



Rep. Justin Slaughter

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10200SB1814ham004

LRB102 16430 AWJ 26886 a

1 AMENDMENT TO SENATE BILL 1814

2 AMENDMENT NO. _____. Amend Senate Bill 1814, AS AMENDED,
3 by replacing everything after the enacting clause with the
4 following:

5 "Section 5. The Illinois Municipal Code is amended by
6 changing Sections 11-74.4-3, 11-74.4-3.3, 11-74.4-3.5, and
7 11-74.4-4 as follows:

8 (65 ILCS 5/11-74.4-3) (from Ch. 24, par. 11-74.4-3)

9 Sec. 11-74.4-3. Definitions. The following terms, wherever
10 used or referred to in this Division 74.4 shall have the
11 following respective meanings, unless in any case a different
12 meaning clearly appears from the context.

13 (a) For any redevelopment project area that has been
14 designated pursuant to this Section by an ordinance adopted
15 prior to November 1, 1999 (the effective date of Public Act
16 91-478), "blighted area" shall have the meaning set forth in

1 this Section prior to that date.

2 On and after November 1, 1999, "blighted area" means any
3 improved or vacant area within the boundaries of a
4 redevelopment project area located within the territorial
5 limits of the municipality where:

6 (1) If improved, industrial, commercial, and
7 residential buildings or improvements are detrimental to
8 the public safety, health, or welfare because of a
9 combination of 5 or more of the following factors, each of
10 which is (i) present, with that presence documented, to a
11 meaningful extent so that a municipality may reasonably
12 find that the factor is clearly present within the intent
13 of the Act and (ii) reasonably distributed throughout the
14 improved part of the redevelopment project area:

15 (A) Dilapidation. An advanced state of disrepair
16 or neglect of necessary repairs to the primary
17 structural components of buildings or improvements in
18 such a combination that a documented building
19 condition analysis determines that major repair is
20 required or the defects are so serious and so
21 extensive that the buildings must be removed.

22 (B) Obsolescence. The condition or process of
23 falling into disuse. Structures have become ill-suited
24 for the original use.

25 (C) Deterioration. With respect to buildings,
26 defects including, but not limited to, major defects

1 in the secondary building components such as doors,
2 windows, porches, gutters and downspouts, and fascia.
3 With respect to surface improvements, that the
4 condition of roadways, alleys, curbs, gutters,
5 sidewalks, off-street parking, and surface storage
6 areas evidence deterioration, including, but not
7 limited to, surface cracking, crumbling, potholes,
8 depressions, loose paving material, and weeds
9 protruding through paved surfaces.

10 (D) Presence of structures below minimum code
11 standards. All structures that do not meet the
12 standards of zoning, subdivision, building, fire, and
13 other governmental codes applicable to property, but
14 not including housing and property maintenance codes.

15 (E) Illegal use of individual structures. The use
16 of structures in violation of applicable federal,
17 State, or local laws, exclusive of those applicable to
18 the presence of structures below minimum code
19 standards.

20 (F) Excessive vacancies. The presence of buildings
21 that are unoccupied or under-utilized and that
22 represent an adverse influence on the area because of
23 the frequency, extent, or duration of the vacancies.

24 (G) Lack of ventilation, light, or sanitary
25 facilities. The absence of adequate ventilation for
26 light or air circulation in spaces or rooms without

1 windows, or that require the removal of dust, odor,
2 gas, smoke, or other noxious airborne materials.
3 Inadequate natural light and ventilation means the
4 absence of skylights or windows for interior spaces or
5 rooms and improper window sizes and amounts by room
6 area to window area ratios. Inadequate sanitary
7 facilities refers to the absence or inadequacy of
8 garbage storage and enclosure, bathroom facilities,
9 hot water and kitchens, and structural inadequacies
10 preventing ingress and egress to and from all rooms
11 and units within a building.

12 (H) Inadequate utilities. Underground and overhead
13 utilities such as storm sewers and storm drainage,
14 sanitary sewers, water lines, and gas, telephone, and
15 electrical services that are shown to be inadequate.
16 Inadequate utilities are those that are: (i) of
17 insufficient capacity to serve the uses in the
18 redevelopment project area, (ii) deteriorated,
19 antiquated, obsolete, or in disrepair, or (iii)
20 lacking within the redevelopment project area.

21 (I) Excessive land coverage and overcrowding of
22 structures and community facilities. The
23 over-intensive use of property and the crowding of
24 buildings and accessory facilities onto a site.
25 Examples of problem conditions warranting the
26 designation of an area as one exhibiting excessive

1 land coverage are: (i) the presence of buildings
2 either improperly situated on parcels or located on
3 parcels of inadequate size and shape in relation to
4 present-day standards of development for health and
5 safety and (ii) the presence of multiple buildings on
6 a single parcel. For there to be a finding of excessive
7 land coverage, these parcels must exhibit one or more
8 of the following conditions: insufficient provision
9 for light and air within or around buildings,
10 increased threat of spread of fire due to the close
11 proximity of buildings, lack of adequate or proper
12 access to a public right-of-way, lack of reasonably
13 required off-street parking, or inadequate provision
14 for loading and service.

15 (J) Deleterious land use or layout. The existence
16 of incompatible land-use relationships, buildings
17 occupied by inappropriate mixed-uses, or uses
18 considered to be noxious, offensive, or unsuitable for
19 the surrounding area.

20 (K) Environmental clean-up. The proposed
21 redevelopment project area has incurred Illinois
22 Environmental Protection Agency or United States
23 Environmental Protection Agency remediation costs for,
24 or a study conducted by an independent consultant
25 recognized as having expertise in environmental
26 remediation has determined a need for, the clean-up of

1 hazardous waste, hazardous substances, or underground
2 storage tanks required by State or federal law,
3 provided that the remediation costs constitute a
4 material impediment to the development or
5 redevelopment of the redevelopment project area.

6 (L) Lack of community planning. The proposed
7 redevelopment project area was developed prior to or
8 without the benefit or guidance of a community plan.
9 This means that the development occurred prior to the
10 adoption by the municipality of a comprehensive or
11 other community plan or that the plan was not followed
12 at the time of the area's development. This factor
13 must be documented by evidence of adverse or
14 incompatible land-use relationships, inadequate street
15 layout, improper subdivision, parcels of inadequate
16 shape and size to meet contemporary development
17 standards, or other evidence demonstrating an absence
18 of effective community planning.

19 (M) The total equalized assessed value of the
20 proposed redevelopment project area has declined for 3
21 of the last 5 calendar years prior to the year in which
22 the redevelopment project area is designated or is
23 increasing at an annual rate that is less than the
24 balance of the municipality for 3 of the last 5
25 calendar years for which information is available or
26 is increasing at an annual rate that is less than the

1 Consumer Price Index for All Urban Consumers published
2 by the United States Department of Labor or successor
3 agency for 3 of the last 5 calendar years prior to the
4 year in which the redevelopment project area is
5 designated.

6 (2) If vacant, the sound growth of the redevelopment
7 project area is impaired by a combination of 2 or more of
8 the following factors, each of which is (i) present, with
9 that presence documented, to a meaningful extent so that a
10 municipality may reasonably find that the factor is
11 clearly present within the intent of the Act and (ii)
12 reasonably distributed throughout the vacant part of the
13 redevelopment project area to which it pertains:

14 (A) Obsolete platting of vacant land that results
15 in parcels of limited or narrow size or configurations
16 of parcels of irregular size or shape that would be
17 difficult to develop on a planned basis and in a manner
18 compatible with contemporary standards and
19 requirements, or platting that failed to create
20 rights-of-ways for streets or alleys or that created
21 inadequate right-of-way widths for streets, alleys, or
22 other public rights-of-way or that omitted easements
23 for public utilities.

24 (B) Diversity of ownership of parcels of vacant
25 land sufficient in number to retard or impede the
26 ability to assemble the land for development.

1 (C) Tax and special assessment delinquencies exist
2 or the property has been the subject of tax sales under
3 the Property Tax Code within the last 5 years.

4 (D) Deterioration of structures or site
5 improvements in neighboring areas adjacent to the
6 vacant land.

7 (E) The area has incurred Illinois Environmental
8 Protection Agency or United States Environmental
9 Protection Agency remediation costs for, or a study
10 conducted by an independent consultant recognized as
11 having expertise in environmental remediation has
12 determined a need for, the clean-up of hazardous
13 waste, hazardous substances, or underground storage
14 tanks required by State or federal law, provided that
15 the remediation costs constitute a material impediment
16 to the development or redevelopment of the
17 redevelopment project area.

18 (F) The total equalized assessed value of the
19 proposed redevelopment project area has declined for 3
20 of the last 5 calendar years prior to the year in which
21 the redevelopment project area is designated or is
22 increasing at an annual rate that is less than the
23 balance of the municipality for 3 of the last 5
24 calendar years for which information is available or
25 is increasing at an annual rate that is less than the
26 Consumer Price Index for All Urban Consumers published

1 by the United States Department of Labor or successor
2 agency for 3 of the last 5 calendar years prior to the
3 year in which the redevelopment project area is
4 designated.

5 (3) If vacant, the sound growth of the redevelopment
6 project area is impaired by one of the following factors
7 that (i) is present, with that presence documented, to a
8 meaningful extent so that a municipality may reasonably
9 find that the factor is clearly present within the intent
10 of the Act and (ii) is reasonably distributed throughout
11 the vacant part of the redevelopment project area to which
12 it pertains:

13 (A) The area consists of one or more unused
14 quarries, mines, or strip mine ponds.

15 (B) The area consists of unused rail yards, rail
16 tracks, or railroad rights-of-way.

17 (C) The area, prior to its designation, is subject
18 to (i) chronic flooding that adversely impacts on real
19 property in the area as certified by a registered
20 professional engineer or appropriate regulatory agency
21 or (ii) surface water that discharges from all or a
22 part of the area and contributes to flooding within
23 the same watershed, but only if the redevelopment
24 project provides for facilities or improvements to
25 contribute to the alleviation of all or part of the
26 flooding.

1 (D) The area consists of an unused or illegal
2 disposal site containing earth, stone, building
3 debris, or similar materials that were removed from
4 construction, demolition, excavation, or dredge sites.

5 (E) Prior to November 1, 1999, the area is not less
6 than 50 nor more than 100 acres and 75% of which is
7 vacant (notwithstanding that the area has been used
8 for commercial agricultural purposes within 5 years
9 prior to the designation of the redevelopment project
10 area), and the area meets at least one of the factors
11 itemized in paragraph (1) of this subsection, the area
12 has been designated as a town or village center by
13 ordinance or comprehensive plan adopted prior to
14 January 1, 1982, and the area has not been developed
15 for that designated purpose.

16 (F) The area qualified as a blighted improved area
17 immediately prior to becoming vacant, unless there has
18 been substantial private investment in the immediately
19 surrounding area.

20 (b) For any redevelopment project area that has been
21 designated pursuant to this Section by an ordinance adopted
22 prior to November 1, 1999 (the effective date of Public Act
23 91-478), "conservation area" shall have the meaning set forth
24 in this Section prior to that date.

25 On and after November 1, 1999, "conservation area" means
26 any improved area within the boundaries of a redevelopment

1 project area located within the territorial limits of the
2 municipality in which 50% or more of the structures in the area
3 have an age of 35 years or more. Such an area is not yet a
4 blighted area but because of a combination of 3 or more of the
5 following factors is detrimental to the public safety, health,
6 morals or welfare and such an area may become a blighted area:

7 (1) Dilapidation. An advanced state of disrepair or
8 neglect of necessary repairs to the primary structural
9 components of buildings or improvements in such a
10 combination that a documented building condition analysis
11 determines that major repair is required or the defects
12 are so serious and so extensive that the buildings must be
13 removed.

14 (2) Obsolescence. The condition or process of falling
15 into disuse. Structures have become ill-suited for the
16 original use.

17 (3) Deterioration. With respect to buildings, defects
18 including, but not limited to, major defects in the
19 secondary building components such as doors, windows,
20 porches, gutters and downspouts, and fascia. With respect
21 to surface improvements, that the condition of roadways,
22 alleys, curbs, gutters, sidewalks, off-street parking, and
23 surface storage areas evidence deterioration, including,
24 but not limited to, surface cracking, crumbling, potholes,
25 depressions, loose paving material, and weeds protruding
26 through paved surfaces.

1 (4) Presence of structures below minimum code
2 standards. All structures that do not meet the standards
3 of zoning, subdivision, building, fire, and other
4 governmental codes applicable to property, but not
5 including housing and property maintenance codes.

6 (5) Illegal use of individual structures. The use of
7 structures in violation of applicable federal, State, or
8 local laws, exclusive of those applicable to the presence
9 of structures below minimum code standards.

10 (6) Excessive vacancies. The presence of buildings
11 that are unoccupied or under-utilized and that represent
12 an adverse influence on the area because of the frequency,
13 extent, or duration of the vacancies.

14 (7) Lack of ventilation, light, or sanitary
15 facilities. The absence of adequate ventilation for light
16 or air circulation in spaces or rooms without windows, or
17 that require the removal of dust, odor, gas, smoke, or
18 other noxious airborne materials. Inadequate natural light
19 and ventilation means the absence or inadequacy of
20 skylights or windows for interior spaces or rooms and
21 improper window sizes and amounts by room area to window
22 area ratios. Inadequate sanitary facilities refers to the
23 absence or inadequacy of garbage storage and enclosure,
24 bathroom facilities, hot water and kitchens, and
25 structural inadequacies preventing ingress and egress to
26 and from all rooms and units within a building.

1 (8) Inadequate utilities. Underground and overhead
2 utilities such as storm sewers and storm drainage,
3 sanitary sewers, water lines, and gas, telephone, and
4 electrical services that are shown to be inadequate.
5 Inadequate utilities are those that are: (i) of
6 insufficient capacity to serve the uses in the
7 redevelopment project area, (ii) deteriorated, antiquated,
8 obsolete, or in disrepair, or (iii) lacking within the
9 redevelopment project area.

10 (9) Excessive land coverage and overcrowding of
11 structures and community facilities. The over-intensive
12 use of property and the crowding of buildings and
13 accessory facilities onto a site. Examples of problem
14 conditions warranting the designation of an area as one
15 exhibiting excessive land coverage are: the presence of
16 buildings either improperly situated on parcels or located
17 on parcels of inadequate size and shape in relation to
18 present-day standards of development for health and safety
19 and the presence of multiple buildings on a single parcel.
20 For there to be a finding of excessive land coverage,
21 these parcels must exhibit one or more of the following
22 conditions: insufficient provision for light and air
23 within or around buildings, increased threat of spread of
24 fire due to the close proximity of buildings, lack of
25 adequate or proper access to a public right-of-way, lack
26 of reasonably required off-street parking, or inadequate

1 provision for loading and service.

2 (10) Deleterious land use or layout. The existence of
3 incompatible land-use relationships, buildings occupied by
4 inappropriate mixed-uses, or uses considered to be
5 noxious, offensive, or unsuitable for the surrounding
6 area.

7 (11) Lack of community planning. The proposed
8 redevelopment project area was developed prior to or
9 without the benefit or guidance of a community plan. This
10 means that the development occurred prior to the adoption
11 by the municipality of a comprehensive or other community
12 plan or that the plan was not followed at the time of the
13 area's development. This factor must be documented by
14 evidence of adverse or incompatible land-use
15 relationships, inadequate street layout, improper
16 subdivision, parcels of inadequate shape and size to meet
17 contemporary development standards, or other evidence
18 demonstrating an absence of effective community planning.

19 (12) The area has incurred Illinois Environmental
20 Protection Agency or United States Environmental
21 Protection Agency remediation costs for, or a study
22 conducted by an independent consultant recognized as
23 having expertise in environmental remediation has
24 determined a need for, the clean-up of hazardous waste,
25 hazardous substances, or underground storage tanks
26 required by State or federal law, provided that the

1 remediation costs constitute a material impediment to the
2 development or redevelopment of the redevelopment project
3 area.

4 (13) The total equalized assessed value of the
5 proposed redevelopment project area has declined for 3 of
6 the last 5 calendar years for which information is
7 available or is increasing at an annual rate that is less
8 than the balance of the municipality for 3 of the last 5
9 calendar years for which information is available or is
10 increasing at an annual rate that is less than the
11 Consumer Price Index for All Urban Consumers published by
12 the United States Department of Labor or successor agency
13 for 3 of the last 5 calendar years for which information is
14 available.

15 (c) "Industrial park" means an area in a blighted or
16 conservation area suitable for use by any manufacturing,
17 industrial, research or transportation enterprise, of
18 facilities to include but not be limited to factories, mills,
19 processing plants, assembly plants, packing plants,
20 fabricating plants, industrial distribution centers,
21 warehouses, repair overhaul or service facilities, freight
22 terminals, research facilities, test facilities or railroad
23 facilities.

24 (d) "Industrial park conservation area" means an area
25 within the boundaries of a redevelopment project area located
26 within the territorial limits of a municipality that is a

1 labor surplus municipality or within 1 1/2 miles of the
2 territorial limits of a municipality that is a labor surplus
3 municipality if the area is annexed to the municipality; which
4 area is zoned as industrial no later than at the time the
5 municipality by ordinance designates the redevelopment project
6 area, and which area includes both vacant land suitable for
7 use as an industrial park and a blighted area or conservation
8 area contiguous to such vacant land.

9 (e) "Labor surplus municipality" means a municipality in
10 which, at any time during the 6 months before the municipality
11 by ordinance designates an industrial park conservation area,
12 the unemployment rate was over 6% and was also 100% or more of
13 the national average unemployment rate for that same time as
14 published in the United States Department of Labor Bureau of
15 Labor Statistics publication entitled "The Employment
16 Situation" or its successor publication. For the purpose of
17 this subsection, if unemployment rate statistics for the
18 municipality are not available, the unemployment rate in the
19 municipality shall be deemed to be the same as the
20 unemployment rate in the principal county in which the
21 municipality is located.

22 (f) "Municipality" shall mean a city, village,
23 incorporated town, or a township that is located in the
24 unincorporated portion of a county with 3 million or more
25 inhabitants, if the county adopted an ordinance that approved
26 the township's redevelopment plan.

1 (g) "Initial Sales Tax Amounts" means the amount of taxes
2 paid under the Retailers' Occupation Tax Act, Use Tax Act,
3 Service Use Tax Act, the Service Occupation Tax Act, the
4 Municipal Retailers' Occupation Tax Act, and the Municipal
5 Service Occupation Tax Act by retailers and servicemen on
6 transactions at places located in a State Sales Tax Boundary
7 during the calendar year 1985.

8 (g-1) "Revised Initial Sales Tax Amounts" means the amount
9 of taxes paid under the Retailers' Occupation Tax Act, Use Tax
10 Act, Service Use Tax Act, the Service Occupation Tax Act, the
11 Municipal Retailers' Occupation Tax Act, and the Municipal
12 Service Occupation Tax Act by retailers and servicemen on
13 transactions at places located within the State Sales Tax
14 Boundary revised pursuant to Section 11-74.4-8a(9) of this
15 Act.

16 (h) "Municipal Sales Tax Increment" means an amount equal
17 to the increase in the aggregate amount of taxes paid to a
18 municipality from the Local Government Tax Fund arising from
19 sales by retailers and servicemen within the redevelopment
20 project area or State Sales Tax Boundary, as the case may be,
21 for as long as the redevelopment project area or State Sales
22 Tax Boundary, as the case may be, exist over and above the
23 aggregate amount of taxes as certified by the Illinois
24 Department of Revenue and paid under the Municipal Retailers'
25 Occupation Tax Act and the Municipal Service Occupation Tax
26 Act by retailers and servicemen, on transactions at places of

1 business located in the redevelopment project area or State
2 Sales Tax Boundary, as the case may be, during the base year
3 which shall be the calendar year immediately prior to the year
4 in which the municipality adopted tax increment allocation
5 financing. For purposes of computing the aggregate amount of
6 such taxes for base years occurring prior to 1985, the
7 Department of Revenue shall determine the Initial Sales Tax
8 Amounts for such taxes and deduct therefrom an amount equal to
9 4% of the aggregate amount of taxes per year for each year the
10 base year is prior to 1985, but not to exceed a total deduction
11 of 12%. The amount so determined shall be known as the
12 "Adjusted Initial Sales Tax Amounts". For purposes of
13 determining the Municipal Sales Tax Increment, the Department
14 of Revenue shall for each period subtract from the amount paid
15 to the municipality from the Local Government Tax Fund arising
16 from sales by retailers and servicemen on transactions located
17 in the redevelopment project area or the State Sales Tax
18 Boundary, as the case may be, the certified Initial Sales Tax
19 Amounts, the Adjusted Initial Sales Tax Amounts or the Revised
20 Initial Sales Tax Amounts for the Municipal Retailers'
21 Occupation Tax Act and the Municipal Service Occupation Tax
22 Act. For the State Fiscal Year 1989, this calculation shall be
23 made by utilizing the calendar year 1987 to determine the tax
24 amounts received. For the State Fiscal Year 1990, this
25 calculation shall be made by utilizing the period from January
26 1, 1988, until September 30, 1988, to determine the tax

1 amounts received from retailers and servicemen pursuant to the
2 Municipal Retailers' Occupation Tax and the Municipal Service
3 Occupation Tax Act, which shall have deducted therefrom
4 nine-twelfths of the certified Initial Sales Tax Amounts, the
5 Adjusted Initial Sales Tax Amounts or the Revised Initial
6 Sales Tax Amounts as appropriate. For the State Fiscal Year
7 1991, this calculation shall be made by utilizing the period
8 from October 1, 1988, to June 30, 1989, to determine the tax
9 amounts received from retailers and servicemen pursuant to the
10 Municipal Retailers' Occupation Tax and the Municipal Service
11 Occupation Tax Act which shall have deducted therefrom
12 nine-twelfths of the certified Initial Sales Tax Amounts,
13 Adjusted Initial Sales Tax Amounts or the Revised Initial
14 Sales Tax Amounts as appropriate. For every State Fiscal Year
15 thereafter, the applicable period shall be the 12 months
16 beginning July 1 and ending June 30 to determine the tax
17 amounts received which shall have deducted therefrom the
18 certified Initial Sales Tax Amounts, the Adjusted Initial
19 Sales Tax Amounts or the Revised Initial Sales Tax Amounts, as
20 the case may be.

21 (i) "Net State Sales Tax Increment" means the sum of the
22 following: (a) 80% of the first \$100,000 of State Sales Tax
23 Increment annually generated within a State Sales Tax
24 Boundary; (b) 60% of the amount in excess of \$100,000 but not
25 exceeding \$500,000 of State Sales Tax Increment annually
26 generated within a State Sales Tax Boundary; and (c) 40% of all

1 amounts in excess of \$500,000 of State Sales Tax Increment
2 annually generated within a State Sales Tax Boundary. If,
3 however, a municipality established a tax increment financing
4 district in a county with a population in excess of 3,000,000
5 before January 1, 1986, and the municipality entered into a
6 contract or issued bonds after January 1, 1986, but before
7 December 31, 1986, to finance redevelopment project costs
8 within a State Sales Tax Boundary, then the Net State Sales Tax
9 Increment means, for the fiscal years beginning July 1, 1990,
10 and July 1, 1991, 100% of the State Sales Tax Increment
11 annually generated within a State Sales Tax Boundary; and
12 notwithstanding any other provision of this Act, for those
13 fiscal years the Department of Revenue shall distribute to
14 those municipalities 100% of their Net State Sales Tax
15 Increment before any distribution to any other municipality
16 and regardless of whether or not those other municipalities
17 will receive 100% of their Net State Sales Tax Increment. For
18 Fiscal Year 1999, and every year thereafter until the year
19 2007, for any municipality that has not entered into a
20 contract or has not issued bonds prior to June 1, 1988 to
21 finance redevelopment project costs within a State Sales Tax
22 Boundary, the Net State Sales Tax Increment shall be
23 calculated as follows: By multiplying the Net State Sales Tax
24 Increment by 90% in the State Fiscal Year 1999; 80% in the
25 State Fiscal Year 2000; 70% in the State Fiscal Year 2001; 60%
26 in the State Fiscal Year 2002; 50% in the State Fiscal Year

1 2003; 40% in the State Fiscal Year 2004; 30% in the State
2 Fiscal Year 2005; 20% in the State Fiscal Year 2006; and 10% in
3 the State Fiscal Year 2007. No payment shall be made for State
4 Fiscal Year 2008 and thereafter.

5 Municipalities that issued bonds in connection with a
6 redevelopment project in a redevelopment project area within
7 the State Sales Tax Boundary prior to July 29, 1991, or that
8 entered into contracts in connection with a redevelopment
9 project in a redevelopment project area before June 1, 1988,
10 shall continue to receive their proportional share of the
11 Illinois Tax Increment Fund distribution until the date on
12 which the redevelopment project is completed or terminated.
13 If, however, a municipality that issued bonds in connection
14 with a redevelopment project in a redevelopment project area
15 within the State Sales Tax Boundary prior to July 29, 1991
16 retires the bonds prior to June 30, 2007 or a municipality that
17 entered into contracts in connection with a redevelopment
18 project in a redevelopment project area before June 1, 1988
19 completes the contracts prior to June 30, 2007, then so long as
20 the redevelopment project is not completed or is not
21 terminated, the Net State Sales Tax Increment shall be
22 calculated, beginning on the date on which the bonds are
23 retired or the contracts are completed, as follows: By
24 multiplying the Net State Sales Tax Increment by 60% in the
25 State Fiscal Year 2002; 50% in the State Fiscal Year 2003; 40%
26 in the State Fiscal Year 2004; 30% in the State Fiscal Year

1 2005; 20% in the State Fiscal Year 2006; and 10% in the State
2 Fiscal Year 2007. No payment shall be made for State Fiscal
3 Year 2008 and thereafter. Refunding of any bonds issued prior
4 to July 29, 1991, shall not alter the Net State Sales Tax
5 Increment.

6 (j) "State Utility Tax Increment Amount" means an amount
7 equal to the aggregate increase in State electric and gas tax
8 charges imposed on owners and tenants, other than residential
9 customers, of properties located within the redevelopment
10 project area under Section 9-222 of the Public Utilities Act,
11 over and above the aggregate of such charges as certified by
12 the Department of Revenue and paid by owners and tenants,
13 other than residential customers, of properties within the
14 redevelopment project area during the base year, which shall
15 be the calendar year immediately prior to the year of the
16 adoption of the ordinance authorizing tax increment allocation
17 financing.

18 (k) "Net State Utility Tax Increment" means the sum of the
19 following: (a) 80% of the first \$100,000 of State Utility Tax
20 Increment annually generated by a redevelopment project area;
21 (b) 60% of the amount in excess of \$100,000 but not exceeding
22 \$500,000 of the State Utility Tax Increment annually generated
23 by a redevelopment project area; and (c) 40% of all amounts in
24 excess of \$500,000 of State Utility Tax Increment annually
25 generated by a redevelopment project area. For the State
26 Fiscal Year 1999, and every year thereafter until the year

1 2007, for any municipality that has not entered into a
2 contract or has not issued bonds prior to June 1, 1988 to
3 finance redevelopment project costs within a redevelopment
4 project area, the Net State Utility Tax Increment shall be
5 calculated as follows: By multiplying the Net State Utility
6 Tax Increment by 90% in the State Fiscal Year 1999; 80% in the
7 State Fiscal Year 2000; 70% in the State Fiscal Year 2001; 60%
8 in the State Fiscal Year 2002; 50% in the State Fiscal Year
9 2003; 40% in the State Fiscal Year 2004; 30% in the State
10 Fiscal Year 2005; 20% in the State Fiscal Year 2006; and 10% in
11 the State Fiscal Year 2007. No payment shall be made for the
12 State Fiscal Year 2008 and thereafter.

13 Municipalities that issue bonds in connection with the
14 redevelopment project during the period from June 1, 1988
15 until 3 years after the effective date of this Amendatory Act
16 of 1988 shall receive the Net State Utility Tax Increment,
17 subject to appropriation, for 15 State Fiscal Years after the
18 issuance of such bonds. For the 16th through the 20th State
19 Fiscal Years after issuance of the bonds, the Net State
20 Utility Tax Increment shall be calculated as follows: By
21 multiplying the Net State Utility Tax Increment by 90% in year
22 16; 80% in year 17; 70% in year 18; 60% in year 19; and 50% in
23 year 20. Refunding of any bonds issued prior to June 1, 1988,
24 shall not alter the revised Net State Utility Tax Increment
25 payments set forth above.

26 (1) "Obligations" mean bonds, loans, debentures, notes,

1 special certificates or other evidence of indebtedness issued
2 by the municipality to carry out a redevelopment project or to
3 refund outstanding obligations.

4 (m) "Payment in lieu of taxes" means those estimated tax
5 revenues from real property in a redevelopment project area
6 derived from real property that has been acquired by a
7 municipality which according to the redevelopment project or
8 plan is to be used for a private use which taxing districts
9 would have received had a municipality not acquired the real
10 property and adopted tax increment allocation financing and
11 which would result from levies made after the time of the
12 adoption of tax increment allocation financing to the time the
13 current equalized value of real property in the redevelopment
14 project area exceeds the total initial equalized value of real
15 property in said area.

16 (n) "Redevelopment plan" means the comprehensive program
17 of the municipality for development or redevelopment intended
18 by the payment of redevelopment project costs to reduce or
19 eliminate those conditions the existence of which qualified
20 the redevelopment project area as a "blighted area" or
21 "conservation area" or combination thereof or "industrial park
22 conservation area," and thereby to enhance the tax bases of
23 the taxing districts which extend into the redevelopment
24 project area, provided that, with respect to redevelopment
25 project areas described in subsections (p-1) and (p-2),
26 "redemption plan" means the comprehensive program of the

1 affected municipality for the development of qualifying
2 transit facilities. On and after November 1, 1999 (the
3 effective date of Public Act 91-478), no redevelopment plan
4 may be approved or amended that includes the development of
5 vacant land (i) with a golf course and related clubhouse and
6 other facilities or (ii) designated by federal, State, county,
7 or municipal government as public land for outdoor
8 recreational activities or for nature preserves and used for
9 that purpose within 5 years prior to the adoption of the
10 redevelopment plan. For the purpose of this subsection,
11 "recreational activities" is limited to mean camping and
12 hunting. Each redevelopment plan shall set forth in writing
13 the program to be undertaken to accomplish the objectives and
14 shall include but not be limited to:

15 (A) an itemized list of estimated redevelopment
16 project costs;

17 (B) evidence indicating that the redevelopment project
18 area on the whole has not been subject to growth and
19 development through investment by private enterprise,
20 provided that such evidence shall not be required for any
21 redevelopment project area located within a transit
22 facility improvement area established pursuant to Section
23 11-74.4-3.3;

24 (C) an assessment of any financial impact of the
25 redevelopment project area on or any increased demand for
26 services from any taxing district affected by the plan and

1 any program to address such financial impact or increased
2 demand;

3 (D) the sources of funds to pay costs;

4 (E) the nature and term of the obligations to be
5 issued;

6 (F) the most recent equalized assessed valuation of
7 the redevelopment project area;

8 (G) an estimate as to the equalized assessed valuation
9 after redevelopment and the general land uses to apply in
10 the redevelopment project area;

11 (H) a commitment to fair employment practices and an
12 affirmative action plan;

13 (I) if it concerns an industrial park conservation
14 area, the plan shall also include a general description of
15 any proposed developer, user and tenant of any property, a
16 description of the type, structure and general character
17 of the facilities to be developed, a description of the
18 type, class and number of new employees to be employed in
19 the operation of the facilities to be developed; and

20 (J) if property is to be annexed to the municipality,
21 the plan shall include the terms of the annexation
22 agreement.

23 The provisions of items (B) and (C) of this subsection (n)
24 shall not apply to a municipality that before March 14, 1994
25 (the effective date of Public Act 88-537) had fixed, either by
26 its corporate authorities or by a commission designated under

1 subsection (k) of Section 11-74.4-4, a time and place for a
2 public hearing as required by subsection (a) of Section
3 11-74.4-5. No redevelopment plan shall be adopted unless a
4 municipality complies with all of the following requirements:

5 (1) The municipality finds that the redevelopment
6 project area on the whole has not been subject to growth
7 and development through investment by private enterprise
8 and would not reasonably be anticipated to be developed
9 without the adoption of the redevelopment plan, provided,
10 however, that such a finding shall not be required with
11 respect to any redevelopment project area located within a
12 transit facility improvement area established pursuant to
13 Section 11-74.4-3.3.

14 (2) The municipality finds that the redevelopment plan
15 and project conform to the comprehensive plan for the
16 development of the municipality as a whole, or, for
17 municipalities with a population of 100,000 or more,
18 regardless of when the redevelopment plan and project was
19 adopted, the redevelopment plan and project either: (i)
20 conforms to the strategic economic development or
21 redevelopment plan issued by the designated planning
22 authority of the municipality, or (ii) includes land uses
23 that have been approved by the planning commission of the
24 municipality.

25 (3) The redevelopment plan establishes the estimated
26 dates of completion of the redevelopment project and

1 retirement of obligations issued to finance redevelopment
2 project costs. Those dates may not be later than the dates
3 set forth under Section 11-74.4-3.5.

4 A municipality may by municipal ordinance amend an
5 existing redevelopment plan to conform to this paragraph
6 (3) as amended by Public Act 91-478, which municipal
7 ordinance may be adopted without further hearing or notice
8 and without complying with the procedures provided in this
9 Act pertaining to an amendment to or the initial approval
10 of a redevelopment plan and project and designation of a
11 redevelopment project area.

12 (3.5) The municipality finds, in the case of an
13 industrial park conservation area, also that the
14 municipality is a labor surplus municipality and that the
15 implementation of the redevelopment plan will reduce
16 unemployment, create new jobs and by the provision of new
17 facilities enhance the tax base of the taxing districts
18 that extend into the redevelopment project area.

19 (4) If any incremental revenues are being utilized
20 under Section 8(a)(1) or 8(a)(2) of this Act in
21 redevelopment project areas approved by ordinance after
22 January 1, 1986, the municipality finds: (a) that the
23 redevelopment project area would not reasonably be
24 developed without the use of such incremental revenues,
25 and (b) that such incremental revenues will be exclusively
26 utilized for the development of the redevelopment project

1 area.

2 (5) If: (a) the redevelopment plan will not result in
3 displacement of residents from 10 or more inhabited
4 residential units, and the municipality certifies in the
5 plan that such displacement will not result from the plan;
6 or (b) the redevelopment plan is for a redevelopment
7 project area or a qualifying transit facility located
8 within a transit facility improvement area established
9 pursuant to Section 11-74.4-3.3, and the applicable
10 project is subject to the process for evaluation of
11 environmental effects under the National Environmental
12 Policy Act of 1969, 42 U.S.C. 4321 et seq., then a housing
13 impact study need not be performed. If, however, the
14 redevelopment plan would result in the displacement of
15 residents from 10 or more inhabited residential units, or
16 if the redevelopment project area contains 75 or more
17 inhabited residential units and no certification is made,
18 then the municipality shall prepare, as part of the
19 separate feasibility report required by subsection (a) of
20 Section 11-74.4-5, a housing impact study.

21 Part I of the housing impact study shall include (i)
22 data as to whether the residential units are single family
23 or multi-family units, (ii) the number and type of rooms
24 within the units, if that information is available, (iii)
25 whether the units are inhabited or uninhabited, as
26 determined not less than 45 days before the date that the

1 ordinance or resolution required by subsection (a) of
2 Section 11-74.4-5 is passed, and (iv) data as to the
3 racial and ethnic composition of the residents in the
4 inhabited residential units. The data requirement as to
5 the racial and ethnic composition of the residents in the
6 inhabited residential units shall be deemed to be fully
7 satisfied by data from the most recent federal census.

8 Part II of the housing impact study shall identify the
9 inhabited residential units in the proposed redevelopment
10 project area that are to be or may be removed. If inhabited
11 residential units are to be removed, then the housing
12 impact study shall identify (i) the number and location of
13 those units that will or may be removed, (ii) the
14 municipality's plans for relocation assistance for those
15 residents in the proposed redevelopment project area whose
16 residences are to be removed, (iii) the availability of
17 replacement housing for those residents whose residences
18 are to be removed, and shall identify the type, location,
19 and cost of the housing, and (iv) the type and extent of
20 relocation assistance to be provided.

21 (6) On and after November 1, 1999, the housing impact
22 study required by paragraph (5) shall be incorporated in
23 the redevelopment plan for the redevelopment project area.

24 (7) On and after November 1, 1999, no redevelopment
25 plan shall be adopted, nor an existing plan amended, nor
26 shall residential housing that is occupied by households

1 of low-income and very low-income persons in currently
2 existing redevelopment project areas be removed after
3 November 1, 1999 unless the redevelopment plan provides,
4 with respect to inhabited housing units that are to be
5 removed for households of low-income and very low-income
6 persons, affordable housing and relocation assistance not
7 less than that which would be provided under the federal
8 Uniform Relocation Assistance and Real Property
9 Acquisition Policies Act of 1970 and the regulations under
10 that Act, including the eligibility criteria. Affordable
11 housing may be either existing or newly constructed
12 housing. For purposes of this paragraph (7), "low-income
13 households", "very low-income households", and "affordable
14 housing" have the meanings set forth in the Illinois
15 Affordable Housing Act. The municipality shall make a good
16 faith effort to ensure that this affordable housing is
17 located in or near the redevelopment project area within
18 the municipality.

19 (8) On and after November 1, 1999, if, after the
20 adoption of the redevelopment plan for the redevelopment
21 project area, any municipality desires to amend its
22 redevelopment plan to remove more inhabited residential
23 units than specified in its original redevelopment plan,
24 that change shall be made in accordance with the
25 procedures in subsection (c) of Section 11-74.4-5.

26 (9) For redevelopment project areas designated prior

1 to November 1, 1999, the redevelopment plan may be amended
2 without further joint review board meeting or hearing,
3 provided that the municipality shall give notice of any
4 such changes by mail to each affected taxing district and
5 registrant on the interested party registry, to authorize
6 the municipality to expend tax increment revenues for
7 redevelopment project costs defined by paragraphs (5) and
8 (7.5), subparagraphs (E) and (F) of paragraph (11), and
9 paragraph (11.5) of subsection (q) of Section 11-74.4-3,
10 so long as the changes do not increase the total estimated
11 redevelopment project costs set out in the redevelopment
12 plan by more than 5% after adjustment for inflation from
13 the date the plan was adopted.

14 (o) "Redevelopment project" means any public and private
15 development project in furtherance of the objectives of a
16 redevelopment plan. On and after November 1, 1999 (the
17 effective date of Public Act 91-478), no redevelopment plan
18 may be approved or amended that includes the development of
19 vacant land (i) with a golf course and related clubhouse and
20 other facilities or (ii) designated by federal, State, county,
21 or municipal government as public land for outdoor
22 recreational activities or for nature preserves and used for
23 that purpose within 5 years prior to the adoption of the
24 redevelopment plan. For the purpose of this subsection,
25 "recreational activities" is limited to mean camping and
26 hunting.

1 (p) "Redevelopment project area" means an area designated
2 by the municipality, which is not less in the aggregate than 1
3 1/2 acres and in respect to which the municipality has made a
4 finding that there exist conditions which cause the area to be
5 classified as an industrial park conservation area or a
6 blighted area or a conservation area, or a combination of both
7 blighted areas and conservation areas.

8 (p-1) Notwithstanding any provision of this Act to the
9 contrary, on and after August 25, 2009 (the effective date of
10 Public Act 96-680), a redevelopment project area may include
11 areas within a one-half mile radius of an existing or proposed
12 Regional Transportation Authority Suburban Transit Access
13 Route (STAR Line) station without a finding that the area is
14 classified as an industrial park conservation area, a blighted
15 area, a conservation area, or a combination thereof, but only
16 if the municipality receives unanimous consent from the joint
17 review board created to review the proposed redevelopment
18 project area.

19 (p-2) Notwithstanding any provision of this Act to the
20 contrary, on and after the effective date of this amendatory
21 Act of the 99th General Assembly, a redevelopment project area
22 may include areas within a transit facility improvement area
23 that has been established pursuant to Section 11-74.4-3.3
24 without a finding that the area is classified as an industrial
25 park conservation area, a blighted area, a conservation area,
26 or any combination thereof.

1 (q) "Redevelopment project costs", except for
2 redevelopment project areas created pursuant to subsection
3 (p-1) or (p-2), means and includes the sum total of all
4 reasonable or necessary costs incurred or estimated to be
5 incurred, and any such costs incidental to a redevelopment
6 plan and a redevelopment project. Such costs include, without
7 limitation, the following:

8 (1) Costs of studies, surveys, development of plans,
9 and specifications, implementation and administration of
10 the redevelopment plan including but not limited to staff
11 and professional service costs for architectural,
12 engineering, legal, financial, planning or other services,
13 provided however that no charges for professional services
14 may be based on a percentage of the tax increment
15 collected; except that on and after November 1, 1999 (the
16 effective date of Public Act 91-478), no contracts for
17 professional services, excluding architectural and
18 engineering services, may be entered into if the terms of
19 the contract extend beyond a period of 3 years. In
20 addition, "redevelopment project costs" shall not include
21 lobbying expenses. After consultation with the
22 municipality, each tax increment consultant or advisor to
23 a municipality that plans to designate or has designated a
24 redevelopment project area shall inform the municipality
25 in writing of any contracts that the consultant or advisor
26 has entered into with entities or individuals that have

1 received, or are receiving, payments financed by tax
2 increment revenues produced by the redevelopment project
3 area with respect to which the consultant or advisor has
4 performed, or will be performing, service for the
5 municipality. This requirement shall be satisfied by the
6 consultant or advisor before the commencement of services
7 for the municipality and thereafter whenever any other
8 contracts with those individuals or entities are executed
9 by the consultant or advisor;

10 (1.5) After July 1, 1999, annual administrative costs
11 shall not include general overhead or administrative costs
12 of the municipality that would still have been incurred by
13 the municipality if the municipality had not designated a
14 redevelopment project area or approved a redevelopment
15 plan;

16 (1.6) The cost of marketing sites within the
17 redevelopment project area to prospective businesses,
18 developers, and investors;

19 (2) Property assembly costs, including but not limited
20 to acquisition of land and other property, real or
21 personal, or rights or interests therein, demolition of
22 buildings, site preparation, site improvements that serve
23 as an engineered barrier addressing ground level or below
24 ground environmental contamination, including, but not
25 limited to parking lots and other concrete or asphalt
26 barriers, and the clearing and grading of land;

1 (3) Costs of rehabilitation, reconstruction or repair
2 or remodeling of existing public or private buildings,
3 fixtures, and leasehold improvements; and the cost of
4 replacing an existing public building if pursuant to the
5 implementation of a redevelopment project the existing
6 public building is to be demolished to use the site for
7 private investment or devoted to a different use requiring
8 private investment; including any direct or indirect costs
9 relating to Green Globes or LEED certified construction
10 elements or construction elements with an equivalent
11 certification;

12 (4) Costs of the construction of public works or
13 improvements, including any direct or indirect costs
14 relating to Green Globes or LEED certified construction
15 elements or construction elements with an equivalent
16 certification, except that on and after November 1, 1999,
17 redevelopment project costs shall not include the cost of
18 constructing a new municipal public building principally
19 used to provide offices, storage space, or conference
20 facilities or vehicle storage, maintenance, or repair for
21 administrative, public safety, or public works personnel
22 and that is not intended to replace an existing public
23 building as provided under paragraph (3) of subsection (q)
24 of Section 11-74.4-3 unless either (i) the construction of
25 the new municipal building implements a redevelopment
26 project that was included in a redevelopment plan that was

1 adopted by the municipality prior to November 1, 1999,
2 (ii) the municipality makes a reasonable determination in
3 the redevelopment plan, supported by information that
4 provides the basis for that determination, that the new
5 municipal building is required to meet an increase in the
6 need for public safety purposes anticipated to result from
7 the implementation of the redevelopment plan, or (iii) the
8 new municipal public building is for the storage,
9 maintenance, or repair of transit vehicles and is located
10 in a transit facility improvement area that has been
11 established pursuant to Section 11-74.4-3.3;

12 (5) Costs of job training and retraining projects,
13 including the cost of "welfare to work" programs
14 implemented by businesses located within the redevelopment
15 project area;

16 (6) Financing costs, including but not limited to all
17 necessary and incidental expenses related to the issuance
18 of obligations and which may include payment of interest
19 on any obligations issued hereunder including interest
20 accruing during the estimated period of construction of
21 any redevelopment project for which such obligations are
22 issued and for not exceeding 36 months thereafter and
23 including reasonable reserves related thereto;

24 (7) To the extent the municipality by written
25 agreement accepts and approves the same, all or a portion
26 of a taxing district's capital costs resulting from the

1 redevelopment project necessarily incurred or to be
2 incurred within a taxing district in furtherance of the
3 objectives of the redevelopment plan and project;

4 (7.5) For redevelopment project areas designated (or
5 redevelopment project areas amended to add or increase the
6 number of tax-increment-financing assisted housing units)
7 on or after November 1, 1999, an elementary, secondary, or
8 unit school district's increased costs attributable to
9 assisted housing units located within the redevelopment
10 project area for which the developer or redeveloper
11 receives financial assistance through an agreement with
12 the municipality or because the municipality incurs the
13 cost of necessary infrastructure improvements within the
14 boundaries of the assisted housing sites necessary for the
15 completion of that housing as authorized by this Act, and
16 which costs shall be paid by the municipality from the
17 Special Tax Allocation Fund when the tax increment revenue
18 is received as a result of the assisted housing units and
19 shall be calculated annually as follows:

20 (A) for foundation districts, excluding any school
21 district in a municipality with a population in excess
22 of 1,000,000, by multiplying the district's increase
23 in attendance resulting from the net increase in new
24 students enrolled in that school district who reside
25 in housing units within the redevelopment project area
26 that have received financial assistance through an

1 agreement with the municipality or because the
2 municipality incurs the cost of necessary
3 infrastructure improvements within the boundaries of
4 the housing sites necessary for the completion of that
5 housing as authorized by this Act since the
6 designation of the redevelopment project area by the
7 most recently available per capita tuition cost as
8 defined in Section 10-20.12a of the School Code less
9 any increase in general State aid as defined in
10 Section 18-8.05 of the School Code or evidence-based
11 funding as defined in Section 18-8.15 of the School
12 Code attributable to these added new students subject
13 to the following annual limitations:

14 (i) for unit school districts with a district
15 average 1995-96 Per Capita Tuition Charge of less
16 than \$5,900, no more than 25% of the total amount
17 of property tax increment revenue produced by
18 those housing units that have received tax
19 increment finance assistance under this Act;

20 (ii) for elementary school districts with a
21 district average 1995-96 Per Capita Tuition Charge
22 of less than \$5,900, no more than 17% of the total
23 amount of property tax increment revenue produced
24 by those housing units that have received tax
25 increment finance assistance under this Act; and

26 (iii) for secondary school districts with a

1 district average 1995-96 Per Capita Tuition Charge
2 of less than \$5,900, no more than 8% of the total
3 amount of property tax increment revenue produced
4 by those housing units that have received tax
5 increment finance assistance under this Act.

6 (B) For alternate method districts, flat grant
7 districts, and foundation districts with a district
8 average 1995-96 Per Capita Tuition Charge equal to or
9 more than \$5,900, excluding any school district with a
10 population in excess of 1,000,000, by multiplying the
11 district's increase in attendance resulting from the
12 net increase in new students enrolled in that school
13 district who reside in housing units within the
14 redevelopment project area that have received
15 financial assistance through an agreement with the
16 municipality or because the municipality incurs the
17 cost of necessary infrastructure improvements within
18 the boundaries of the housing sites necessary for the
19 completion of that housing as authorized by this Act
20 since the designation of the redevelopment project
21 area by the most recently available per capita tuition
22 cost as defined in Section 10-20.12a of the School
23 Code less any increase in general state aid as defined
24 in Section 18-8.05 of the School Code or
25 evidence-based funding as defined in Section 18-8.15
26 of the School Code attributable to these added new

1 students subject to the following annual limitations:

2 (i) for unit school districts, no more than
3 40% of the total amount of property tax increment
4 revenue produced by those housing units that have
5 received tax increment finance assistance under
6 this Act;

7 (ii) for elementary school districts, no more
8 than 27% of the total amount of property tax
9 increment revenue produced by those housing units
10 that have received tax increment finance
11 assistance under this Act; and

12 (iii) for secondary school districts, no more
13 than 13% of the total amount of property tax
14 increment revenue produced by those housing units
15 that have received tax increment finance
16 assistance under this Act.

17 (C) For any school district in a municipality with
18 a population in excess of 1,000,000, the following
19 restrictions shall apply to the reimbursement of
20 increased costs under this paragraph (7.5):

21 (i) no increased costs shall be reimbursed
22 unless the school district certifies that each of
23 the schools affected by the assisted housing
24 project is at or over its student capacity;

25 (ii) the amount reimbursable shall be reduced
26 by the value of any land donated to the school

1 district by the municipality or developer, and by
2 the value of any physical improvements made to the
3 schools by the municipality or developer; and

4 (iii) the amount reimbursed may not affect
5 amounts otherwise obligated by the terms of any
6 bonds, notes, or other funding instruments, or the
7 terms of any redevelopment agreement.

8 Any school district seeking payment under this
9 paragraph (7.5) shall, after July 1 and before
10 September 30 of each year, provide the municipality
11 with reasonable evidence to support its claim for
12 reimbursement before the municipality shall be
13 required to approve or make the payment to the school
14 district. If the school district fails to provide the
15 information during this period in any year, it shall
16 forfeit any claim to reimbursement for that year.
17 School districts may adopt a resolution waiving the
18 right to all or a portion of the reimbursement
19 otherwise required by this paragraph (7.5). By
20 acceptance of this reimbursement the school district
21 waives the right to directly or indirectly set aside,
22 modify, or contest in any manner the establishment of
23 the redevelopment project area or projects;

24 (7.7) For redevelopment project areas designated (or
25 redevelopment project areas amended to add or increase the
26 number of tax-increment-financing assisted housing units)

1 on or after January 1, 2005 (the effective date of Public
2 Act 93-961), a public library district's increased costs
3 attributable to assisted housing units located within the
4 redevelopment project area for which the developer or
5 redeveloper receives financial assistance through an
6 agreement with the municipality or because the
7 municipality incurs the cost of necessary infrastructure
8 improvements within the boundaries of the assisted housing
9 sites necessary for the completion of that housing as
10 authorized by this Act shall be paid to the library
11 district by the municipality from the Special Tax
12 Allocation Fund when the tax increment revenue is received
13 as a result of the assisted housing units. This paragraph
14 (7.7) applies only if (i) the library district is located
15 in a county that is subject to the Property Tax Extension
16 Limitation Law or (ii) the library district is not located
17 in a county that is subject to the Property Tax Extension
18 Limitation Law but the district is prohibited by any other
19 law from increasing its tax levy rate without a prior
20 voter referendum.

21 The amount paid to a library district under this
22 paragraph (7.7) shall be calculated by multiplying (i) the
23 net increase in the number of persons eligible to obtain a
24 library card in that district who reside in housing units
25 within the redevelopment project area that have received
26 financial assistance through an agreement with the

1 municipality or because the municipality incurs the cost
2 of necessary infrastructure improvements within the
3 boundaries of the housing sites necessary for the
4 completion of that housing as authorized by this Act since
5 the designation of the redevelopment project area by (ii)
6 the per-patron cost of providing library services so long
7 as it does not exceed \$120. The per-patron cost shall be
8 the Total Operating Expenditures Per Capita for the
9 library in the previous fiscal year. The municipality may
10 deduct from the amount that it must pay to a library
11 district under this paragraph any amount that it has
12 voluntarily paid to the library district from the tax
13 increment revenue. The amount paid to a library district
14 under this paragraph (7.7) shall be no more than 2% of the
15 amount produced by the assisted housing units and
16 deposited into the Special Tax Allocation Fund.

17 A library district is not eligible for any payment
18 under this paragraph (7.7) unless the library district has
19 experienced an increase in the number of patrons from the
20 municipality that created the tax-increment-financing
21 district since the designation of the redevelopment
22 project area.

23 Any library district seeking payment under this
24 paragraph (7.7) shall, after July 1 and before September
25 30 of each year, provide the municipality with convincing
26 evidence to support its claim for reimbursement before the

1 municipality shall be required to approve or make the
2 payment to the library district. If the library district
3 fails to provide the information during this period in any
4 year, it shall forfeit any claim to reimbursement for that
5 year. Library districts may adopt a resolution waiving the
6 right to all or a portion of the reimbursement otherwise
7 required by this paragraph (7.7). By acceptance of such
8 reimbursement, the library district shall forfeit any
9 right to directly or indirectly set aside, modify, or
10 contest in any manner whatsoever the establishment of the
11 redevelopment project area or projects;

12 (8) Relocation costs to the extent that a municipality
13 determines that relocation costs shall be paid or is
14 required to make payment of relocation costs by federal or
15 State law or in order to satisfy subparagraph (7) of
16 subsection (n);

17 (9) Payment in lieu of taxes;

18 (10) Costs of job training, retraining, advanced
19 vocational education or career education, including but
20 not limited to courses in occupational, semi-technical or
21 technical fields leading directly to employment, incurred
22 by one or more taxing districts, provided that such costs
23 (i) are related to the establishment and maintenance of
24 additional job training, advanced vocational education or
25 career education programs for persons employed or to be
26 employed by employers located in a redevelopment project

1 area; and (ii) when incurred by a taxing district or
2 taxing districts other than the municipality, are set
3 forth in a written agreement by or among the municipality
4 and the taxing district or taxing districts, which
5 agreement describes the program to be undertaken,
6 including but not limited to the number of employees to be
7 trained, a description of the training and services to be
8 provided, the number and type of positions available or to
9 be available, itemized costs of the program and sources of
10 funds to pay for the same, and the term of the agreement.
11 Such costs include, specifically, the payment by community
12 college districts of costs pursuant to Sections 3-37,
13 3-38, 3-40 and 3-40.1 of the Public Community College Act
14 and by school districts of costs pursuant to Sections
15 10-22.20a and 10-23.3a of the School Code;

16 (11) Interest cost incurred by a redeveloper related
17 to the construction, renovation or rehabilitation of a
18 redevelopment project provided that:

19 (A) such costs are to be paid directly from the
20 special tax allocation fund established pursuant to
21 this Act;

22 (B) such payments in any one year may not exceed
23 30% of the annual interest costs incurred by the
24 redeveloper with regard to the redevelopment project
25 during that year;

26 (C) if there are not sufficient funds available in

1 the special tax allocation fund to make the payment
2 pursuant to this paragraph (11) then the amounts so
3 due shall accrue and be payable when sufficient funds
4 are available in the special tax allocation fund;

5 (D) the total of such interest payments paid
6 pursuant to this Act may not exceed 30% of the total
7 (i) cost paid or incurred by the redeveloper for the
8 redevelopment project plus (ii) redevelopment project
9 costs excluding any property assembly costs and any
10 relocation costs incurred by a municipality pursuant
11 to this Act;

12 (E) the cost limits set forth in subparagraphs (B)
13 and (D) of paragraph (11) shall be modified for the
14 financing of rehabilitated or new housing units for
15 low-income households and very low-income households,
16 as defined in Section 3 of the Illinois Affordable
17 Housing Act. The percentage of 75% shall be
18 substituted for 30% in subparagraphs (B) and (D) of
19 paragraph (11); and

20 (F) instead of the eligible costs provided by
21 subparagraphs (B) and (D) of paragraph (11), as
22 modified by this subparagraph, and notwithstanding any
23 other provisions of this Act to the contrary, the
24 municipality may pay from tax increment revenues up to
25 50% of the cost of construction of new housing units to
26 be occupied by low-income households and very

1 low-income households as defined in Section 3 of the
2 Illinois Affordable Housing Act. The cost of
3 construction of those units may be derived from the
4 proceeds of bonds issued by the municipality under
5 this Act or other constitutional or statutory
6 authority or from other sources of municipal revenue
7 that may be reimbursed from tax increment revenues or
8 the proceeds of bonds issued to finance the
9 construction of that housing.

10 The eligible costs provided under this
11 subparagraph (F) of paragraph (11) shall be an
12 eligible cost for the construction, renovation, and
13 rehabilitation of all low and very low-income housing
14 units, as defined in Section 3 of the Illinois
15 Affordable Housing Act, within the redevelopment
16 project area. If the low and very low-income units are
17 part of a residential redevelopment project that
18 includes units not affordable to low and very
19 low-income households, only the low and very
20 low-income units shall be eligible for benefits under
21 this subparagraph (F) of paragraph (11). The standards
22 for maintaining the occupancy by low-income households
23 and very low-income households, as defined in Section
24 3 of the Illinois Affordable Housing Act, of those
25 units constructed with eligible costs made available
26 under the provisions of this subparagraph (F) of

1 paragraph (11) shall be established by guidelines
2 adopted by the municipality. The responsibility for
3 annually documenting the initial occupancy of the
4 units by low-income households and very low-income
5 households, as defined in Section 3 of the Illinois
6 Affordable Housing Act, shall be that of the then
7 current owner of the property. For ownership units,
8 the guidelines will provide, at a minimum, for a
9 reasonable recapture of funds, or other appropriate
10 methods designed to preserve the original
11 affordability of the ownership units. For rental
12 units, the guidelines will provide, at a minimum, for
13 the affordability of rent to low and very low-income
14 households. As units become available, they shall be
15 rented to income-eligible tenants. The municipality
16 may modify these guidelines from time to time; the
17 guidelines, however, shall be in effect for as long as
18 tax increment revenue is being used to pay for costs
19 associated with the units or for the retirement of
20 bonds issued to finance the units or for the life of
21 the redevelopment project area, whichever is later;

22 (11.5) If the redevelopment project area is located
23 within a municipality with a population of more than
24 100,000, the cost of day care services for children of
25 employees from low-income families working for businesses
26 located within the redevelopment project area and all or a

1 portion of the cost of operation of day care centers
2 established by redevelopment project area businesses to
3 serve employees from low-income families working in
4 businesses located in the redevelopment project area. For
5 the purposes of this paragraph, "low-income families"
6 means families whose annual income does not exceed 80% of
7 the municipal, county, or regional median income, adjusted
8 for family size, as the annual income and municipal,
9 county, or regional median income are determined from time
10 to time by the United States Department of Housing and
11 Urban Development.

12 (12) Costs relating to the development of urban
13 agricultural areas under Division 15.2 of the Illinois
14 Municipal Code.

15 Unless explicitly stated herein the cost of construction
16 of new privately-owned buildings shall not be an eligible
17 redevelopment project cost.

18 After November 1, 1999 (the effective date of Public Act
19 91-478), none of the redevelopment project costs enumerated in
20 this subsection shall be eligible redevelopment project costs
21 if those costs would provide direct financial support to a
22 retail entity initiating operations in the redevelopment
23 project area while terminating operations at another Illinois
24 location within 10 miles of the redevelopment project area but
25 outside the boundaries of the redevelopment project area
26 municipality. For purposes of this paragraph, termination

1 means a closing of a retail operation that is directly related
2 to the opening of the same operation or like retail entity
3 owned or operated by more than 50% of the original ownership in
4 a redevelopment project area, but it does not mean closing an
5 operation for reasons beyond the control of the retail entity,
6 as documented by the retail entity, subject to a reasonable
7 finding by the municipality that the current location
8 contained inadequate space, had become economically obsolete,
9 or was no longer a viable location for the retailer or
10 serviceman.

11 No cost shall be a redevelopment project cost in a
12 redevelopment project area if used to demolish, remove, or
13 substantially modify a historic resource, after August 26,
14 2008 (the effective date of Public Act 95-934), unless no
15 prudent and feasible alternative exists. "Historic resource"
16 for the purpose of this paragraph means (i) a place or
17 structure that is included or eligible for inclusion on the
18 National Register of Historic Places or (ii) a contributing
19 structure in a district on the National Register of Historic
20 Places. This paragraph does not apply to a place or structure
21 for which demolition, removal, or modification is subject to
22 review by the preservation agency of a Certified Local
23 Government designated as such by the National Park Service of
24 the United States Department of the Interior.

25 If a special service area has been established pursuant to
26 the Special Service Area Tax Act or Special Service Area Tax

1 Law, then any tax increment revenues derived from the tax
2 imposed pursuant to the Special Service Area Tax Act or
3 Special Service Area Tax Law may be used within the
4 redevelopment project area for the purposes permitted by that
5 Act or Law as well as the purposes permitted by this Act.

6 (q-1) For redevelopment project areas created pursuant to
7 subsection (p-1), redevelopment project costs are limited to
8 those costs in paragraph (q) that are related to the existing
9 or proposed Regional Transportation Authority Suburban Transit
10 Access Route (STAR Line) station.

11 (q-2) For a transit facility improvement area established
12 prior to, on, or after the effective date of this amendatory
13 Act of the 102nd General Assembly: (i) "redevelopment project
14 costs" means those costs described in subsection (q) that are
15 related to the construction, reconstruction, rehabilitation,
16 remodeling, or repair of any existing or proposed transit
17 facility, whether that facility is located within or outside
18 the boundaries of a redevelopment project area established
19 within that transit facility improvement area (and, to the
20 extent a redevelopment project cost is described in subsection
21 (q) as incurred or estimated to be incurred with respect to a
22 redevelopment project area, then it shall apply with respect
23 to such transit facility improvement area); and (ii) the
24 provisions of Section 11-74.4-8 regarding tax increment
25 allocation financing for a redevelopment project area located
26 in a transit facility improvement area shall apply only to the

1 lots, blocks, tracts and parcels of real property that are
2 located within the boundaries of that redevelopment project
3 area and not to the lots, blocks, tracts, and parcels of real
4 property that are located outside the boundaries of that
5 redevelopment project area. ~~For a redevelopment project area~~
6 ~~located within a transit facility improvement area established~~
7 ~~pursuant to Section 11-74.4-3.3, redevelopment project costs~~
8 ~~means those costs described in subsection (q) that are related~~
9 ~~to the construction, reconstruction, rehabilitation,~~
10 ~~remodeling, or repair of any existing or proposed transit~~
11 ~~facility.~~

12 (r) "State Sales Tax Boundary" means the redevelopment
13 project area or the amended redevelopment project area
14 boundaries which are determined pursuant to subsection (9) of
15 Section 11-74.4-8a of this Act. The Department of Revenue
16 shall certify pursuant to subsection (9) of Section 11-74.4-8a
17 the appropriate boundaries eligible for the determination of
18 State Sales Tax Increment.

19 (s) "State Sales Tax Increment" means an amount equal to
20 the increase in the aggregate amount of taxes paid by
21 retailers and servicemen, other than retailers and servicemen
22 subject to the Public Utilities Act, on transactions at places
23 of business located within a State Sales Tax Boundary pursuant
24 to the Retailers' Occupation Tax Act, the Use Tax Act, the
25 Service Use Tax Act, and the Service Occupation Tax Act,
26 except such portion of such increase that is paid into the

1 State and Local Sales Tax Reform Fund, the Local Government
2 Distributive Fund, the Local Government Tax Fund and the
3 County and Mass Transit District Fund, for as long as State
4 participation exists, over and above the Initial Sales Tax
5 Amounts, Adjusted Initial Sales Tax Amounts or the Revised
6 Initial Sales Tax Amounts for such taxes as certified by the
7 Department of Revenue and paid under those Acts by retailers
8 and servicemen on transactions at places of business located
9 within the State Sales Tax Boundary during the base year which
10 shall be the calendar year immediately prior to the year in
11 which the municipality adopted tax increment allocation
12 financing, less 3.0% of such amounts generated under the
13 Retailers' Occupation Tax Act, Use Tax Act and Service Use Tax
14 Act and the Service Occupation Tax Act, which sum shall be
15 appropriated to the Department of Revenue to cover its costs
16 of administering and enforcing this Section. For purposes of
17 computing the aggregate amount of such taxes for base years
18 occurring prior to 1985, the Department of Revenue shall
19 compute the Initial Sales Tax Amount for such taxes and deduct
20 therefrom an amount equal to 4% of the aggregate amount of
21 taxes per year for each year the base year is prior to 1985,
22 but not to exceed a total deduction of 12%. The amount so
23 determined shall be known as the "Adjusted Initial Sales Tax
24 Amount". For purposes of determining the State Sales Tax
25 Increment the Department of Revenue shall for each period
26 subtract from the tax amounts received from retailers and

1 servicemen on transactions located in the State Sales Tax
2 Boundary, the certified Initial Sales Tax Amounts, Adjusted
3 Initial Sales Tax Amounts or Revised Initial Sales Tax Amounts
4 for the Retailers' Occupation Tax Act, the Use Tax Act, the
5 Service Use Tax Act and the Service Occupation Tax Act. For the
6 State Fiscal Year 1989 this calculation shall be made by
7 utilizing the calendar year 1987 to determine the tax amounts
8 received. For the State Fiscal Year 1990, this calculation
9 shall be made by utilizing the period from January 1, 1988,
10 until September 30, 1988, to determine the tax amounts
11 received from retailers and servicemen, which shall have
12 deducted therefrom nine-twelfths of the certified Initial
13 Sales Tax Amounts, Adjusted Initial Sales Tax Amounts or the
14 Revised Initial Sales Tax Amounts as appropriate. For the
15 State Fiscal Year 1991, this calculation shall be made by
16 utilizing the period from October 1, 1988, until June 30,
17 1989, to determine the tax amounts received from retailers and
18 servicemen, which shall have deducted therefrom nine-twelfths
19 of the certified Initial State Sales Tax Amounts, Adjusted
20 Initial Sales Tax Amounts or the Revised Initial Sales Tax
21 Amounts as appropriate. For every State Fiscal Year
22 thereafter, the applicable period shall be the 12 months
23 beginning July 1 and ending on June 30, to determine the tax
24 amounts received which shall have deducted therefrom the
25 certified Initial Sales Tax Amounts, Adjusted Initial Sales
26 Tax Amounts or the Revised Initial Sales Tax Amounts.

1 Municipalities intending to receive a distribution of State
2 Sales Tax Increment must report a list of retailers to the
3 Department of Revenue by October 31, 1988 and by July 31, of
4 each year thereafter.

5 (t) "Taxing districts" means counties, townships, cities
6 and incorporated towns and villages, school, road, park,
7 sanitary, mosquito abatement, forest preserve, public health,
8 fire protection, river conservancy, tuberculosis sanitarium
9 and any other municipal corporations or districts with the
10 power to levy taxes.

11 (u) "Taxing districts' capital costs" means those costs of
12 taxing districts for capital improvements that are found by
13 the municipal corporate authorities to be necessary and
14 directly result from the redevelopment project.

15 (v) As used in subsection (a) of Section 11-74.4-3 of this
16 Act, "vacant land" means any parcel or combination of parcels
17 of real property without industrial, commercial, and
18 residential buildings which has not been used for commercial
19 agricultural purposes within 5 years prior to the designation
20 of the redevelopment project area, unless the parcel is
21 included in an industrial park conservation area or the parcel
22 has been subdivided; provided that if the parcel was part of a
23 larger tract that has been divided into 3 or more smaller
24 tracts that were accepted for recording during the period from
25 1950 to 1990, then the parcel shall be deemed to have been
26 subdivided, and all proceedings and actions of the

1 municipality taken in that connection with respect to any
2 previously approved or designated redevelopment project area
3 or amended redevelopment project area are hereby validated and
4 hereby declared to be legally sufficient for all purposes of
5 this Act. For purposes of this Section and only for land
6 subject to the subdivision requirements of the Plat Act, land
7 is subdivided when the original plat of the proposed
8 Redevelopment Project Area or relevant portion thereof has
9 been properly certified, acknowledged, approved, and recorded
10 or filed in accordance with the Plat Act and a preliminary
11 plat, if any, for any subsequent phases of the proposed
12 Redevelopment Project Area or relevant portion thereof has
13 been properly approved and filed in accordance with the
14 applicable ordinance of the municipality.

15 (w) "Annual Total Increment" means the sum of each
16 municipality's annual Net Sales Tax Increment and each
17 municipality's annual Net Utility Tax Increment. The ratio of
18 the Annual Total Increment of each municipality to the Annual
19 Total Increment for all municipalities, as most recently
20 calculated by the Department, shall determine the proportional
21 shares of the Illinois Tax Increment Fund to be distributed to
22 each municipality.

23 (x) "LEED certified" means any certification level of
24 construction elements by a qualified Leadership in Energy and
25 Environmental Design Accredited Professional as determined by
26 the U.S. Green Building Council.

1 (y) "Green Globes certified" means any certification level
2 of construction elements by a qualified Green Globes
3 Professional as determined by the Green Building Initiative.

4 (Source: P.A. 99-792, eff. 8-12-16; 100-201, eff. 8-18-17;
5 100-465, eff. 8-31-17; 100-1133, eff. 1-1-19.)

6 (65 ILCS 5/11-74.4-3.3)

7 Sec. 11-74.4-3.3. Redevelopment project area within a
8 transit facility improvement area.

9 (a) As used in this Section:

10 "Redevelopment project area" means the area identified in:
11 the Chicago Union Station Master Plan; the Chicago Transit
12 Authority's Red and Purple Modernization Program; the Chicago
13 Transit Authority's Red Line Extension Program; and the
14 Chicago Transit Authority's Blue Line Modernization and
15 Extension Program, each as may be amended from time to time
16 after the effective date of this amendatory Act of the 99th
17 General Assembly, and, in each case, regardless of whether all
18 of the parcels of real property included in the redevelopment
19 project area are adjacent to one another.

20 "Transit" means any one or more of the following
21 transportation services provided to passengers: inter-city
22 passenger rail service; commuter rail service; and urban mass
23 transit rail service, whether elevated, underground, or
24 running at grade, and whether provided through rolling stock
25 generally referred to as heavy rail or light rail.

1 "Transit facility" means an existing or proposed transit
2 passenger station, an existing or proposed transit
3 maintenance, storage or service facility, or an existing or
4 proposed right of way for use in providing transit services.

5 "Transit facility improvement area" means an area whose
6 boundaries are no more than one-half mile in any direction
7 from the location of a transit passenger station, or the
8 existing or proposed right of way of transit facility, as
9 applicable; provided that the length of any existing or
10 proposed right of way or a transit passenger station included
11 in any transit facility improvement area shall not exceed: 9
12 miles for the Chicago Transit Authority's Blue Line
13 Modernization and Extension Program; 17 miles for the Chicago
14 Transit Authority's Red and Purple Modernization Program
15 (running from Madison Street North to Linden Avenue); and 20
16 miles for the Chicago Transit Authority's Red Line Extension
17 Program (running from Madison Street South to 134th ~~130th~~
18 Street (as extended)).

19 (b) Notwithstanding any other provision of law to the
20 contrary, if the corporate authorities of a municipality
21 designate an area within the territorial limits of the
22 municipality as a transit facility improvement area, then that
23 municipality may establish one or more redevelopment project
24 areas within that transit facility improvement area for the
25 purpose of developing new transit facilities, expanding or
26 rehabilitating existing transit facilities, or both, within

1 that transit facility improvement area. With respect to a
2 transit facility whose right of way is located in more than one
3 municipality, each municipality may designate an area within
4 its territorial limits as a transit facility improvement area
5 and may establish a redevelopment project area for each of the
6 qualifying projects identified in subsection (a) of this
7 Section.

8 Notwithstanding any other provision of law, on and after
9 the effective date of this amendatory Act of the 102nd General
10 Assembly, the following provisions apply to transit facility
11 improvement areas, and to redevelopment project areas located
12 in a transit facility improvement area, established prior to,
13 on, or after the effective date of this amendatory Act of the
14 102nd General Assembly:

15 (1) A redevelopment project area established within a
16 transit facility improvement area whose boundaries satisfy
17 the requirements of this Section shall be deemed to
18 satisfy the contiguity requirements of subsection (a) of
19 Section 11-74.4-4, regardless of whether all of the
20 parcels of real property included in the redevelopment
21 project area are adjacent to one another.

22 (2) Item (1) applies through and including the
23 completion date of the redevelopment project located
24 within the transit facility improvement area established
25 pursuant to Section 11-74.4-3.3 and the date of retirement
26 of obligations issued to finance redevelopment project

1 costs, all in accordance with subsection (a-5) of Section
2 11-74.4-3.5.

3 (Source: P.A. 99-792, eff. 8-12-16.)

4 (65 ILCS 5/11-74.4-3.5)

5 Sec. 11-74.4-3.5. Completion dates for redevelopment
6 projects.

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

18 (a-5) If the redevelopment project area is located within
19 a transit facility improvement area established pursuant to
20 Section 11-74.4-3, the estimated dates of completion of the
21 redevelopment project and retirement of obligations issued to
22 finance redevelopment project costs (including refunding bonds
23 under Section 11-74.4-7) may not be later than December 31 of
24 the year in which the payment to the municipal treasurer, as
25 provided in subsection (b) of Section 11-74.4-8 of this Act,

1 is to be made with respect to ad valorem taxes levied in the
2 35th calendar year after the year in which the ordinance
3 approving the redevelopment project area was adopted.

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

21 (b) The estimated dates of completion of the redevelopment
22 project and retirement of obligations issued to finance
23 redevelopment project costs (including refunding bonds under
24 Section 11-74.4-7) may not be later than December 31 of the
25 year in which the payment to the municipal treasurer as
26 provided in subsection (b) of Section 11-74.4-8 of this Act is

1 to be made with respect to ad valorem taxes levied in the 32nd
2 calendar year after the year in which the ordinance approving
3 the redevelopment project area was adopted if the ordinance
4 was adopted on September 9, 1999 by the Village of Downs.

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

15 The estimated dates of completion of the redevelopment
16 project and retirement of obligations issued to finance
17 redevelopment project costs (including refunding bonds under
18 Section 11-74.4-7) may not be later than December 31 of the
19 year in which the payment to the municipal treasurer as
20 provided in subsection (b) of Section 11-74.4-8 of this Act is
21 to be made with respect to ad valorem taxes levied in the 28th
22 calendar year after the year in which the ordinance approving
23 the redevelopment project area was adopted if the ordinance
24 was adopted on October 12, 1989 by the City of Lawrenceville.

25 (c) 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 35th
6 calendar year after the year in which the ordinance approving
7 the redevelopment project area was adopted:

8 (1) If the ordinance was adopted before January 15,
9 1981.

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

12 (3) If the ordinance was adopted in December 1987 and
13 the redevelopment project is located within one mile of
14 Midway Airport.

15 (4) If the ordinance was adopted before January 1,
16 1987 by a municipality in Mason County.

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

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

22 (7) If the ordinance was adopted on December 31, 1986
23 by a municipality located in Clinton County for which at
24 least \$250,000 of tax increment bonds were authorized on
25 June 17, 1997, or if the ordinance was adopted on December
26 31, 1986 by a municipality with a population in 1990 of

1 less than 3,600 that is located in a county with a
2 population in 1990 of less than 34,000 and for which at
3 least \$250,000 of tax increment bonds were authorized on
4 June 17, 1997.

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

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

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

12 (11) If the ordinance was adopted before December 18,
13 1986 by the City of Moline.

14 (12) If the ordinance was adopted in September 1988 by
15 Sauk Village.

16 (13) If the ordinance was adopted in October 1993 by
17 Sauk Village.

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

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

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

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

26 (18) If the ordinance was adopted on February 5, 1990

1 by the City of Clinton.

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

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

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

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

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

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

15 (25) If the ordinance was adopted on September 14,
16 1994 by the City of Alton.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19 (40) If the ordinance was adopted on September 21,
20 1998 by the City of Waukegan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5 (72) If the ordinance was adopted on September 17,
6 1986 by the Village of Sherman.

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

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

12 (75) If the ordinance was adopted on June 11, 2002 by
13 the City of East Peoria to create the Camp Street TIF.

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

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

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

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

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

25 (81) If the ordinance was adopted on December 29, 1986
26 by the City of Pontiac to create TIF II (the Interstate

1 TIF).

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

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

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

11 (85) If the ordinance was adopted on November 29, 1989
12 by the City of Chicago to create the Englewood Mall TIF
13 District.

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

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

18 (88) If the ordinance was adopted on September 20,
19 1999 by the City of Belleville.

20 (89) If the ordinance was adopted on December 30, 1986
21 by the Village of Bellevue to create the Bellevue TIF
22 District 1.

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

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

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

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

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

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

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

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

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

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

17 (100) If the ordinance was adopted on December 20,
18 1988 by the Village of Lansing.

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

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

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

25 (104) If the ordinance was adopted on December 14,
26 1998 by the City of Carlyle.

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

4 (106) If the ordinance was adopted on September 13,
5 1989 by the City of Chicago to create the Michigan/Cermak
6 Area TIF District.

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

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

11 (109) If the ordinance was adopted on December 16,
12 1997 by the Village of Germantown.

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

15 (111) If the ordinance was adopted on December 18,
16 1990 by the Village of Washington Park, but only after the
17 Village of Washington Park becomes compliant with the
18 reporting requirements under subsection (d) of Section
19 11-74.4-5, and after the State Comptroller's certification
20 of such compliance.

21 (112) If the ordinance was adopted on February 28,
22 2000 by the City of Harvey.

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

26 (114) If the ordinance was adopted on July 24, 1991 by

1 the City of Chicago to create the Sanitary and Ship Canal
2 TIF District.

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

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

7 (117) If the ordinance was adopted on February 11,
8 1991 by the Village of Machesney Park.

9 (118) If the ordinance was adopted on December 29,
10 1993 by the City of Ottawa.

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

13 (120) If the ordinance was adopted on February 10,
14 2004 by the Village of Fox Lake.

15 (121) If the ordinance was adopted on December 22,
16 1992 by the City of Fairfield.

17 (122) If the ordinance was adopted on February 10,
18 1992 by the City of Mt. Sterling.

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

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

23 (125) If the ordinance was adopted on September 23,
24 1997 by the City of Granite City.

25 (126) If the ordinance was adopted on May 8, 2013 by
26 the Village of Rosemont to create the Higgins Road/River

1 Road TIF District No. 6.

2 (127) If the ordinance was adopted on November 22,
3 1993 by the City of Arcola.

4 (128) If the ordinance was adopted on September 7,
5 2004 by the City of Arcola.

6 (129) If the ordinance was adopted on November 29,
7 1999 by the City of Paris.

8 (130) If the ordinance was adopted on September 20,
9 1994 by the City of Ottawa to create the U.S. Route 6 East
10 Ottawa TIF.

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

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

15 (133) If the ordinance was adopted on December 23,
16 1993 by the City of Lacon.

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

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

21 (136) If the ordinance was adopted on November 16,
22 1992 by the City of Pinckneyville.

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

25 (138) If the ordinance was adopted on February 26,
26 1992 by the City of Chicago to create the Stockyards

1 Southeast Quadrant TIF District.

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

4 (140) If the ordinance was adopted on December 23,
5 1997 by the Village of Dieterich.

6 (141) If the ordinance was adopted on February 10,
7 2016 by the Village of Rosemont to create the
8 Balmoral/Pearl TIF No. 8 Tax Increment Financing
9 Redevelopment Project Area.

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

12 (143) If the ordinance was adopted on January 31, 1995
13 by the Village of Milledgeville.

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

16 (145) If the ordinance was adopted on December 21,
17 1994 by the City of Calumet City.

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

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

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

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

26 (150) If the ordinance was adopted on May 30, 1995 by

1 the Village of Dalzell.

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

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

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

8 (154) If the ordinance was adopted on February 23,
9 1995 by the City of Springfield.

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

12 (156) If the ordinance was adopted on December 26,
13 1995 by the Village of Posen.

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

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

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

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

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

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

26 (163) If the ordinance was adopted on July 10, 1996 by

1 the City of Chicago to create the Goose Island TIF
2 District.

3 (164) If the ordinance was adopted on December 11,
4 1996 by the City of Chicago to create the Bryn
5 Mawr/Broadway TIF District.

6 (165) If the ordinance was adopted on December 31,
7 1995 by the City of Chicago to create the 95th/Western TIF
8 District.

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

12 (167) If the ordinance was adopted on April 19, 1995
13 by the Village of North Utica.

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

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

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

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

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

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

26 (174) If the ordinance was adopted on January 28, 1997

1 by the City of Berwyn for the South Berwyn Corridor Tax
2 Increment Financing District.

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

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

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

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

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

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

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

20 (182) If the ordinance was adopted on March 27, 1997
21 by the Village of Maywood approving the Roosevelt Road TIF
22 District.

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

26 (184) If the ordinance was adopted on November 10,

1 1997 by the Village of Park Forest.

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

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

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

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

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

12 (190) If the ordinance was adopted on June 1, 1997 by
13 the City of Flora.

14 (191) If the ordinance was adopted on November 21,
15 2000 by the City of Effingham.

16 (192) If the ordinance was adopted on January 28, 2003
17 by the City of Effingham.

18 (193) If the ordinance was adopted on February 4, 2008
19 by the City of Polo.

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

22 (195) If the ordinance was adopted on July 16, 2014 by
23 the Village of Bellwood to create the North-2014 TIF.

24 (196) If the ordinance was adopted on July 16, 2014 by
25 the Village of Bellwood to create the South-2014 TIF.

26 (197) If the ordinance was adopted on July 16, 2014 by

1 the Village of Bellwood to create the Central Metro-2014
2 TIF.

3 (198) If the ordinance was adopted on September 17,
4 2014 by the Village of Bellwood to create the Addison
5 Creek "A" (Southwest)-2014 TIF.

6 (199) If the ordinance was adopted on September 17,
7 2014 by the Village of Bellwood to create the Addison
8 Creek "B" (Northwest)-2014 TIF.

9 (200) If the ordinance was adopted on September 17,
10 2014 by the Village of Bellwood to create the Addison
11 Creek "C" (Northeast)-2014 TIF.

12 (201) If the ordinance was adopted on September 17,
13 2014 by the Village of Bellwood to create the Addison
14 Creek "D" (Southeast)-2014 TIF.

15 (202) If the ordinance was adopted on June 26, 2007 by
16 the City of Peoria.

17 (203) If the ordinance was adopted on October 28, 2008
18 by the City of Peoria.

19 (d) For redevelopment project areas for which bonds were
20 issued before July 29, 1991, or for which contracts were
21 entered into before June 1, 1988, in connection with a
22 redevelopment project in the area within the State Sales Tax
23 Boundary, the estimated dates of completion of the
24 redevelopment project and retirement of obligations to finance
25 redevelopment project costs (including refunding bonds under
26 Section 11-74.4-7) may be extended by municipal ordinance to

1 December 31, 2013. The termination procedures of subsection
2 (b) of Section 11-74.4-8 are not required for these
3 redevelopment project areas in 2009 but are required in 2013.
4 The extension allowed by Public Act 87-1272 shall not apply to
5 real property tax increment allocation financing under Section
6 11-74.4-8.

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

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

1 of the redevelopment project area to 35 years by the adoption
2 of an ordinance after at least 14 but not more than 30 days'
3 written notice to the taxing bodies, that would otherwise
4 constitute the joint review board for the redevelopment
5 project area, before the adoption of the ordinance.

6 (f-1) (Blank). ~~Those dates, for purposes of real property~~
7 ~~tax increment allocation financing pursuant to Section~~
8 ~~11 74.4 8 only, shall be not more than 47 years for the~~
9 ~~redevelopment project area that was established on December~~
10 ~~31, 1986 by the Village of Cahokia if: (i) the Village of~~
11 ~~Cahokia adopts an ordinance extending the life of the~~
12 ~~redevelopment project area to 47 years; and (ii) the Village~~
13 ~~of Cahokia provides notice to the taxing bodies that would~~
14 ~~otherwise constitute the joint review board for the~~
15 ~~redevelopment project area not more than 30 and not less than~~
16 ~~14 days prior to the adoption of that ordinance.~~

17 (f-2) (Blank). ~~Those dates, for purposes of real property~~
18 ~~tax increment allocation financing pursuant to Section~~
19 ~~11 74.4 8 only, shall be not more than 47 years for the~~
20 ~~redevelopment project area that was established on December~~
21 ~~20, 1986 by the City of Charleston; provided that (i) the City~~
22 ~~of Charleston adopts an ordinance extending the life of the~~
23 ~~redevelopment project area to 47 years and (ii) the City of~~
24 ~~Charleston provides notice to the taxing bodies that would~~
25 ~~otherwise constitute the joint review board for the~~
26 ~~redevelopment project area not more than 30 and not less than~~

1 ~~14 days prior to the adoption of that ordinance.~~

2 (f-5) Those dates, for purposes of real property tax
3 increment allocation financing pursuant to Section 11-74.4-8
4 only, shall be not more than 47 years for redevelopment
5 project areas listed in this subsection ~~that were established~~
6 ~~on December 29, 1981 by the City of Springfield~~; provided that
7 (i) the municipality ~~City of Springfield~~ adopts an ordinance
8 extending the life of the redevelopment project area to 47
9 years and (ii) the municipality ~~City of Springfield~~ provides
10 notice to the taxing bodies that would otherwise constitute
11 the joint review board for the redevelopment project area not
12 more than 30 and not less than 14 days prior to the adoption of
13 that ordinance:-

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

16 (2) If the redevelopment project area was established
17 on December 31, 1986 by the Village of Cahokia.

18 (3) If the redevelopment project area was established
19 on December 20, 1986 by the City of Charleston.

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

22 (g) In consolidating the material relating to completion
23 dates from Sections 11-74.4-3 and 11-74.4-7 into this Section,
24 it is not the intent of the General Assembly to make any
25 substantive change in the law, except for the extension of the
26 completion dates for the City of Aurora, the Village of Milan,

1 the City of West Frankfort, the Village of Libertyville, and
2 the Village of Hoffman Estates set forth under items (67),
3 (68), (69), (70), and (71) of subsection (c) of this Section.

4 (Source: P.A. 100-201, eff. 8-18-17; 100-214, eff. 8-18-17;
5 100-249, eff. 8-22-17; 100-510, eff. 9-15-17; 100-591, eff.
6 6-21-18; 100-609, eff. 7-17-18; 100-836, eff. 8-13-18;
7 100-853, eff. 8-14-18; 100-859, eff. 8-14-18; 100-863, eff.
8 8-14-18; 100-873, eff. 8-14-18; 100-899, eff. 8-17-18;
9 100-928, eff. 8-17-18; 100-967, eff. 8-19-18; 100-1031, eff.
10 8-22-18; 100-1032, eff. 8-22-18; 100-1164, eff. 12-27-18;
11 101-274, eff. 8-9-19; 101-618, eff. 12-20-19; 101-647, eff.
12 6-26-20; 101-662, eff. 4-2-21.)

13 (65 ILCS 5/11-74.4-4) (from Ch. 24, par. 11-74.4-4)

14 Sec. 11-74.4-4. Municipal powers and duties; redevelopment
15 project areas. The changes made by this amendatory Act of the
16 91st General Assembly do not apply to a municipality that, (i)
17 before the effective date of this amendatory Act of the 91st
18 General Assembly, has adopted an ordinance or resolution
19 fixing a time and place for a public hearing under Section
20 11-74.4-5 or (ii) before July 1, 1999, has adopted an
21 ordinance or resolution providing for a feasibility study
22 under Section 11-74.4-4.1, but has not yet adopted an
23 ordinance approving redevelopment plans and redevelopment
24 projects or designating redevelopment project areas under this
25 Section, until after that municipality adopts an ordinance

1 approving redevelopment plans and redevelopment projects or
2 designating redevelopment project areas under this Section;
3 thereafter the changes made by this amendatory Act of the 91st
4 General Assembly apply to the same extent that they apply to
5 redevelopment plans and redevelopment projects that were
6 approved and redevelopment projects that were designated
7 before the effective date of this amendatory Act of the 91st
8 General Assembly.

9 A municipality may:

10 (a) By ordinance introduced in the governing body of
11 the municipality within 14 to 90 days from the completion
12 of the hearing specified in Section 11-74.4-5 approve
13 redevelopment plans and redevelopment projects, and
14 designate redevelopment project areas pursuant to notice
15 and hearing required by this Act. No redevelopment project
16 area shall be designated unless a plan and project are
17 approved prior to the designation of such area and such
18 area shall include only those contiguous parcels of real
19 property and improvements thereon substantially benefited
20 by the proposed redevelopment project improvements. Upon
21 adoption of the ordinances, the municipality shall
22 forthwith transmit to the county clerk of the county or
23 counties within which the redevelopment project area is
24 located a certified copy of the ordinances, a legal
25 description of the redevelopment project area, a map of
26 the redevelopment project area, identification of the year

1 that the county clerk shall use for determining the total
2 initial equalized assessed value of the redevelopment
3 project area consistent with subsection (a) of Section
4 11-74.4-9, and a list of the parcel or tax identification
5 number of each parcel of property included in the
6 redevelopment project area.

7 (b) Make and enter into all contracts with property
8 owners, developers, tenants, overlapping taxing bodies,
9 and others necessary or incidental to the implementation
10 and furtherance of its redevelopment plan and project.
11 Contract provisions concerning loan repayment obligations
12 in contracts entered into on or after the effective date
13 of this amendatory Act of the 93rd General Assembly shall
14 terminate no later than the last to occur of the estimated
15 dates of completion of the redevelopment project and
16 retirement of the obligations issued to finance
17 redevelopment project costs as required by item (3) of
18 subsection (n) of Section 11-74.4-3. Payments received
19 under contracts entered into by the municipality prior to
20 the effective date of this amendatory Act of the 93rd
21 General Assembly that are received after the redevelopment
22 project area has been terminated by municipal ordinance
23 shall be deposited into a special fund of the municipality
24 to be used for other community redevelopment needs within
25 the redevelopment project area.

26 (c) Within a redevelopment project area, acquire by

1 purchase, donation, lease or eminent domain; own, convey,
2 lease, mortgage or dispose of land and other property,
3 real or personal, or rights or interests therein, and
4 grant or acquire licenses, easements and options with
5 respect thereto, all in the manner and at such price the
6 municipality determines is reasonably necessary to achieve
7 the objectives of the redevelopment plan and project. No
8 conveyance, lease, mortgage, disposition of land or other
9 property owned by a municipality, or agreement relating to
10 the development of such municipal property shall be made
11 except upon the adoption of an ordinance by the corporate
12 authorities of the municipality. Furthermore, no
13 conveyance, lease, mortgage, or other disposition of land
14 owned by a municipality or agreement relating to the
15 development of such municipal property shall be made
16 without making public disclosure of the terms of the
17 disposition and all bids and proposals made in response to
18 the municipality's request. The procedures for obtaining
19 such bids and proposals shall provide reasonable
20 opportunity for any person to submit alternative proposals
21 or bids.

22 (d) Within a redevelopment project area, clear any
23 area by demolition or removal of any existing buildings
24 and structures.

25 (e) Within a redevelopment project area, renovate or
26 rehabilitate or construct any structure or building, as

1 permitted under this Act.

2 (f) Install, repair, construct, reconstruct or
3 relocate streets, utilities and site improvements
4 essential to the preparation of the redevelopment area for
5 use in accordance with a redevelopment plan.

6 (g) Within a redevelopment project area, fix, charge
7 and collect fees, rents and charges for the use of any
8 building or property owned or leased by it or any part
9 thereof, or facility therein.

10 (h) Accept grants, guarantees and donations of
11 property, labor, or other things of value from a public or
12 private source for use within a project redevelopment
13 area.

14 (i) Acquire and construct public facilities within a
15 redevelopment project area, as permitted under this Act.

16 (j) Incur project redevelopment costs and reimburse
17 developers who incur redevelopment project costs
18 authorized by a redevelopment agreement; provided,
19 however, that on and after the effective date of this
20 amendatory Act of the 91st General Assembly, no
21 municipality shall incur redevelopment project costs
22 (except for planning costs and any other eligible costs
23 authorized by municipal ordinance or resolution that are
24 subsequently included in the redevelopment plan for the
25 area and are incurred by the municipality after the
26 ordinance or resolution is adopted) that are not

1 consistent with the program for accomplishing the
2 objectives of the redevelopment plan as included in that
3 plan and approved by the municipality until the
4 municipality has amended the redevelopment plan as
5 provided elsewhere in this Act.

6 (k) Create a commission of not less than 5 or more than
7 15 persons to be appointed by the mayor or president of the
8 municipality with the consent of the majority of the
9 governing board of the municipality. Members of a
10 commission appointed after the effective date of this
11 amendatory Act of 1987 shall be appointed for initial
12 terms of 1, 2, 3, 4 and 5 years, respectively, in such
13 numbers as to provide that the terms of not more than 1/3
14 of all such members shall expire in any one year. Their
15 successors shall be appointed for a term of 5 years. The
16 commission, subject to approval of the corporate
17 authorities may exercise the powers enumerated in this
18 Section. The commission shall also have the power to hold
19 the public hearings required by this division and make
20 recommendations to the corporate authorities concerning
21 the adoption of redevelopment plans, redevelopment
22 projects and designation of redevelopment project areas.

23 (l) Make payment in lieu of taxes or a portion thereof
24 to taxing districts. If payments in lieu of taxes or a
25 portion thereof are made to taxing districts, those
26 payments shall be made to all districts within a project

1 redevelopment area on a basis which is proportional to the
2 current collections of revenue which each taxing district
3 receives from real property in the redevelopment project
4 area.

5 (m) Exercise any and all other powers necessary to
6 effectuate the purposes of this Act.

7 (n) If any member of the corporate authority, a member
8 of a commission established pursuant to Section
9 11-74.4-4(k) of this Act, or an employee or consultant of
10 the municipality involved in the planning and preparation
11 of a redevelopment plan, or project for a redevelopment
12 project area or proposed redevelopment project area, as
13 defined in Sections 11-74.4-3(i) through (k) of this Act,
14 owns or controls an interest, direct or indirect, in any
15 property included in any redevelopment area, or proposed
16 redevelopment area, he or she shall disclose the same in
17 writing to the clerk of the municipality, and shall also
18 so disclose the dates and terms and conditions of any
19 disposition of any such interest, which disclosures shall
20 be acknowledged by the corporate authorities and entered
21 upon the minute books of the corporate authorities. If an
22 individual holds such an interest then that individual
23 shall refrain from any further official involvement in
24 regard to such redevelopment plan, project or area, from
25 voting on any matter pertaining to such redevelopment
26 plan, project or area, or communicating with other members

1 concerning corporate authorities, commission or employees
2 concerning any matter pertaining to said redevelopment
3 plan, project or area. Furthermore, no such member or
4 employee shall acquire of any interest direct, or
5 indirect, in any property in a redevelopment area or
6 proposed redevelopment area after either (a) such
7 individual obtains knowledge of such plan, project or area
8 or (b) first public notice of such plan, project or area
9 pursuant to Section 11-74.4-6 of this Division, whichever
10 occurs first. For the purposes of this subsection, a
11 property interest acquired in a single parcel of property
12 by a member of the corporate authority, which property is
13 used exclusively as the member's primary residence, shall
14 not be deemed to constitute an interest in any property
15 included in a redevelopment area or proposed redevelopment
16 area that was established before December 31, 1989, but
17 the member must disclose the acquisition to the municipal
18 clerk under the provisions of this subsection. A single
19 property interest acquired within one year after the
20 effective date of this amendatory Act of the 94th General
21 Assembly or 2 years after the effective date of this
22 amendatory Act of the 95th General Assembly by a member of
23 the corporate authority does not constitute an interest in
24 any property included in any redevelopment area or
25 proposed redevelopment area, regardless of when the
26 redevelopment area was established, if (i) the property is

1 used exclusively as the member's primary residence, (ii)
2 the member discloses the acquisition to the municipal
3 clerk under the provisions of this subsection, (iii) the
4 acquisition is for fair market value, (iv) the member
5 acquires the property as a result of the property being
6 publicly advertised for sale, and (v) the member refrains
7 from voting on, and communicating with other members
8 concerning, any matter when the benefits to the
9 redevelopment project or area would be significantly
10 greater than the benefits to the municipality as a whole.
11 For the purposes of this subsection, a month-to-month
12 leasehold interest in a single parcel of property by a
13 member of the corporate authority shall not be deemed to
14 constitute an interest in any property included in any
15 redevelopment area or proposed redevelopment area, but the
16 member must disclose the interest to the municipal clerk
17 under the provisions of this subsection.

18 (o) Create a Tax Increment Economic Development
19 Advisory Committee to be appointed by the Mayor or
20 President of the municipality with the consent of the
21 majority of the governing board of the municipality, the
22 members of which Committee shall be appointed for initial
23 terms of 1, 2, 3, 4 and 5 years respectively, in such
24 numbers as to provide that the terms of not more than 1/3
25 of all such members shall expire in any one year. Their
26 successors shall be appointed for a term of 5 years. The

1 Committee shall have none of the powers enumerated in this
2 Section. The Committee shall serve in an advisory capacity
3 only. The Committee may advise the governing Board of the
4 municipality and other municipal officials regarding
5 development issues and opportunities within the
6 redevelopment project area or the area within the State
7 Sales Tax Boundary. The Committee may also promote and
8 publicize development opportunities in the redevelopment
9 project area or the area within the State Sales Tax
10 Boundary.

11 (p) Municipalities may jointly undertake and perform
12 redevelopment plans and projects and utilize the
13 provisions of the Act wherever they have contiguous
14 redevelopment project areas or they determine to adopt tax
15 increment financing with respect to a redevelopment
16 project area which includes contiguous real property
17 within the boundaries of the municipalities, and in doing
18 so, they may, by agreement between municipalities, issue
19 obligations, separately or jointly, and expend revenues
20 received under the Act for eligible expenses anywhere
21 within contiguous redevelopment project areas or as
22 otherwise permitted in the Act. With respect to
23 redevelopment project areas that are established within a
24 transit facility improvement area, the provisions of this
25 subsection apply only with respect to such redevelopment
26 project areas that are contiguous to each other.

1 (q) Utilize revenues, other than State sales tax
2 increment revenues, received under this Act from one
3 redevelopment project area for eligible costs in another
4 redevelopment project area that is:

5 (i) contiguous to the redevelopment project area
6 from which the revenues are received;

7 (ii) separated only by a public right of way from
8 the redevelopment project area from which the revenues
9 are received; or

10 (iii) separated only by forest preserve property
11 from the redevelopment project area from which the
12 revenues are received if the closest boundaries of the
13 redevelopment project areas that are separated by the
14 forest preserve property are less than one mile apart.

15 Utilize tax increment revenues for eligible costs that
16 are received from a redevelopment project area created
17 under the Industrial Jobs Recovery Law that is either
18 contiguous to, or is separated only by a public right of
19 way from, the redevelopment project area created under
20 this Act which initially receives these revenues. Utilize
21 revenues, other than State sales tax increment revenues,
22 by transferring or loaning such revenues to a
23 redevelopment project area created under the Industrial
24 Jobs Recovery Law that is either contiguous to, or
25 separated only by a public right of way from the
26 redevelopment project area that initially produced and

1 received those revenues; and, if the redevelopment project
2 area (i) was established before the effective date of this
3 amendatory Act of the 91st General Assembly and (ii) is
4 located within a municipality with a population of more
5 than 100,000, utilize revenues or proceeds of obligations
6 authorized by Section 11-74.4-7 of this Act, other than
7 use or occupation tax revenues, to pay for any
8 redevelopment project costs as defined by subsection (q)
9 of Section 11-74.4-3 to the extent that the redevelopment
10 project costs involve public property that is either
11 contiguous to, or separated only by a public right of way
12 from, a redevelopment project area whether or not
13 redevelopment project costs or the source of payment for
14 the costs are specifically set forth in the redevelopment
15 plan for the redevelopment project area.

16 (r) If no redevelopment project has been initiated in
17 a redevelopment project area within 7 years after the area
18 was designated by ordinance under subsection (a), the
19 municipality shall adopt an ordinance repealing the area's
20 designation as a redevelopment project area; provided,
21 however, that if an area received its designation more
22 than 3 years before the effective date of this amendatory
23 Act of 1994 and no redevelopment project has been
24 initiated within 4 years after the effective date of this
25 amendatory Act of 1994, the municipality shall adopt an
26 ordinance repealing its designation as a redevelopment

1 project area. Initiation of a redevelopment project shall
2 be evidenced by either a signed redevelopment agreement or
3 expenditures on eligible redevelopment project costs
4 associated with a redevelopment project.

5 Notwithstanding any other provision of this Section to
6 the contrary, with respect to a redevelopment project area
7 designated by an ordinance that was adopted on July 29,
8 1998 by the City of Chicago, the City of Chicago shall
9 adopt an ordinance repealing the area's designation as a
10 redevelopment project area if no redevelopment project has
11 been initiated in the redevelopment project area within 15
12 years after the designation of the area. The City of
13 Chicago may retroactively repeal any ordinance adopted by
14 the City of Chicago, pursuant to this subsection (r), that
15 repealed the designation of a redevelopment project area
16 designated by an ordinance that was adopted by the City of
17 Chicago on July 29, 1998. The City of Chicago has 90 days
18 after the effective date of this amendatory Act to repeal
19 the ordinance. The changes to this Section made by this
20 amendatory Act of the 96th General Assembly apply
21 retroactively to July 27, 2005.

22 (s) The various powers and duties described in this
23 Section that apply to a redevelopment project area shall
24 also apply to a transit facility improvement area
25 established prior to, on, or after the effective date of
26 this amendatory Act of the 102nd General Assembly.

1 (Source: P.A. 99-792, eff. 8-12-16.)

2 Section 99. Effective date. This Act takes effect upon
3 becoming law."