



Rep. Anthony DeLuca

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10000SB1775ham002

LRB100 11266 HLH 27441 a

1 AMENDMENT TO SENATE BILL 1775

2 AMENDMENT NO. \_\_\_\_\_. Amend Senate Bill 1775, AS AMENDED,  
3 with reference to page and line numbers of House Amendment No.  
4 1, on page 4, immediately below line 4, by inserting the  
5 following:

6 "Section 10. The Illinois Municipal Code is amended by  
7 changing Section 11-74.4-3.5 as follows:

8 (65 ILCS 5/11-74.4-3.5)

9 Sec. 11-74.4-3.5. Completion dates for redevelopment  
10 projects.

11 (a) Unless otherwise stated in this Section, the estimated  
12 dates of completion of the redevelopment project and retirement  
13 of obligations issued to finance redevelopment project costs  
14 (including refunding bonds under Section 11-74.4-7) may not be  
15 later than December 31 of the year in which the payment to the  
16 municipal treasurer, as provided in subsection (b) of Section

1 11-74.4-8 of this Act, is to be made with respect to ad valorem  
2 taxes levied in the 23rd calendar year after the year in which  
3 the ordinance approving the redevelopment project area was  
4 adopted if the ordinance was adopted on or after January 15,  
5 1981.

6 (a-5) If the redevelopment project area is located within a  
7 transit facility improvement area established pursuant to  
8 Section 11-74.4-3, the estimated dates of completion of the  
9 redevelopment project and retirement of obligations issued to  
10 finance redevelopment project costs (including refunding bonds  
11 under Section 11-74.4-7) may not be later than December 31 of  
12 the year in which the payment to the municipal treasurer, as  
13 provided in subsection (b) of Section 11-74.4-8 of this Act  
14 ~~amendatory Act of the 99th General Assembly~~, is to be made with  
15 respect to ad valorem taxes levied in the 35th calendar year  
16 after the year in which the ordinance approving the  
17 redevelopment project area was adopted.

18 (a-7) A municipality may adopt tax increment financing for  
19 a redevelopment project area located in a transit facility  
20 improvement area that also includes real property located  
21 within an existing redevelopment project area established  
22 prior to August 12, 2016 (the effective date of Public Act  
23 99-792) ~~this amendatory Act of 99th General Assembly~~. In such  
24 case: (i) the provisions of this Division shall apply with  
25 respect to the previously established redevelopment project  
26 area until the municipality adopts, as required in accordance

1 with applicable provisions of this Division, an ordinance  
2 dissolving the special tax allocation fund for such  
3 redevelopment project area and terminating the designation of  
4 such redevelopment project area as a redevelopment project  
5 area; and (ii) after the effective date of the ordinance  
6 described in (i), the provisions of this Division shall apply  
7 with respect to the subsequently established redevelopment  
8 project area located in a transit facility improvement area.

9 (b) The estimated dates of completion of the redevelopment  
10 project and retirement of obligations issued to finance  
11 redevelopment project costs (including refunding bonds under  
12 Section 11-74.4-7) may not be later than December 31 of the  
13 year in which the payment to the municipal treasurer as  
14 provided in subsection (b) of Section 11-74.4-8 of this Act is  
15 to be made with respect to ad valorem taxes levied in the 32nd  
16 calendar year after the year in which the ordinance approving  
17 the redevelopment project area was adopted if the ordinance was  
18 adopted on September 9, 1999 by the Village of Downs.

19 The estimated dates of completion of the redevelopment  
20 project and retirement of obligations issued to finance  
21 redevelopment project costs (including refunding bonds under  
22 Section 11-74.4-7) may not be later than December 31 of the  
23 year in which the payment to the municipal treasurer as  
24 provided in subsection (b) of Section 11-74.4-8 of this Act is  
25 to be made with respect to ad valorem taxes levied in the 33rd  
26 calendar year after the year in which the ordinance approving

1 the redevelopment project area was adopted if the ordinance was  
2 adopted on May 20, 1985 by the Village of Wheeling.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1 1986 by the City of Moline.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1 District.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23 (142) ~~(132)~~ If the ordinance was adopted on June 11,  
24 2002 by the City of Oak Forest.

25 (143) If the ordinance was adopted on December 21, 1994  
26 by the City of Calumet City.



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

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

26 (f) Those dates, for purposes of real property tax

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

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

24 (g) In consolidating the material relating to completion  
25 dates from Sections 11-74.4-3 and 11-74.4-7 into this Section,  
26 it is not the intent of the General Assembly to make any

1 substantive change in the law, except for the extension of the  
2 completion dates for the City of Aurora, the Village of Milan,  
3 the City of West Frankfort, the Village of Libertyville, and  
4 the Village of Hoffman Estates set forth under items (67),  
5 (68), (69), (70), and (71) of subsection (c) of this Section.  
6 (Source: P.A. 98-109, eff. 7-25-13; 98-135, eff. 8-2-13;  
7 98-230, eff. 8-9-13; 98-463, eff. 8-16-13; 98-614, eff.  
8 12-27-13; 98-667, eff. 6-25-14; 98-889, eff. 8-15-14; 98-893,  
9 eff. 8-15-14; 98-1064, eff. 8-26-14; 98-1136, eff. 12-29-14;  
10 98-1153, eff. 1-9-15; 98-1157, eff. 1-9-15; 98-1159, eff.  
11 1-9-15; 99-78, eff. 7-20-15; 99-136, eff. 7-24-15; 99-263, eff.  
12 8-4-15; 99-361, eff. 1-1-16; 99-394, eff. 8-18-15; 99-495, eff.  
13 12-17-15; 99-508, eff. 6-24-16; 99-792, eff. 8-12-16; revised  
14 9-22-16.)".