



98TH GENERAL ASSEMBLY

State of Illinois

2013 and 2014

HB2495

by Rep. Arthur Turner

SYNOPSIS AS INTRODUCED:

65 ILCS 5/11-74.4-3.5

Amends the Tax Increment Allocation Redevelopment Act in the Illinois Municipal Code. Provides that the redevelopment project in the TIF district created by an ordinance that was adopted on April 1, 2000, as amended on May 17, 2000 and subsequently, by the City of Chicago to create the Midwest Redevelopment TIF District 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.

LRB098 07737 HLH 37815 b

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;

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

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

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

25 (103) ~~(102)~~ if the ordinance was adopted on January 28,
26 1992 by the City of East Peoria; ~~or~~

1 (104) ~~(103)~~ if the ordinance was adopted on December
2 14, 1998 by the City of Carlyle; or ~~or~~

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

6 (d) For redevelopment project areas for which bonds were
7 issued before July 29, 1991, or for which contracts were
8 entered into before June 1, 1988, in connection with a
9 redevelopment project in the area within the State Sales Tax
10 Boundary, the estimated dates of completion of the
11 redevelopment project and retirement of obligations to finance
12 redevelopment project costs (including refunding bonds under
13 Section 11-74.4-7) may be extended by municipal ordinance to
14 December 31, 2013. The termination procedures of subsection (b)
15 of Section 11-74.4-8 are not required for these redevelopment
16 project areas in 2009 but are required in 2013. The extension
17 allowed by Public Act 87-1272 shall not apply to real property
18 tax increment allocation financing under Section 11-74.4-8.

19 (e) 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 project
22 areas that were adopted on or after December 16, 1986 and for
23 which at least \$8 million worth of municipal bonds were
24 authorized on or after December 19, 1989 but before January 1,
25 1990; provided that the municipality elects to extend the life
26 of the redevelopment project area to 35 years by the adoption

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

5 (f) Those dates, for purposes of real property tax
6 increment allocation financing pursuant to Section 11-74.4-8
7 only, shall be not more than 35 years for redevelopment project
8 areas that were established on or after December 1, 1981 but
9 before January 1, 1982 and for which at least \$1,500,000 worth
10 of tax increment revenue bonds were authorized on or after
11 September 30, 1990 but before July 1, 1991; provided that the
12 municipality elects to extend the life of the redevelopment
13 project area to 35 years by the adoption of an ordinance after
14 at least 14 but not more than 30 days' written notice to the
15 taxing bodies, that would otherwise constitute the joint review
16 board for the redevelopment project area, before the adoption
17 of the ordinance.

18 (g) In consolidating the material relating to completion
19 dates from Sections 11-74.4-3 and 11-74.4-7 into this Section,
20 it is not the intent of the General Assembly to make any
21 substantive change in the law, except for the extension of the
22 completion dates for the City of Aurora, the Village of Milan,
23 the City of West Frankfort, the Village of Libertyville, and
24 the Village of Hoffman Estates set forth under items (67),
25 (68), (69), (70), and (71) of subsection (c) of this Section.
26 (Source: P.A. 96-127, eff. 8-4-09; 96-182, eff. 8-10-09;

1 96-208, eff. 8-10-09; 96-209, eff. 1-1-10; 96-213, eff.
2 8-10-09; 96-264, eff. 8-11-09; 96-328, eff. 8-11-09; 96-439,
3 eff. 8-14-09; 96-454, eff. 8-14-09; 96-722, eff. 8-25-09;
4 96-773, eff. 8-28-09; 96-830, eff. 12-4-09; 96-837, eff.
5 12-16-09; 96-1000, eff. 7-2-10; 96-1359, eff. 7-28-10;
6 96-1494, eff. 12-30-10; 96-1514, eff. 2-4-11; 96-1552, eff.
7 3-10-11; 97-93, eff. 1-1-12; 97-372, eff. 8-15-11; 97-600, eff.
8 8-26-11; 97-633, eff. 12-16-11; 97-635, eff. 12-16-11; 97-807,
9 eff. 7-13-12; 97-1114, eff. 8-27-12; revised 9-20-12.)

10 Section 99. Effective date. This Act takes effect upon
11 becoming law.