

HB2683



100TH GENERAL ASSEMBLY

State of Illinois

2017 and 2018

HB2683

by Rep. Jay Hoffman

SYNOPSIS AS INTRODUCED:

65 ILCS 5/11-74.4-3.5

Amends the Illinois Municipal Code. Creates a tax increment allocation financing extension for ordinances adopted on August 4, 1999 and October 20, 1999, by the Village of Fairmont City. Makes technical changes. Effective immediately.

LRB100 10735 AWJ 20965 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 (a-5) If the redevelopment project area is located within a
21 transit facility improvement area established pursuant to
22 Section 11-74.4-3, the estimated dates of completion of the
23 redevelopment project and retirement of obligations issued to

1 finance redevelopment project costs (including refunding bonds
2 under Section 11-74.4-7) may not be later than December 31 of
3 the year in which the payment to the municipal treasurer, as
4 provided in subsection (b) of Section 11-74.4-8 of this Act
5 ~~amendatory Act of the 99th General Assembly~~, is to be made with
6 respect to ad valorem taxes levied in the 35th calendar year
7 after the year in which the ordinance approving the
8 redevelopment project area was adopted.

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

26 (b) The estimated dates of completion of the redevelopment

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

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

20 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
24 year in which the payment to the municipal treasurer as
25 provided in subsection (b) of Section 11-74.4-8 of this Act is
26 to be made with respect to ad valorem taxes levied in the 28th

1 calendar year after the year in which the ordinance approving
2 the redevelopment project area was adopted if the ordinance was
3 adopted on October 12, 1989 by the City of Lawrenceville.

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

13 (1) If the ordinance was adopted before January 15,
14 1981.

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

17 (3) If the ordinance was adopted in December 1987 and
18 the redevelopment project is located within one mile of
19 Midway Airport.

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

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

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

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

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

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

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

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

19 (12) If the ordinance was adopted in September 1988 by
20 Sauk Village.

21 (13) If the ordinance was adopted in October 1993 by
22 Sauk Village.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26 (28) If the ordinance was adopted on April 3, 1991 or

1 June 3, 1992 by the City of Markham.

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

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

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

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

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

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

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

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

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

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

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

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

26 (41) If the ordinance was adopted on December 31, 1986

1 by the City of Sullivan.

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

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

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

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

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

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

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

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

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

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

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

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

26 (54) If the ordinance was adopted on November 20, 1989

1 by the Village of South Holland.

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

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

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

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

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

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

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

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

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

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

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

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

26 (67) If the ordinance was adopted on December 2, 1986

1 by the City of Aurora.

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

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

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

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

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

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

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

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

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

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

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

26 (79) If the ordinance was adopted on July 6, 1998 by

1 the Village of Steeleville.

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

4 (81) If the ordinance was adopted on December 29, 1986
5 by the City of Pontiac to create TIF II (the Interstate
6 TIF).

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

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

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

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

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

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

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

25 (89) If the ordinance was adopted on December 30, 1986
26 by the Village of Bellevue to create the Bellevue TIF

1 District 1.

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

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

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

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

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

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

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

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

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

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

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

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

26 (102) If the ordinance was adopted on May 21, 1991 by

1 the Village of Glenwood.

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

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

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

9 (106) If the ordinance was adopted on September 13,
10 1989 by the City of Chicago to create the Michigan/Cermak
11 Area TIF District.

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

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

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

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

20 (111) If the ordinance was adopted on December 18, 1990
21 by the Village of Washington Park, but only after the
22 Village of Washington Park becomes compliant with the
23 reporting requirements under subsection (d) of Section
24 11-74.4-5, and after the State Comptroller's certification
25 of such compliance.

26 (112) If the ordinance was adopted on February 28, 2000

1 by the City of Harvey.

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

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

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

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

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

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

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

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

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

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

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

26 (124) If the ordinance was adopted on March 18, 2002 by

1 the Village of Lake Zurich.

2 (125) If the ordinance was adopted on September 23,
3 1997 by the City of Granite City.

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

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

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

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

13 (130) If the ordinance was adopted on September 20,
14 1994 by the City of Ottawa to create the U.S. Route 6 East
15 Ottawa TIF.

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

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

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

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

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

26 (136) If the ordinance was adopted on November 16, 1992

1 by the City of Pinckneyville.

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

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

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

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

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

14 (142) ~~(132)~~ If the ordinance was adopted on June 11,
15 2002 by the City of Oak Forest.

16 (143) If the ordinance was adopted on August 4, 1999 by
17 the Village of Fairmont City.

18 (144) If the ordinance was adopted on October 20, 1999
19 by the Village of Fairmont City.

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

1 Section 11-74.4-7) may be extended by municipal ordinance to
2 December 31, 2013. The termination procedures of subsection (b)
3 of Section 11-74.4-8 are not required for these redevelopment
4 project areas in 2009 but are required in 2013. The extension
5 allowed by Public Act 87-1272 shall not apply to real property
6 tax increment allocation financing under Section 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 project
10 areas that were adopted on or after December 16, 1986 and for
11 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 project
18 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 project
22 areas that were established on or after December 1, 1981 but
23 before January 1, 1982 and for which at least \$1,500,000 worth
24 of tax increment revenue bonds were authorized on or after
25 September 30, 1990 but before July 1, 1991; provided that the
26 municipality elects to extend the life of the redevelopment

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

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

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

25 (Source: P.A. 98-109, eff. 7-25-13; 98-135, eff. 8-2-13;
26 98-230, eff. 8-9-13; 98-463, eff. 8-16-13; 98-614, eff.

1 12-27-13; 98-667, eff. 6-25-14; 98-889, eff. 8-15-14; 98-893,
2 eff. 8-15-14; 98-1064, eff. 8-26-14; 98-1136, eff. 12-29-14;
3 98-1153, eff. 1-9-15; 98-1157, eff. 1-9-15; 98-1159, eff.
4 1-9-15; 99-78, eff. 7-20-15; 99-136, eff. 7-24-15; 99-263, eff.
5 8-4-15; 99-361, eff. 1-1-16; 99-394, eff. 8-18-15; 99-495, eff.
6 12-17-15; 99-508, eff. 6-24-16; 99-792, eff. 8-12-16; revised
7 9-22-16.)

8 Section 99. Effective date. This Act takes effect upon
9 becoming law.