

SB3039



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB3039

Introduced 1/28/2026, by Sen. Laura Ellman

SYNOPSIS AS INTRODUCED:

65 ILCS 5/11-74.4-3.5

Amends the Tax Increment Allocation Redevelopment Act of the Illinois Municipal Code. Extends the estimated date of completion of a redevelopment project and the retirement of obligations issued to finance redevelopment project costs for an ordinance adopted on March 2, 2015 by the Village of Lisle.

LRB104 18628 WRO 32071 b

A BILL FOR

1 AN ACT concerning local government.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Illinois Municipal Code is amended by
5 changing Section 11-74.4-3.5 as follows:

6 (65 ILCS 5/11-74.4-3.5)

7 Sec. 11-74.4-3.5. Completion dates for redevelopment
8 projects.

9 (a) Unless otherwise stated in this Section, the estimated
10 dates of completion of the redevelopment project and
11 retirement of obligations issued to finance redevelopment
12 project costs (including refunding bonds under Section
13 11-74.4-7) may not be later than December 31 of the year in
14 which the payment to the municipal treasurer, as provided in
15 subsection (b) of Section 11-74.4-8 of this Act, is to be made
16 with respect to ad valorem taxes levied in the 23rd calendar
17 year after the year in which the ordinance approving the
18 redevelopment project area was adopted if the ordinance was
19 adopted on or after January 15, 1981.

20 (a-5) If the redevelopment project area is located within
21 a transit facility improvement area established pursuant to
22 Section 11-74.4-3, the estimated dates of completion of the
23 redevelopment project and retirement of obligations issued to

1 finance redevelopment project costs (including refunding bonds
2 under Section 11-74.4-7) may not be later than December 31 of
3 the year in which the payment to the municipal treasurer, as
4 provided in subsection (b) of Section 11-74.4-8 of this Act,
5 is to be made with respect to ad valorem taxes levied in the
6 35th calendar year after the year in which the ordinance
7 approving the redevelopment project area was adopted.

8 (a-7) A municipality may adopt tax increment financing for
9 a redevelopment project area located in a transit facility
10 improvement area that also includes real property located
11 within an existing redevelopment project area established
12 prior to August 12, 2016 (the effective date of Public Act
13 99-792). In such case: (i) the provisions of this Division
14 shall apply with respect to the previously established
15 redevelopment project area until the municipality adopts, as
16 required in accordance with applicable provisions of this
17 Division, an ordinance dissolving the special tax allocation
18 fund for such redevelopment project area and terminating the
19 designation of such redevelopment project area as a
20 redevelopment project area; and (ii) after the effective date
21 of the ordinance described in (i), the provisions of this
22 Division shall apply with respect to the subsequently
23 established redevelopment project area located in a transit
24 facility improvement area.

25 (b) The estimated dates of completion of the redevelopment
26 project and retirement of obligations issued to finance

1 redevelopment project costs (including refunding bonds under
2 Section 11-74.4-7) may not be later than December 31 of the
3 year in which the payment to the municipal treasurer as
4 provided in subsection (b) of Section 11-74.4-8 of this Act is
5 to be made with respect to ad valorem taxes levied in the 32nd
6 calendar year after the year in which the ordinance approving
7 the redevelopment project area was adopted if the ordinance
8 was adopted on September 9, 1999 by the Village of Downs.

9 The estimated dates of completion of the redevelopment
10 project and retirement of obligations issued to finance
11 redevelopment project costs (including refunding bonds under
12 Section 11-74.4-7) may not be later than December 31 of the
13 year in which the payment to the municipal treasurer as
14 provided in subsection (b) of Section 11-74.4-8 of this Act is
15 to be made with respect to ad valorem taxes levied in the 33rd
16 calendar year after the year in which the ordinance approving
17 the redevelopment project area was adopted if the ordinance
18 was adopted on May 20, 1985 by the Village of Wheeling.

19 The estimated dates of completion of the redevelopment
20 project and retirement of obligations issued to finance
21 redevelopment project costs (including refunding bonds under
22 Section 11-74.4-7) may not be later than December 31 of the
23 year in which the payment to the municipal treasurer as
24 provided in subsection (b) of Section 11-74.4-8 of this Act is
25 to be made with respect to ad valorem taxes levied in the 28th
26 calendar year after the year in which the ordinance approving

1 the redevelopment project area was adopted if the ordinance
2 was adopted on October 12, 1989 by the City of Lawrenceville.

3 (b-5) The estimated dates of completion of the
4 redevelopment project and retirement of obligations issued to
5 finance redevelopment project costs (including refunding bonds
6 under Section 11-74.4-7) may not be later than December 31 of
7 the year in which the payment to the municipal treasurer as
8 provided in subsection (b) of Section 11-74.4-8 of this Act is
9 to be made with respect to ad valorem taxes levied in the 32nd
10 calendar year after the year in which the ordinance approving
11 the redevelopment project area was adopted if the ordinance
12 was adopted on April 19, 2004 by the Village of Tremont.

13 (c) The estimated dates of completion of the redevelopment
14 project and retirement of obligations issued to finance
15 redevelopment project costs (including refunding bonds under
16 Section 11-74.4-7) may not be later than December 31 of the
17 year in which the payment to the municipal treasurer as
18 provided in subsection (b) of Section 11-74.4-8 of this Act is
19 to be made with respect to ad valorem taxes levied in the 35th
20 calendar year after the year in which the ordinance approving
21 the redevelopment project area was adopted:

22 (1) If the ordinance was adopted before January 15,
23 1981.

24 (2) If the ordinance was adopted in December 1983,
25 April 1984, July 1985, or December 1989.

26 (3) If the ordinance was adopted in December 1987 and

1 the redevelopment project is located within one mile of
2 Midway Airport.

3 (4) If the ordinance was adopted before January 1,
4 1987 by a municipality in Mason County.

5 (5) If the municipality is subject to the Local
6 Government Financial Planning and Supervision Act or the
7 Financially Distressed City Law.

8 (6) If the ordinance was adopted in December 1984 by
9 the Village of Rosemont.

10 (7) If the ordinance was adopted on December 31, 1986
11 by a municipality located in Clinton County for which at
12 least \$250,000 of tax increment bonds were authorized on
13 June 17, 1997, or if the ordinance was adopted on December
14 31, 1986 by a municipality with a population in 1990 of
15 less than 3,600 that is located in a county with a
16 population in 1990 of less than 34,000 and for which at
17 least \$250,000 of tax increment bonds were authorized on
18 June 17, 1997.

19 (8) If the ordinance was adopted on October 5, 1982 by
20 the City of Kankakee, or if the ordinance was adopted on
21 December 29, 1986 by East St. Louis.

22 (9) If the ordinance was adopted on November 12, 1991
23 by the Village of Sauget.

24 (10) If the ordinance was adopted on February 11, 1985
25 by the City of Rock Island.

26 (11) If the ordinance was adopted before December 18,

1 1986 by the City of Moline.

2 (12) If the ordinance was adopted in September 1988 by
3 Sauk Village.

4 (13) If the ordinance was adopted in October 1993 by
5 Sauk Village.

6 (14) If the ordinance was adopted on December 29, 1986
7 by the City of Galva.

8 (15) If the ordinance was adopted in March 1991 by the
9 City of Centreville.

10 (16) If the ordinance was adopted on January 23, 1991
11 by the City of East St. Louis.

12 (17) If the ordinance was adopted on December 22, 1986
13 by the City of Aledo.

14 (18) If the ordinance was adopted on February 5, 1990
15 by the City of Clinton.

16 (19) If the ordinance was adopted on September 6, 1994
17 by the City of Freeport.

18 (20) If the ordinance was adopted on December 22, 1986
19 by the City of Tuscola.

20 (21) If the ordinance was adopted on December 23, 1986
21 by the City of Sparta.

22 (22) If the ordinance was adopted on December 23, 1986
23 by the City of Beardstown.

24 (23) If the ordinance was adopted on April 27, 1981,
25 October 21, 1985, or December 30, 1986 by the City of
26 Belleville.

1 (24) If the ordinance was adopted on December 29, 1986
2 by the City of Collinsville.

3 (25) If the ordinance was adopted on September 14,
4 1994 by the City of Alton.

5 (26) If the ordinance was adopted on November 11, 1996
6 by the City of Lexington.

7 (27) If the ordinance was adopted on November 5, 1984
8 by the City of LeRoy.

9 (28) If the ordinance was adopted on April 3, 1991 or
10 June 3, 1992 by the City of Markham.

11 (29) If the ordinance was adopted on November 11, 1986
12 by the City of Pekin.

13 (30) If the ordinance was adopted on December 15, 1981
14 by the City of Champaign.

15 (31) If the ordinance was adopted on December 15, 1986
16 by the City of Urbana.

17 (32) If the ordinance was adopted on December 15, 1986
18 by the Village of Heyworth.

19 (33) If the ordinance was adopted on February 24, 1992
20 by the Village of Heyworth.

21 (34) If the ordinance was adopted on March 16, 1995 by
22 the Village of Heyworth.

23 (35) If the ordinance was adopted on December 23, 1986
24 by the Town of Cicero.

25 (36) If the ordinance was adopted on December 30, 1986
26 by the City of Effingham.

1 (37) If the ordinance was adopted on May 9, 1991 by the
2 Village of Tilton.

3 (38) If the ordinance was adopted on October 20, 1986
4 by the City of Elmhurst.

5 (39) If the ordinance was adopted on January 19, 1988
6 by the City of Waukegan.

7 (40) If the ordinance was adopted on September 21,
8 1998 by the City of Waukegan.

9 (41) If the ordinance was adopted on December 31, 1986
10 by the City of Sullivan.

11 (42) If the ordinance was adopted on December 23, 1991
12 by the City of Sullivan.

13 (43) If the ordinance was adopted on December 31, 1986
14 by the City of Oglesby.

15 (44) If the ordinance was adopted on July 28, 1987 by
16 the City of Marion.

17 (45) If the ordinance was adopted on April 23, 1990 by
18 the City of Marion.

19 (46) If the ordinance was adopted on August 20, 1985
20 by the Village of Mount Prospect.

21 (47) If the ordinance was adopted on February 2, 1998
22 by the Village of Woodhull.

23 (48) If the ordinance was adopted on April 20, 1993 by
24 the Village of Princeville.

25 (49) If the ordinance was adopted on July 1, 1986 by
26 the City of Granite City.

1 (50) If the ordinance was adopted on February 2, 1989
2 by the Village of Lombard.

3 (51) If the ordinance was adopted on December 29, 1986
4 by the Village of Gardner.

5 (52) If the ordinance was adopted on July 14, 1999 by
6 the Village of Paw Paw.

7 (53) If the ordinance was adopted on November 17, 1986
8 by the Village of Franklin Park.

9 (54) If the ordinance was adopted on November 20, 1989
10 by the Village of South Holland.

11 (55) If the ordinance was adopted on July 14, 1992 by
12 the Village of Riverdale.

13 (56) If the ordinance was adopted on December 29, 1986
14 by the City of Galesburg.

15 (57) If the ordinance was adopted on April 1, 1985 by
16 the City of Galesburg.

17 (58) If the ordinance was adopted on May 21, 1990 by
18 the City of West Chicago.

19 (59) If the ordinance was adopted on December 16, 1986
20 by the City of Oak Forest.

21 (60) If the ordinance was adopted in 1999 by the City
22 of Villa Grove.

23 (61) If the ordinance was adopted on January 13, 1987
24 by the Village of Mt. Zion.

25 (62) If the ordinance was adopted on December 30, 1986
26 by the Village of Manteno.

1 (63) If the ordinance was adopted on April 3, 1989 by
2 the City of Chicago Heights.

3 (64) If the ordinance was adopted on January 6, 1999
4 by the Village of Rosemont.

5 (65) If the ordinance was adopted on December 19, 2000
6 by the Village of Stone Park.

7 (66) If the ordinance was adopted on December 22, 1986
8 by the City of DeKalb.

9 (67) If the ordinance was adopted on December 2, 1986
10 by the City of Aurora.

11 (68) If the ordinance was adopted on December 31, 1986
12 by the Village of Milan.

13 (69) If the ordinance was adopted on September 8, 1994
14 by the City of West Frankfort.

15 (70) If the ordinance was adopted on December 23, 1986
16 by the Village of Libertyville.

17 (71) If the ordinance was adopted on December 22, 1986
18 by the Village of Hoffman Estates.

19 (72) If the ordinance was adopted on September 17,
20 1986 by the Village of Sherman.

21 (73) If the ordinance was adopted on December 16, 1986
22 by the City of Macomb.

23 (74) If the ordinance was adopted on June 11, 2002 by
24 the City of East Peoria to create the West Washington
25 Street TIF.

26 (75) If the ordinance was adopted on June 11, 2002 by

1 the City of East Peoria to create the Camp Street TIF.

2 (76) If the ordinance was adopted on August 7, 2000 by
3 the City of Des Plaines.

4 (77) If the ordinance was adopted on December 22, 1986
5 by the City of Washington to create the Washington Square
6 TIF #2.

7 (78) If the ordinance was adopted on December 29, 1986
8 by the City of Morris.

9 (79) If the ordinance was adopted on July 6, 1998 by
10 the Village of Steeleville.

11 (80) If the ordinance was adopted on December 29, 1986
12 by the City of Pontiac to create TIF I (the Main St TIF).

13 (81) If the ordinance was adopted on December 29, 1986
14 by the City of Pontiac to create TIF II (the Interstate
15 TIF).

16 (82) If the ordinance was adopted on November 6, 2002
17 by the City of Chicago to create the Madden/Wells TIF
18 District.

19 (83) If the ordinance was adopted on November 4, 1998
20 by the City of Chicago to create the Roosevelt/Racine TIF
21 District.

22 (84) If the ordinance was adopted on June 10, 1998 by
23 the City of Chicago to create the Stony Island
24 Commercial/Burnside Industrial Corridors TIF District.

25 (85) If the ordinance was adopted on November 29, 1989
26 by the City of Chicago to create the Englewood Mall TIF

1 District.

2 (86) If the ordinance was adopted on December 27, 1986
3 by the City of Mendota.

4 (87) If the ordinance was adopted on December 31, 1986
5 by the Village of Cahokia.

6 (88) If the ordinance was adopted on September 20,
7 1999 by the City of Belleville.

8 (89) If the ordinance was adopted on December 30, 1986
9 by the Village of Bellevue to create the Bellevue TIF
10 District 1.

11 (90) If the ordinance was adopted on December 13, 1993
12 by the Village of Crete.

13 (91) If the ordinance was adopted on February 12, 2001
14 by the Village of Crete.

15 (92) If the ordinance was adopted on April 23, 2001 by
16 the Village of Crete.

17 (93) If the ordinance was adopted on December 16, 1986
18 by the City of Champaign.

19 (94) If the ordinance was adopted on December 20, 1986
20 by the City of Charleston.

21 (95) If the ordinance was adopted on June 6, 1989 by
22 the Village of Romeoville.

23 (96) If the ordinance was adopted on October 14, 1993
24 and amended on August 2, 2010 by the City of Venice.

25 (97) If the ordinance was adopted on June 1, 1994 by
26 the City of Markham.

1 (98) If the ordinance was adopted on May 19, 1998 by
2 the Village of Bensenville.

3 (99) If the ordinance was adopted on November 12, 1987
4 by the City of Dixon.

5 (100) If the ordinance was adopted on December 20,
6 1988 by the Village of Lansing.

7 (101) If the ordinance was adopted on October 27, 1998
8 by the City of Moline.

9 (102) If the ordinance was adopted on May 21, 1991 by
10 the Village of Glenwood.

11 (103) If the ordinance was adopted on January 28, 1992
12 by the City of East Peoria.

13 (104) If the ordinance was adopted on December 14,
14 1998 by the City of Carlyle.

15 (105) If the ordinance was adopted on May 17, 2000, as
16 subsequently amended, by the City of Chicago to create the
17 Midwest Redevelopment TIF District.

18 (106) If the ordinance was adopted on September 13,
19 1989 by the City of Chicago to create the Michigan/Cermak
20 Area TIF District.

21 (107) If the ordinance was adopted on March 30, 1992
22 by the Village of Ohio.

23 (108) If the ordinance was adopted on July 6, 1998 by
24 the Village of Orangeville.

25 (109) If the ordinance was adopted on December 16,
26 1997 by the Village of Germantown.

1 (110) If the ordinance was adopted on April 28, 2003
2 by Gibson City.

3 (111) If the ordinance was adopted on December 18,
4 1990 by the Village of Washington Park, but only after the
5 Village of Washington Park becomes compliant with the
6 reporting requirements under subsection (d) of Section
7 11-74.4-5, and after the State Comptroller's certification
8 of such compliance.

9 (112) If the ordinance was adopted on February 28,
10 2000 by the City of Harvey.

11 (113) If the ordinance was adopted on January 11, 1991
12 by the City of Chicago to create the Read/Dunning TIF
13 District.

14 (114) If the ordinance was adopted on July 24, 1991 by
15 the City of Chicago to create the Sanitary and Ship Canal
16 TIF District.

17 (115) If the ordinance was adopted on December 4, 2007
18 by the City of Naperville.

19 (116) If the ordinance was adopted on July 1, 2002 by
20 the Village of Arlington Heights.

21 (117) If the ordinance was adopted on February 11,
22 1991 by the Village of Machesney Park.

23 (118) If the ordinance was adopted on December 29,
24 1993 by the City of Ottawa.

25 (119) If the ordinance was adopted on June 4, 1991 by
26 the Village of Lansing.

1 (120) If the ordinance was adopted on February 10,
2 2004 by the Village of Fox Lake.

3 (121) If the ordinance was adopted on December 22,
4 1992 by the City of Fairfield.

5 (122) If the ordinance was adopted on February 10,
6 1992 by the City of Mt. Sterling.

7 (123) If the ordinance was adopted on March 15, 2004
8 by the City of Batavia.

9 (124) If the ordinance was adopted on March 18, 2002
10 by the Village of Lake Zurich.

11 (125) If the ordinance was adopted on September 23,
12 1997 by the City of Granite City.

13 (126) If the ordinance was adopted on May 8, 2013 by
14 the Village of Rosemont to create the Higgins Road/River
15 Road TIF District No. 6.

16 (127) If the ordinance was adopted on November 22,
17 1993 by the City of Arcola.

18 (128) If the ordinance was adopted on September 7,
19 2004 by the City of Arcola.

20 (129) If the ordinance was adopted on November 29,
21 1999 by the City of Paris.

22 (130) If the ordinance was adopted on September 20,
23 1994 by the City of Ottawa to create the U.S. Route 6 East
24 Ottawa TIF.

25 (131) If the ordinance was adopted on May 2, 2002 by
26 the Village of Crestwood.

1 (132) If the ordinance was adopted on October 27, 1992
2 by the City of Blue Island.

3 (133) If the ordinance was adopted on December 23,
4 1993 by the City of Lacon.

5 (134) If the ordinance was adopted on May 4, 1998 by
6 the Village of Bradford.

7 (135) If the ordinance was adopted on June 11, 2002 by
8 the City of Oak Forest.

9 (136) If the ordinance was adopted on November 16,
10 1992 by the City of Pinckneyville.

11 (137) If the ordinance was adopted on March 1, 2001 by
12 the Village of South Jacksonville.

13 (138) If the ordinance was adopted on February 26,
14 1992 by the City of Chicago to create the Stockyards
15 Southeast Quadrant TIF District.

16 (139) If the ordinance was adopted on January 25, 1993
17 by the City of LaSalle.

18 (140) If the ordinance was adopted on December 23,
19 1997 by the Village of Dieterich.

20 (141) If the ordinance was adopted on February 10,
21 2016 by the Village of Rosemont to create the
22 Balmoral/Pearl TIF No. 8 Tax Increment Financing
23 Redevelopment Project Area.

24 (142) If the ordinance was adopted on June 11, 2002 by
25 the City of Oak Forest.

26 (143) If the ordinance was adopted on January 31, 1995

1 by the Village of Milledgeville.

2 (144) If the ordinance was adopted on February 5, 1996
3 by the Village of Pearl City.

4 (145) If the ordinance was adopted on December 21,
5 1994 by the City of Calumet City.

6 (146) If the ordinance was adopted on May 5, 2003 by
7 the Town of Normal.

8 (147) If the ordinance was adopted on June 2, 1998 by
9 the City of Litchfield.

10 (148) If the ordinance was adopted on October 23, 1995
11 by the City of Marion.

12 (149) If the ordinance was adopted on May 24, 2001 by
13 the Village of Hanover Park.

14 (150) If the ordinance was adopted on May 30, 1995 by
15 the Village of Dalzell.

16 (151) If the ordinance was adopted on April 15, 1997
17 by the City of Edwardsville.

18 (152) If the ordinance was adopted on September 5,
19 1995 by the City of Granite City.

20 (153) If the ordinance was adopted on June 21, 1999 by
21 the Village of Table Grove.

22 (154) If the ordinance was adopted on February 23,
23 1995 by the City of Springfield.

24 (155) If the ordinance was adopted on August 11, 1999
25 by the City of Monmouth.

26 (156) If the ordinance was adopted on December 26,

1 1995 by the Village of Posen.

2 (157) If the ordinance was adopted on July 1, 1995 by
3 the Village of Caseyville.

4 (158) If the ordinance was adopted on January 30, 1996
5 by the City of Madison.

6 (159) If the ordinance was adopted on February 2, 1996
7 by the Village of Hartford.

8 (160) If the ordinance was adopted on July 2, 1996 by
9 the Village of Manlius.

10 (161) If the ordinance was adopted on March 21, 2000
11 by the City of Hoopeston.

12 (162) If the ordinance was adopted on March 22, 2005
13 by the City of Hoopeston.

14 (163) If the ordinance was adopted on July 10, 1996 by
15 the City of Chicago to create the Goose Island TIF
16 District.

17 (164) If the ordinance was adopted on December 11,
18 1996 by the City of Chicago to create the Bryn
19 Mawr/Broadway TIF District.

20 (165) If the ordinance was adopted on December 31,
21 1995 by the City of Chicago to create the 95th/Western TIF
22 District.

23 (166) If the ordinance was adopted on October 7, 1998
24 by the City of Chicago to create the 71st and Stony Island
25 TIF District.

26 (167) If the ordinance was adopted on April 19, 1995

1 by the Village of North Utica.

2 (168) If the ordinance was adopted on April 22, 1996
3 by the City of LaSalle.

4 (169) If the ordinance was adopted on June 9, 2008 by
5 the City of Country Club Hills.

6 (170) If the ordinance was adopted on July 3, 1996 by
7 the Village of Phoenix.

8 (171) If the ordinance was adopted on May 19, 1997 by
9 the Village of Swansea.

10 (172) If the ordinance was adopted on August 13, 2001
11 by the Village of Saunemin.

12 (173) If the ordinance was adopted on January 10, 2005
13 by the Village of Romeoville.

14 (174) If the ordinance was adopted on January 28, 1997
15 by the City of Berwyn for the South Berwyn Corridor Tax
16 Increment Financing District.

17 (175) If the ordinance was adopted on January 28, 1997
18 by the City of Berwyn for the Roosevelt Road Tax Increment
19 Financing District.

20 (176) If the ordinance was adopted on May 3, 2001 by
21 the Village of Hanover Park for the Village Center Tax
22 Increment Financing Redevelopment Project Area (TIF # 3).

23 (177) If the ordinance was adopted on January 1, 1996
24 by the City of Savanna.

25 (178) If the ordinance was adopted on January 28, 2002
26 by the Village of Okawville.

1 (179) If the ordinance was adopted on October 4, 1999
2 by the City of Vandalia.

3 (180) If the ordinance was adopted on June 16, 2003 by
4 the City of Rushville.

5 (181) If the ordinance was adopted on December 7, 1998
6 by the City of Quincy for the Central Business District
7 West Tax Increment Redevelopment Project Area.

8 (182) If the ordinance was adopted on March 27, 1997
9 by the Village of Maywood approving the Roosevelt Road TIF
10 District.

11 (183) If the ordinance was adopted on March 27, 1997
12 by the Village of Maywood approving the Madison
13 Street/Fifth Avenue TIF District.

14 (184) If the ordinance was adopted on November 10,
15 1997 by the Village of Park Forest.

16 (185) If the ordinance was adopted on July 30, 1997 by
17 the City of Chicago to create the Near North TIF district.

18 (186) If the ordinance was adopted on December 1, 2000
19 by the Village of Mahomet.

20 (187) If the ordinance was adopted on June 16, 1999 by
21 the Village of Washburn.

22 (188) If the ordinance was adopted on August 19, 1998
23 by the Village of New Berlin.

24 (189) If the ordinance was adopted on February 5, 2002
25 by the City of Highwood.

26 (190) If the ordinance was adopted on June 1, 1997 by

1 the City of Flora.

2 (191) If the ordinance was adopted on August 17, 1999
3 by the City of Ottawa.

4 (192) If the ordinance was adopted on June 13, 2005 by
5 the City of Mount Carroll.

6 (193) If the ordinance was adopted on March 25, 2008
7 by the Village of Elizabeth.

8 (194) If the ordinance was adopted on February 22,
9 2000 by the City of Mount Pulaski.

10 (195) If the ordinance was adopted on November 21,
11 2000 by the City of Effingham.

12 (196) If the ordinance was adopted on January 28, 2003
13 by the City of Effingham.

14 (197) If the ordinance was adopted on February 4, 2008
15 by the City of Polo.

16 (198) If the ordinance was adopted on August 17, 2005
17 by the Village of Bellwood to create the Park Place TIF.

18 (199) If the ordinance was adopted on July 16, 2014 by
19 the Village of Bellwood to create the North-2014 TIF.

20 (200) If the ordinance was adopted on July 16, 2014 by
21 the Village of Bellwood to create the South-2014 TIF.

22 (201) If the ordinance was adopted on July 16, 2014 by
23 the Village of Bellwood to create the Central Metro-2014
24 TIF.

25 (202) If the ordinance was adopted on September 17,
26 2014 by the Village of Bellwood to create the Addison

1 Creek "A" (Southwest)-2014 TIF.

2 (203) If the ordinance was adopted on September 17,
3 2014 by the Village of Bellwood to create the Addison
4 Creek "B" (Northwest)-2014 TIF.

5 (204) If the ordinance was adopted on September 17,
6 2014 by the Village of Bellwood to create the Addison
7 Creek "C" (Northeast)-2014 TIF.

8 (205) If the ordinance was adopted on September 17,
9 2014 by the Village of Bellwood to create the Addison
10 Creek "D" (Southeast)-2014 TIF.

11 (206) If the ordinance was adopted on June 26, 2007 by
12 the City of Peoria.

13 (207) If the ordinance was adopted on October 28, 2008
14 by the City of Peoria.

15 (208) If the ordinance was adopted on April 4, 2000 by
16 the City of Joliet to create the Joliet City Center TIF
17 District.

18 (209) If the ordinance was adopted on July 8, 1998 by
19 the City of Chicago to create the 43rd/Cottage Grove TIF
20 district.

21 (210) If the ordinance was adopted on July 8, 1998 by
22 the City of Chicago to create the 79th Street Corridor TIF
23 district.

24 (211) If the ordinance was adopted on November 4, 1998
25 by the City of Chicago to create the Bronzeville TIF
26 district.

1 (212) If the ordinance was adopted on February 5, 1998
2 by the City of Chicago to create the Homan/Arthington TIF
3 district.

4 (213) If the ordinance was adopted on December 8, 1998
5 by the Village of Plainfield.

6 (214) If the ordinance was adopted on July 17, 2000 by
7 the Village of Homer.

8 (215) If the ordinance was adopted on December 27,
9 2006 by the City of Greenville.

10 (216) If the ordinance was adopted on June 10, 1998 by
11 the City of Chicago to create the Kinzie Industrial TIF
12 district.

13 (217) If the ordinance was adopted on December 2, 1998
14 by the City of Chicago to create the Northwest Industrial
15 TIF district.

16 (218) If the ordinance was adopted on June 10, 1998 by
17 the City of Chicago to create the Pilsen Industrial TIF
18 district.

19 (219) If the ordinance was adopted on January 14, 1997
20 by the City of Chicago to create the 35th/Halsted TIF
21 district.

22 (220) If the ordinance was adopted on June 9, 1999 by
23 the City of Chicago to create the Pulaski Corridor TIF
24 district.

25 (221) If the ordinance was adopted on December 16,
26 1997 by the City of Springfield to create the Enos Park

1 Neighborhood TIF District.

2 (222) If the ordinance was adopted on February 5, 1998
3 by the City of Chicago to create the Roosevelt/Cicero
4 redevelopment project area.

5 (223) If the ordinance was adopted on February 5, 1998
6 by the City of Chicago to create the Western/Ogden
7 redevelopment project area.

8 (224) If the ordinance was adopted on July 21, 1999 by
9 the City of Chicago to create the 24th/Michigan Avenue
10 redevelopment project area.

11 (225) If the ordinance was adopted on January 20, 1999
12 by the City of Chicago to create the Woodlawn
13 redevelopment project area.

14 (226) If the ordinance was adopted on July 7, 1999 by
15 the City of Chicago to create the Clark/Montrose
16 redevelopment project area.

17 (227) If the ordinance was adopted on November 4, 2003
18 by the City of Madison to create the Rivers Edge
19 redevelopment project area.

20 (228) If the ordinance was adopted on August 12, 2003
21 by the City of Madison to create the Caine Street
22 redevelopment project area.

23 (229) If the ordinance was adopted on March 7, 2000 by
24 the City of Madison to create the East Madison TIF.

25 (230) If the ordinance was adopted on August 3, 2001
26 by the Village of Aviston.

1 (231) If the ordinance was adopted on August 22, 2011
2 by the Village of Warren.

3 (232) If the ordinance was adopted on April 8, 1999 by
4 the City of Farmer City.

5 (233) If the ordinance was adopted on August 4, 1999
6 by the Village of Fairmont City.

7 (234) If the ordinance was adopted on October 2, 1999
8 by the Village of Fairmont City.

9 (235) If the ordinance was adopted December 16, 1999
10 by the City of Springfield.

11 (236) If the ordinance was adopted on December 13,
12 1999 by the Village of Palatine to create the Village of
13 Palatine Downtown Area TIF District.

14 (237) If the ordinance was adopted on September 29,
15 1999 by the City of Chicago to create the 111th/Kedzie
16 redevelopment project area.

17 (238) If the ordinance was adopted on November 12,
18 1998 by the City of Chicago to create the Canal/Congress
19 redevelopment project area.

20 (239) If the ordinance was adopted on July 7, 1999 by
21 the City of Chicago to create the Galewood/Armitage
22 Industrial redevelopment project area.

23 (240) If the ordinance was adopted on September 29,
24 1999 by the City of Chicago to create the Madison/Austin
25 Corridor redevelopment project area.

26 (241) If the ordinance was adopted on April 12, 2000

1 by the City of Chicago to create the South Chicago
2 redevelopment project area.

3 (242) If the ordinance was adopted on January 9, 2002
4 by the Village of Elkhart.

5 (243) If the ordinance was adopted on May 23, 2000 by
6 the City of Robinson to create the West Robinson
7 Industrial redevelopment project area.

8 (244) If the ordinance was adopted on October 9, 2001
9 by the City of Robinson to create the Downtown Robinson
10 redevelopment project area.

11 (245) If the ordinance was adopted on September 19,
12 2000 by the Village of Valmeyer.

13 (246) If the ordinance was adopted on April 15, 2002
14 by the City of McHenry to create the Downtown TIF
15 district.

16 (247) If the ordinance was adopted on February 15,
17 1999 by the Village of Channahon.

18 (248) If the ordinance was adopted on December 19,
19 2000 by the City of Peoria.

20 (249) If the ordinance was adopted on July 24, 2000 by
21 the City of Rock Island to create the North 11th Street
22 redevelopment project area.

23 (250) If the ordinance was adopted on February 5, 2002
24 by the City of Champaign to create the North Campustown
25 TIF.

26 (251) If the ordinance was adopted on November 20,

1 2000 by the Village of Evergreen Park.

2 (252) If the ordinance was adopted on February 16,
3 2000 by the City of Chicago to create the
4 Fullerton/Milwaukee redevelopment project area.

5 (253) If the ordinance was adopted on October 23, 2006
6 by the Village of Bourbonnais to create the Bourbonnais
7 Industrial Park Conservation Area.

8 (254) If the ordinance was adopted on February 22,
9 2000 by the City of Geneva to create the East State Street
10 redevelopment project area.

11 (255) If the ordinance was adopted on February 6, 2001
12 by the Village of Downers Grove to create the Ogden Avenue
13 redevelopment project area.

14 (256) If the ordinance was adopted on June 27, 2001 by
15 the City of Chicago to create the Division/Homan
16 redevelopment project area.

17 (257) If the ordinance was adopted on May 17, 2000 by
18 the City of Chicago to create the 63rd/Pulaski
19 redevelopment project area.

20 (258) If the ordinance was adopted on March 10, 1999
21 by the City of Chicago to create the Greater Southwest
22 Industrial (East) redevelopment project area.

23 (259) If the ordinance was adopted on February 16,
24 2000 by the City of Chicago to create the Lawrence/Kedzie
25 redevelopment project area.

26 (260) If the ordinance was adopted on November 3, 1999

1 by the City of Chicago to create the Lincoln Avenue
2 redevelopment project area.

3 (261) If the ordinance was adopted on September 3,
4 2015 by the Village of Fox River Grove to create the
5 Downtown TIF #2 redevelopment project area.

6 (262) If the ordinance was adopted on October 16, 2000
7 by the Village of Franklin Park to create the Downtown
8 Franklin Avenue redevelopment project area.

9 (263) If the ordinance was adopted on September 8,
10 2003 by the City of Jacksonville to create the Downtown
11 Redevelopment Project Area.

12 (264) If the ordinance was adopted on August 13, 2002
13 by the City of Prophetstown to create the Redevelopment
14 Project Area No. 1.

15 (265) If the ordinance was adopted on August 29, 2006
16 by the City of Ottawa to create the Ottawa Dayton
17 Industrial TIF District.

18 (266) If the ordinance was adopted on June 27, 2006 by
19 the City of Ottawa to create the Ottawa Canal TIF
20 District.

21 (267) If the ordinance was adopted on March 5, 2001 by
22 the City of Salem to create the TIF No 2 - Redevelopment
23 Area.

24 (268) If the ordinance was adopted on January 23, 2002
25 by the Village of Malta to create the Harkness Property
26 redevelopment project area.

1 (269) If the ordinance was adopted on June 16, 2008 by
2 the City of Highland to create TIF #1.

3 (270) If the ordinance was adopted on January 3, 2012
4 by the City of Highland to create TIF #2.

5 (271) If the ordinance was adopted on January 1, 2000
6 by the City of Chicago to create the Belmont/Central
7 redevelopment project area.

8 (272) If the ordinance was adopted on June 27, 2001 by
9 the City of Chicago to create the Englewood Neighborhood
10 redevelopment project area.

11 (273) If the ordinance was adopted on December 13,
12 2000 by the City of Chicago to create the Lake Calumet Area
13 Industrial redevelopment project area.

14 (274) If the ordinance was adopted on October 15, 2001
15 by the City of Des Plaines to create TIF No. 6 Mannheim
16 Higgins Road.

17 (275) If the ordinance was adopted on October 22, 2001
18 by the City of Sullivan to create TIF District III.

19 (276) If the ordinance was adopted on November 12,
20 2013 by the City of Oak Forest to create the City of Oak
21 Forest Cicero Avenue Tax Increment Financing District
22 Redevelopment Project Area TIF District #6.

23 (277) If the ordinance was adopted on December 15,
24 2003 by the City of Knoxville.

25 (278) If the ordinance was adopted on February 16,
26 2000 by the City of Chicago to create the Peterson/Pulaski

1 redevelopment project area.

2 (279) If the ordinance was adopted on February 16,
3 2000 by the City of Chicago to create the Central West
4 redevelopment project area.

5 (280) If the ordinance was adopted on June 27, 2001 by
6 the City of Chicago to create the Lawrence/Broadway
7 redevelopment project area.

8 (281) If the ordinance was adopted on March 18, 2002
9 by the City of St. Charles for the First Street District
10 #4.

11 (282) If the ordinance was adopted on April 6, 2001 by
12 the Village of Melrose Park to create the Seniors First
13 TIF.

14 (283) If the ordinance was adopted on April 6, 2001 by
15 the Village of Melrose Park to create the Zenith Opus TIF.

16 (284) If the ordinance was adopted on June 24, 2003 by
17 the City of Lewistown to create Lewistown TIF District 1.

18 (285) If the ordinance was adopted on April 10, 2002
19 by the City of Elgin to create the Central Area TIF
20 Redevelopment Project Area.

21 (286) If the ordinance was adopted on February 17,
22 2004 by the City of Carbondale to create TIF Redevelopment
23 Project Area #1.

24 (287) If the ordinance was adopted on July 1, 2008 by
25 the City of Pittsfield to create Pittsfield TIF District
26 #1.

1 (288) If the ordinance was adopted on June 22, 2005 by
2 the City of Fairview Heights to create the Shoppes of St.
3 Clair Redevelopment Area.

4 (289) If the ordinance was adopted on December 4, 2007
5 by the City of Fairview Heights to create the Lincoln
6 Trail Redevelopment Area.

7 (290) If the ordinance was adopted on May 7, 2008 by
8 the City of Vienna to create Vienna TIF #1.

9 (291) If the ordinance was adopted on August 8, 2000
10 by the Village of Lyons to create Village of Lyons TIF
11 District #1 (North Ogden).

12 (292) If the ordinance was adopted on August 8, 2000
13 by the Village of Lyons to create Village of Lyons TIF
14 District #2 (South Ogden/Joliet).

15 (293) If the ordinance was adopted on March 20, 2002
16 by the Village of Bridgeview to create Bridgeview Harlem
17 Avenue TIF District #1.

18 (294) ~~(284)~~ If the ordinance was adopted on January
19 16, 2002 by the City of Chicago to create the
20 Roseland/Michigan redevelopment project area.

21 (295) ~~(285)~~ If the ordinance was adopted on February
22 27, 2002 by the City of Chicago to create the
23 Chicago/Central Park redevelopment project area.

24 (296) ~~(286)~~ If the ordinance was adopted on July 31,
25 2002 by the City of Chicago to create the Avalon
26 Park/South Shore redevelopment project area.

1 (297) ~~(287)~~ If the ordinance was adopted on November
2 13, 2002 by the City of Chicago to create the Commercial
3 Avenue redevelopment project area.

4 (298) ~~(288)~~ If the ordinance was adopted on December
5 1, 2003 by the Village of Millstadt to create Millstadt
6 TIF District #1.

7 (299) ~~(289)~~ If the ordinance was adopted on December
8 16, 2003 by the City of Mattoon to create the Midtown
9 Mattoon redevelopment project area.

10 (300) ~~(290)~~ If the ordinance was adopted on January
11 21, 2003 by the City of Sterling to create the Rock River
12 Redevelopment.

13 (301) If the ordinance was adopted on March 2, 2015 by
14 the Village of Lisle to create the Downtown TIF District
15 #3.

16 (d) For redevelopment project areas for which bonds were
17 issued before July 29, 1991, or for which contracts were
18 entered into before June 1, 1988, in connection with a
19 redevelopment project in the area within the State Sales Tax
20 Boundary, the estimated dates of completion of the
21 redevelopment project and retirement of obligations to finance
22 redevelopment project costs (including refunding bonds under
23 Section 11-74.4-7) may be extended by municipal ordinance to
24 December 31, 2013. The termination procedures of subsection
25 (b) of Section 11-74.4-8 are not required for these
26 redevelopment project areas in 2009 but are required in 2013.

1 The extension allowed by Public Act 87-1272 shall not apply to
2 real property tax increment allocation financing under Section
3 11-74.4-8.

4 (e) Those dates, for purposes of real property tax
5 increment allocation financing pursuant to Section 11-74.4-8
6 only, shall be not more than 35 years for redevelopment
7 project areas that were adopted on or after December 16, 1986
8 and for which at least \$8 million worth of municipal bonds were
9 authorized on or after December 19, 1989 but before January 1,
10 1990; provided that the municipality elects to extend the life
11 of the redevelopment project area to 35 years by the adoption
12 of an ordinance after at least 14 but not more than 30 days'
13 written notice to the taxing bodies, that would otherwise
14 constitute the joint review board for the redevelopment
15 project area, before the adoption of the ordinance.

16 (f) Those dates, for purposes of real property tax
17 increment allocation financing pursuant to Section 11-74.4-8
18 only, shall be not more than 35 years for redevelopment
19 project areas that were established on or after December 1,
20 1981 but before January 1, 1982 and for which at least
21 \$1,500,000 worth of tax increment revenue bonds were
22 authorized on or after September 30, 1990 but before July 1,
23 1991; provided that the municipality elects to extend the life
24 of the redevelopment project area to 35 years by the adoption
25 of an ordinance after at least 14 but not more than 30 days'
26 written notice to the taxing bodies, that would otherwise

1 constitute the joint review board for the redevelopment
2 project area, before the adoption of the ordinance.

3 (f-1) (Blank).

4 (f-2) (Blank).

5 (f-3) (Blank).

6 (f-5) Those dates, for purposes of real property tax
7 increment allocation financing pursuant to Section 11-74.4-8
8 only, shall be not more than 47 years for redevelopment
9 project areas listed in this subsection; provided that (i) the
10 municipality adopts an ordinance extending the life of the
11 redevelopment project area to 47 years and (ii) the
12 municipality provides notice to the taxing bodies that would
13 otherwise constitute the joint review board for the
14 redevelopment project area not more than 30 and not less than
15 14 days prior to the adoption of that ordinance:

16 (1) If the redevelopment project area was established
17 on December 29, 1981 by the City of Springfield.

18 (2) If the redevelopment project area was established
19 on December 29, 1986 by the City of Morris and that is
20 known as the Morris TIF District 1.

21 (3) If the redevelopment project area was established
22 on December 31, 1986 by the Village of Cahokia.

23 (4) If the redevelopment project area was established
24 on December 20, 1986 by the City of Charleston.

25 (5) If the redevelopment project area was established
26 on December 23, 1986 by the City of Beardstown.

1 (6) If the redevelopment project area was established
2 on December 23, 1986 by the Town of Cicero.

3 (7) If the redevelopment project area was established
4 on December 29, 1986 by the City of East St. Louis.

5 (8) If the redevelopment project area was established
6 on January 23, 1991 by the City of East St. Louis.

7 (9) If the redevelopment project area was established
8 on December 29, 1986 by the Village of Gardner.

9 (10) If the redevelopment project area was established
10 on June 11, 2002 by the City of East Peoria to create the
11 West Washington Street TIF.

12 (11) If the redevelopment project area was established
13 on December 22, 1986 by the City of Washington creating
14 the Washington Square TIF #2.

15 (12) If the redevelopment project area was established
16 on November 11, 1986 by the City of Pekin.

17 (13) If the redevelopment project area was established
18 on December 30, 1986 by the City of Belleville.

19 (14) If the ordinance was adopted on April 3, 1989 by
20 the City of Chicago Heights.

21 (15) If the redevelopment project area was established
22 on December 29, 1986 by the City of Pontiac to create TIF I
23 (the Main St TIF).

24 (16) If the redevelopment project area was established
25 on December 29, 1986 by the City of Pontiac to create TIF
26 II (the Interstate TIF).

1 (17) If the redevelopment project area was established
2 on December 23, 1986 by the City of Sparta to create TIF
3 #1. Any termination procedures provided for in Section
4 11-74.4-8 are not required for this redevelopment project
5 area prior to the 47th calendar year after the year in
6 which the ordinance approving the redevelopment project
7 year was adopted.

8 (18) If the redevelopment project area was established
9 on March 30, 1992 by the Village of Ohio to create the
10 Village of Ohio TIF District.

11 (19) If the redevelopment project area was established
12 on December 13, 1993 by the Village of Crete.

13 (20) If the redevelopment project area was established
14 on February 12, 2001 by the Village of Crete.

15 (21) If the redevelopment project area was established
16 on April 23, 2001 by the Village of Crete.

17 (22) If the redevelopment project area was established
18 on December 29, 1993 by the City of Ottawa to create the
19 Ottawa I-80 North TIF District.

20 (23) If the redevelopment project area was established
21 on September 20, 1994 by the City of Ottawa to create the
22 Ottawa Rt. 6 East TIF District.

23 (24) If the redevelopment project area was established
24 on January 6, 1999 by the Village of Rosemont to create the
25 Village of Rosemont TIF 4 South River Road.

26 (25) If the redevelopment project area was established

1 on December 20, 1988 by the Village of Lansing.

2 (26) If the redevelopment project area was established
3 on November 20, 1989 by the Village of South Holland.

4 (27) If the redevelopment project area was established
5 on December 11, 1989 by the Village of Melrose Park to
6 create the Mid-Metros TIF.

7 (g) In consolidating the material relating to completion
8 dates from Sections 11-74.4-3 and 11-74.4-7 into this Section,
9 it is not the intent of the General Assembly to make any
10 substantive change in the law, except for the extension of the
11 completion dates for the City of Aurora, the Village of Milan,
12 the City of West Frankfort, the Village of Libertyville, and
13 the Village of Hoffman Estates set forth under items (67),
14 (68), (69), (70), and (71) of subsection (c) of this Section.
15 (Source: P.A. 103-315, eff. 7-28-23; 103-575, eff. 12-8-23;
16 103-1016, eff. 8-9-24; 103-1058, eff. 12-31-24; 104-322, eff.
17 8-15-25; 104-452, eff. 12-12-25; revised 1-11-26.)