

**SB3277**



**97TH GENERAL ASSEMBLY**

**State of Illinois**

**2011 and 2012**

**SB3277**

Introduced 2/7/2012, by Sen. Toi W. Hutchinson

**SYNOPSIS AS INTRODUCED:**

65 ILCS 5/11-74.4-3.5

Amends the Tax Increment Allocation Redevelopment Act of the Illinois Municipal Code. Provides that the redevelopment project in the TIF district created by an ordinance that was adopted on May 21, 1991 by the Village of Glenwood must be completed by December 31 of the 35th year (now, the 23rd year) after the year in which the ordinance was adopted. Effective immediately.

LRB097 19658 KMW 64912 b

FISCAL NOTE ACT  
MAY APPLY

HOUSING  
AFFORDABILITY  
IMPACT NOTE ACT  
MAY APPLY

**A BILL FOR**

1 AN ACT concerning local government.

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

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

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

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

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

20 (b) The estimated dates of completion of the redevelopment  
21 project and retirement of obligations issued to finance  
22 redevelopment project costs (including refunding bonds under  
23 Section 11-74.4-7) may not be later than December 31 of the

1 year in which the payment to the municipal treasurer as  
2 provided in subsection (b) of Section 11-74.4-8 of this Act is  
3 to be made with respect to ad valorem taxes levied in the 32nd  
4 calendar year after the year in which the ordinance approving  
5 the redevelopment project area was adopted, if the ordinance  
6 was adopted on September 9, 1999 by the Village of Downs.

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

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

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

10 (1) if the ordinance was adopted before January 15,  
11 1981;

12 (2) if the ordinance was adopted in December 1983,  
13 April 1984, July 1985, or December 1989;

14 (3) if the ordinance was adopted in December 1987 and  
15 the redevelopment project is located within one mile of  
16 Midway Airport;

17 (4) if the ordinance was adopted before January 1, 1987  
18 by a municipality in Mason County;

19 (5) if the municipality is subject to the Local  
20 Government Financial Planning and Supervision Act or the  
21 Financially Distressed City Law;

22 (6) if the ordinance was adopted in December 1984 by  
23 the Village of Rosemont;

24 (7) if the ordinance was adopted on December 31, 1986  
25 by a municipality located in Clinton County for which at  
26 least \$250,000 of tax increment bonds were authorized on

1 June 17, 1997, or if the ordinance was adopted on December  
2 31, 1986 by a municipality with a population in 1990 of  
3 less than 3,600 that is located in a county with a  
4 population in 1990 of less than 34,000 and for which at  
5 least \$250,000 of tax increment bonds were authorized on  
6 June 17, 1997;

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

10 (9) if the ordinance was adopted on November 12, 1991  
11 by the Village of Sauget;

12 (10) if the ordinance was adopted on February 11, 1985  
13 by the City of Rock Island;

14 (11) if the ordinance was adopted before December 18,  
15 1986 by the City of Moline;

16 (12) if the ordinance was adopted in September 1988 by  
17 Sauk Village;

18 (13) if the ordinance was adopted in October 1993 by  
19 Sauk Village;

20 (14) if the ordinance was adopted on December 29, 1986  
21 by the City of Galva;

22 (15) if the ordinance was adopted in March 1991 by the  
23 City of Centreville;

24 (16) if the ordinance was adopted on January 23, 1991  
25 by the City of East St. Louis;

26 (17) if the ordinance was adopted on December 22, 1986

1 by the City of Aledo;

2 (18) if the ordinance was adopted on February 5, 1990

3 by the City of Clinton;

4 (19) if the ordinance was adopted on September 6, 1994

5 by the City of Freeport;

6 (20) if the ordinance was adopted on December 22, 1986

7 by the City of Tuscola;

8 (21) if the ordinance was adopted on December 23, 1986

9 by the City of Sparta;

10 (22) if the ordinance was adopted on December 23, 1986

11 by the City of Beardstown;

12 (23) if the ordinance was adopted on April 27, 1981,

13 October 21, 1985, or December 30, 1986 by the City of

14 Belleville;

15 (24) if the ordinance was adopted on December 29, 1986

16 by the City of Collinsville;

17 (25) if the ordinance was adopted on September 14, 1994

18 by the City of Alton;

19 (26) if the ordinance was adopted on November 11, 1996

20 by the City of Lexington;

21 (27) if the ordinance was adopted on November 5, 1984

22 by the City of LeRoy;

23 (28) if the ordinance was adopted on April 3, 1991 or

24 June 3, 1992 by the City of Markham;

25 (29) if the ordinance was adopted on November 11, 1986

26 by the City of Pekin;

1           (30) if the ordinance was adopted on December 15, 1981  
2           by the City of Champaign;

3           (31) if the ordinance was adopted on December 15, 1986  
4           by the City of Urbana;

5           (32) if the ordinance was adopted on December 15, 1986  
6           by the Village of Heyworth;

7           (33) if the ordinance was adopted on February 24, 1992  
8           by the Village of Heyworth;

9           (34) if the ordinance was adopted on March 16, 1995 by  
10          the Village of Heyworth;

11          (35) if the ordinance was adopted on December 23, 1986  
12          by the Town of Cicero;

13          (36) if the ordinance was adopted on December 30, 1986  
14          by the City of Effingham;

15          (37) if the ordinance was adopted on May 9, 1991 by the  
16          Village of Tilton;

17          (38) if the ordinance was adopted on October 20, 1986  
18          by the City of Elmhurst;

19          (39) if the ordinance was adopted on January 19, 1988  
20          by the City of Waukegan;

21          (40) if the ordinance was adopted on September 21, 1998  
22          by the City of Waukegan;

23          (41) if the ordinance was adopted on December 31, 1986  
24          by the City of Sullivan;

25          (42) if the ordinance was adopted on December 23, 1991  
26          by the City of Sullivan;

1           (43) if the ordinance was adopted on December 31, 1986  
2           by the City of Oglesby;

3           (44) if the ordinance was adopted on July 28, 1987 by  
4           the City of Marion;

5           (45) if the ordinance was adopted on April 23, 1990 by  
6           the City of Marion;

7           (46) if the ordinance was adopted on August 20, 1985 by  
8           the Village of Mount Prospect;

9           (47) if the ordinance was adopted on February 2, 1998  
10          by the Village of Woodhull;

11          (48) if the ordinance was adopted on April 20, 1993 by  
12          the Village of Princeville;

13          (49) if the ordinance was adopted on July 1, 1986 by  
14          the City of Granite City;

15          (50) if the ordinance was adopted on February 2, 1989  
16          by the Village of Lombard;

17          (51) if the ordinance was adopted on December 29, 1986  
18          by the Village of Gardner;

19          (52) if the ordinance was adopted on July 14, 1999 by  
20          the Village of Paw Paw;

21          (53) if the ordinance was adopted on November 17, 1986  
22          by the Village of Franklin Park;

23          (54) if the ordinance was adopted on November 20, 1989  
24          by the Village of South Holland;

25          (55) if the ordinance was adopted on July 14, 1992 by  
26          the Village of Riverdale;



1           (56) if the ordinance was adopted on December 29, 1986  
2           by the City of Galesburg;

3           (57) if the ordinance was adopted on April 1, 1985 by  
4           the City of Galesburg;

5           (58) if the ordinance was adopted on May 21, 1990 by  
6           the City of West Chicago;

7           (59) if the ordinance was adopted on December 16, 1986  
8           by the City of Oak Forest;

9           (60) if the ordinance was adopted in 1999 by the City  
10          of Villa Grove;

11          (61) if the ordinance was adopted on January 13, 1987  
12          by the Village of Mt. Zion;

13          (62) if the ordinance was adopted on December 30, 1986  
14          by the Village of Manteno;

15          (63) if the ordinance was adopted on April 3, 1989 by  
16          the City of Chicago Heights;

17          (64) if the ordinance was adopted on January 6, 1999 by  
18          the Village of Rosemont;

19          (65) if the ordinance was adopted on December 19, 2000  
20          by the Village of Stone Park;

21          (66) if the ordinance was adopted on December 22, 1986  
22          by the City of DeKalb;

23          (67) if the ordinance was adopted on December 2, 1986  
24          by the City of Aurora;

25          (68) if the ordinance was adopted on December 31, 1986  
26          by the Village of Milan;

1           (69) if the ordinance was adopted on September 8, 1994  
2           by the City of West Frankfort;

3           (70) if the ordinance was adopted on December 23, 1986  
4           by the Village of Libertyville;

5           (71) if the ordinance was adopted on December 22, 1986  
6           by the Village of Hoffman Estates;

7           (72) if the ordinance was adopted on September 17, 1986  
8           by the Village of Sherman;

9           (73) if the ordinance was adopted on December 16, 1986  
10          by the City of Macomb;

11          (74) if the ordinance was adopted on June 11, 2002 by  
12          the City of East Peoria to create the West Washington  
13          Street TIF;

14          (75) if the ordinance was adopted on June 11, 2002 by  
15          the City of East Peoria to create the Camp Street TIF;

16          (76) if the ordinance was adopted on August 7, 2000 by  
17          the City of Des Plaines;

18          (77) if the ordinance was adopted on December 22, 1986  
19          by the City of Washington to create the Washington Square  
20          TIF #2;

21          (78) if the ordinance was adopted on December 29, 1986  
22          by the City of Morris;

23          (79) if the ordinance was adopted on July 6, 1998 by  
24          the Village of Steeleville;

25          (80) if the ordinance was adopted on December 29, 1986  
26          by the City of Pontiac to create TIF I (the Main St TIF);

1           (81) if the ordinance was adopted on December 29, 1986  
2           by the City of Pontiac to create TIF II (the Interstate  
3           TIF);

4           (82) if the ordinance was adopted on November 6, 2002  
5           by the City of Chicago to create the Madden/Wells TIF  
6           District;

7           (83) if the ordinance was adopted on November 4, 1998  
8           by the City of Chicago to create the Roosevelt/Racine TIF  
9           District;

10          (84) if the ordinance was adopted on June 10, 1998 by  
11          the City of Chicago to create the Stony Island  
12          Commercial/Burnside Industrial Corridors TIF District;

13          (85) if the ordinance was adopted on November 29, 1989  
14          by the City of Chicago to create the Englewood Mall TIF  
15          District;

16          (86) if the ordinance was adopted on December 27, 1986  
17          by the City of Mendota;

18          (87) if the ordinance was adopted on December 31, 1986  
19          by the Village of Cahokia;

20          (88) if the ordinance was adopted on September 20, 1999  
21          by the City of Belleville;

22          (89) if the ordinance was adopted on December 30, 1986  
23          by the Village of Bellevue to create the Bellevue TIF  
24          District 1;

25          (90) if the ordinance was adopted on December 13, 1993  
26          by the Village of Crete;

1 (91) if the ordinance was adopted on February 12, 2001  
2 by the Village of Crete;

3 (92) if the ordinance was adopted on April 23, 2001 by  
4 the Village of Crete;

5 (93) if the ordinance was adopted on December 16, 1986  
6 by the City of Champaign;

7 (94) if the ordinance was adopted on December 20, 1986  
8 by the City of Charleston;

9 (95) if the ordinance was adopted on June 6, 1989 by  
10 the Village of Romeoville;

11 (96) if the ordinance was adopted on October 14, 1993  
12 and amended on August 2, 2010 by the City of Venice;

13 (97) if the ordinance was adopted on June 1, 1994 by  
14 the City of Markham;

15 (98) if the ordinance was adopted on May 19, 1998 by  
16 the Village of Bensenville;

17 (99) if the ordinance was adopted on November 12, 1987  
18 by the City of Dixon; ~~or~~

19 (100) if the ordinance was adopted on December 20, 1988  
20 by the Village of Lansing; ~~or~~

21 (101) ~~(95)~~ if the ordinance was adopted on October 27,  
22 1998 by the City of Moline; or ~~or~~

23 (102) if the ordinance was adopted on May 21, 1991 by  
24 the Village of Glenwood.

25 (d) For redevelopment project areas for which bonds were  
26 issued before July 29, 1991, or for which contracts were

1 entered into before June 1, 1988, in connection with a  
2 redevelopment project in the area within the State Sales Tax  
3 Boundary, the estimated dates of completion of the  
4 redevelopment project and retirement of obligations to finance  
5 redevelopment project costs (including refunding bonds under  
6 Section 11-74.4-7) may be extended by municipal ordinance to  
7 December 31, 2013. The termination procedures of subsection (b)  
8 of Section 11-74.4-8 are not required for these redevelopment  
9 project areas in 2009 but are required in 2013. The extension  
10 allowed by Public Act 87-1272 shall not apply to real property  
11 tax increment allocation financing under Section 11-74.4-8.

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

24 (f) Those dates, for purposes of real property tax  
25 increment allocation financing pursuant to Section 11-74.4-8  
26 only, shall be not more than 35 years for redevelopment project

1 areas that were established on or after December 1, 1981 but  
2 before January 1, 1982 and for which at least \$1,500,000 worth  
3 of tax increment revenue bonds were authorized on or after  
4 September 30, 1990 but before July 1, 1991; provided that the  
5 municipality elects to extend the life of the redevelopment  
6 project area to 35 years by the adoption of an ordinance after  
7 at least 14 but not more than 30 days' written notice to the  
8 taxing bodies, that would otherwise constitute the joint review  
9 board for the redevelopment project area, before the adoption  
10 of the ordinance.

11 (g) In consolidating the material relating to completion  
12 dates from Sections 11-74.4-3 and 11-74.4-7 into this Section,  
13 it is not the intent of the General Assembly to make any  
14 substantive change in the law, except for the extension of the  
15 completion dates for the City of Aurora, the Village of Milan,  
16 the City of West Frankfort, the Village of Libertyville, and  
17 the Village of Hoffman Estates set forth under items (67),  
18 (68), (69), (70), and (71) of subsection (c) of this Section.

19 (Source: P.A. 96-127, eff. 8-4-09; 96-182, eff. 8-10-09;  
20 96-208, eff. 8-10-09; 96-209, eff. 1-1-10; 96-213, eff.  
21 8-10-09; 96-264, eff. 8-11-09; 96-328, eff. 8-11-09; 96-439,  
22 eff. 8-14-09; 96-454, eff. 8-14-09; 96-722, eff. 8-25-09;  
23 96-773, eff. 8-28-09; 96-830, eff. 12-4-09; 96-837, eff.  
24 12-16-09; 96-1000, eff. 7-2-10; 96-1359, eff. 7-28-10;  
25 96-1494, eff. 12-30-10; 96-1514, eff. 2-4-11; 96-1552, eff.  
26 3-10-11; 97-93, eff. 1-1-12; 97-372, eff. 8-15-11; 97-600, eff.

1 8-26-11; 97-633, eff. 12-16-11; 97-635, eff. 12-16-11; revised  
2 12-29-11.)

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