

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 February 5, 1996  
17 by the Village of Pearl City.

18 (d) For redevelopment project areas for which bonds were  
19 issued before July 29, 1991, or for which contracts were  
20 entered into before June 1, 1988, in connection with a  
21 redevelopment project in the area within the State Sales Tax  
22 Boundary, the estimated dates of completion of the  
23 redevelopment project and retirement of obligations to finance  
24 redevelopment project costs (including refunding bonds under  
25 Section 11-74.4-7) may be extended by municipal ordinance to  
26 December 31, 2013. The termination procedures of subsection (b)



1 of Section 11-74.4-8 are not required for these redevelopment  
2 project areas in 2009 but are required in 2013. The extension  
3 allowed by Public Act 87-1272 shall not apply to real property  
4 tax increment allocation financing under Section 11-74.4-8.

5 (e) 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 adopted on or after December 16, 1986 and for  
9 which at least \$8 million worth of municipal bonds were  
10 authorized on or after December 19, 1989 but before January 1,  
11 1990; provided that the municipality elects to extend the life  
12 of the redevelopment project area to 35 years by the adoption  
13 of an ordinance after at least 14 but not more than 30 days'  
14 written notice to the taxing bodies, that would otherwise  
15 constitute the joint review board for the redevelopment project  
16 area, before the adoption of the ordinance.

17 (f) Those dates, for purposes of real property tax  
18 increment allocation financing pursuant to Section 11-74.4-8  
19 only, shall be not more than 35 years for redevelopment project  
20 areas that were established on or after December 1, 1981 but  
21 before January 1, 1982 and for which at least \$1,500,000 worth  
22 of tax increment revenue bonds were authorized on or after  
23 September 30, 1990 but before July 1, 1991; provided that the  
24 municipality elects to extend the life of the redevelopment  
25 project area to 35 years by the adoption of an ordinance after  
26 at least 14 but not more than 30 days' written notice to the

1 taxing bodies, that would otherwise constitute the joint review  
2 board for the redevelopment project area, before the adoption  
3 of the ordinance.

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

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

23 (Source: P.A. 98-109, eff. 7-25-13; 98-135, eff. 8-2-13;  
24 98-230, eff. 8-9-13; 98-463, eff. 8-16-13; 98-614, eff.  
25 12-27-13; 98-667, eff. 6-25-14; 98-889, eff. 8-15-14; 98-893,  
26 eff. 8-15-14; 98-1064, eff. 8-26-14; 98-1136, eff. 12-29-14;

1 98-1153, eff. 1-9-15; 98-1157, eff. 1-9-15; 98-1159, eff.  
2 1-9-15; 99-78, eff. 7-20-15; 99-136, eff. 7-24-15; 99-263, eff.  
3 8-4-15; 99-361, eff. 1-1-16; 99-394, eff. 8-18-15; 99-495, eff.  
4 12-17-15; 99-508, eff. 6-24-16; 99-792, eff. 8-12-16; revised  
5 9-22-16.)

6 Section 99. Effective date. This Act takes effect upon  
7 becoming law.