robinson was pleased and emphasized the uniqueness of the upcoming TIF development.

We want to make it that if people are blindfolded, placed in the development and the blindfold taken off, they would still know they are in Mount Zion and not somewhere else in Macon County, he said.

Lewis also was excited about the development project, considering he has owned a majority of land in the TIF district since 1990.

We have something different and unique that has been done in other communities and cities. With the assisted living project, there is the possibility of restaurant, a pharmacy and other small businesses coming in and making it a mixed-used subdivision, Lewis said.

Steve Wannemacher with Heritage Enterprises Inc. attended the village board meeting earlier this week.

He said the assisted living facility will be a jewel for those seniors in the area.

We have been very pleased with the Mount Zion community, he said.

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