



Sen. William E. Brady

Filed: 4/2/2020

10100SB2678sam001

LRB101 17079 AWJ 71679 a

1 AMENDMENT TO SENATE BILL 2678

2 AMENDMENT NO. _____. Amend Senate Bill 2678 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Illinois Municipal Code is amended by
5 changing Sections 11-74.3-5 and 11-74.4-3 as follows:

6 (65 ILCS 5/11-74.3-5)

7 Sec. 11-74.3-5. Definitions. The following terms as used in
8 this Law shall have the following meanings:

9 "Blighted area" means an area that is a blighted area
10 which, by reason of the predominance of defective,
11 non-existent, or inadequate street layout, unsanitary or
12 unsafe conditions, deterioration of site improvements,
13 improper subdivision or obsolete platting, or the existence of
14 conditions which endanger life or property by fire or other
15 causes, or any combination of those factors, retards the
16 provision of housing accommodations or constitutes an economic

1 or social liability, an economic underutilization of the area,
2 or a menace to the public health, safety, morals, or welfare.

3 "Business district" means a contiguous area which includes
4 only parcels of real property directly and substantially
5 benefited by the proposed business district plan. A business
6 district may, but need not be, a blighted area, but no
7 municipality shall be authorized to impose taxes pursuant to
8 subsection (10) or (11) of Section 11-74.3-3 in a business
9 district which has not been determined by ordinance to be a
10 blighted area under this Law.

11 "Business district plan" shall mean the written plan for
12 the development or redevelopment of a business district. Each
13 business district plan shall set forth in writing: (i) a
14 specific description of the boundaries of the proposed business
15 district, including a map illustrating the boundaries; (ii) a
16 general description of each project proposed to be undertaken
17 within the business district, including a description of the
18 approximate location of each project and a description of any
19 developer, user, or tenant of any property to be located or
20 improved within the proposed business district; (iii) the name
21 of the proposed business district; (iv) the estimated business
22 district project costs; (v) the anticipated source of funds to
23 pay business district project costs; (vi) the anticipated type
24 and terms of any obligations to be issued; and (vii) the rate
25 of any tax to be imposed pursuant to subsection (10) or (11) of
26 Section 11-74.3-3 and the period of time for which the tax

1 shall be imposed.

2 "Business district project costs" shall mean and include
3 the sum total of all costs incurred by a municipality, other
4 governmental entity, or nongovernmental person in connection
5 with a business district, in the furtherance of a business
6 district plan, including, without limitation, the following:

7 (1) costs of studies, surveys, development of plans and
8 specifications, implementation and administration of a
9 business district plan, and personnel and professional
10 service costs including architectural, engineering, legal,
11 marketing, financial, planning, or other professional
12 services, provided that no charges for professional
13 services may be based on a percentage of tax revenues
14 received by the municipality;

15 (2) property assembly costs, including but not limited
16 to, acquisition of land and other real or personal property
17 or rights or interests therein, and specifically including
18 payments to developers or other nongovernmental persons as
19 reimbursement for property assembly costs incurred by that
20 developer or other nongovernmental person;

21 (3) site preparation costs, including but not limited
22 to clearance, demolition or removal of any existing
23 buildings, structures, fixtures, utilities, and
24 improvements and clearing and grading of land;

25 (4) costs of installation, repair, construction,
26 reconstruction, extension, or relocation of public

1 streets, public utilities, and other public site
2 improvements within or without the business district which
3 are essential to the preparation of the business district
4 for use in accordance with the business district plan, and
5 specifically including payments to developers or other
6 nongovernmental persons as reimbursement for site
7 preparation costs incurred by the developer or
8 nongovernmental person;

9 (5) costs of renovation, rehabilitation,
10 reconstruction, relocation, repair, or remodeling of any
11 existing buildings, improvements, and fixtures within the
12 business district, and specifically including payments to
13 developers or other nongovernmental persons as
14 reimbursement for costs incurred by those developers or
15 nongovernmental persons;

16 (6) costs of installation or construction within the
17 business district of buildings, structures, works,
18 streets, improvements, equipment, utilities, or fixtures,
19 and specifically including payments to developers or other
20 nongovernmental persons as reimbursements for such costs
21 incurred by such developer or nongovernmental person;

22 (7) financing costs, including but not limited to all
23 necessary and incidental expenses related to the issuance
24 of obligations, payment of any interest on any obligations
25 issued under this Law that accrues during the estimated
26 period of construction of any development or redevelopment

1 project for which those obligations are issued and for not
2 exceeding 36 months thereafter, and any reasonable
3 reserves related to the issuance of those obligations; ~~and~~

4 (8) relocation costs to the extent that a municipality
5 determines that relocation costs shall be paid or is
6 required to make payment of relocation costs by federal or
7 State law; ~~and.~~

8 (9) all or a portion of the operational expenses
9 incurred or to be incurred by a tenant or owner of a
10 privately owned commercial business enterprise having
11 commenced commercial activities on or before March 9, 2020
12 within the redevelopment project area if the municipality,
13 by resolution or ordinance, authorizes the same. The
14 municipality is authorized to approve the reimbursement of
15 operational expenses during, and for 91 days following the
16 expiration of, the Gubernatorial Disaster Proclamation
17 made by the Governor wherein all counties in the State of
18 Illinois were declared disaster areas on March 9, 2020 in
19 response to the severe acute respiratory syndrome
20 coronavirus 2 (COVID-19) pandemic. As used in this
21 paragraph, "operational expenses" include, but are not
22 limited to, payroll expenses, payroll taxes, casualty
23 insurance premiums of the business entity, workers'
24 compensation insurance, unemployment insurance, real
25 estate taxes, income taxes of the business entity, lease
26 payments, mortgage principal and interest payments, the

1 acquisition of product inventory or supplies, and such
2 other operational costs as may be reasonably determined by
3 the municipality to be necessary for the continued
4 operation of the business entity.

5 "Business district tax allocation fund" means the special
6 fund to be established by a municipality for a business
7 district as provided in Section 11-74.3-6.

8 "Dissolution date" means the date on which the business
9 district tax allocation fund shall be dissolved. The
10 dissolution date shall be not later than 270 days following
11 payment to the municipality of the last distribution of taxes
12 as provided in Section 11-74.3-6.

13 (Source: P.A. 99-452, eff. 1-1-16.)

14 (65 ILCS 5/11-74.4-3) (from Ch. 24, par. 11-74.4-3)

15 Sec. 11-74.4-3. Definitions. The following terms, wherever
16 used or referred to in this Division 74.4 shall have the
17 following respective meanings, unless in any case a different
18 meaning clearly appears from the context.

19 (a) For any redevelopment project area that has been
20 designated pursuant to this Section by an ordinance adopted
21 prior to November 1, 1999 (the effective date of Public Act
22 91-478), "blighted area" shall have the meaning set forth in
23 this Section prior to that date.

24 On and after November 1, 1999, "blighted area" means any
25 improved or vacant area within the boundaries of a

1 redevelopment project area located within the territorial
2 limits of the municipality where:

3 (1) If improved, industrial, commercial, and
4 residential buildings or improvements are detrimental to
5 the public safety, health, or welfare because of a
6 combination of 5 or more of the following factors, each of
7 which is (i) present, with that presence documented, to a
8 meaningful extent so that a municipality may reasonably
9 find that the factor is clearly present within the intent
10 of the Act and (ii) reasonably distributed throughout the
11 improved part of the redevelopment project area:

12 (A) Dilapidation. An advanced state of disrepair
13 or neglect of necessary repairs to the primary
14 structural components of buildings or improvements in
15 such a combination that a documented building
16 condition analysis determines that major repair is
17 required or the defects are so serious and so extensive
18 that the buildings must be removed.

19 (B) Obsolescence. The condition or process of
20 falling into disuse. Structures have become ill-suited
21 for the original use.

22 (C) Deterioration. With respect to buildings,
23 defects including, but not limited to, major defects in
24 the secondary building components such as doors,
25 windows, porches, gutters and downspouts, and fascia.
26 With respect to surface improvements, that the

1 condition of roadways, alleys, curbs, gutters,
2 sidewalks, off-street parking, and surface storage
3 areas evidence deterioration, including, but not
4 limited to, surface cracking, crumbling, potholes,
5 depressions, loose paving material, and weeds
6 protruding through paved surfaces.

7 (D) Presence of structures below minimum code
8 standards. All structures that do not meet the
9 standards of zoning, subdivision, building, fire, and
10 other governmental codes applicable to property, but
11 not including housing and property maintenance codes.

12 (E) Illegal use of individual structures. The use
13 of structures in violation of applicable federal,
14 State, or local laws, exclusive of those applicable to
15 the presence of structures below minimum code
16 standards.

17 (F) Excessive vacancies. The presence of buildings
18 that are unoccupied or under-utilized and that
19 represent an adverse influence on the area because of
20 the frequency, extent, or duration of the vacancies.

21 (G) Lack of ventilation, light, or sanitary
22 facilities. The absence of adequate ventilation for
23 light or air circulation in spaces or rooms without
24 windows, or that require the removal of dust, odor,
25 gas, smoke, or other noxious airborne materials.
26 Inadequate natural light and ventilation means the

1 absence of skylights or windows for interior spaces or
2 rooms and improper window sizes and amounts by room
3 area to window area ratios. Inadequate sanitary
4 facilities refers to the absence or inadequacy of
5 garbage storage and enclosure, bathroom facilities,
6 hot water and kitchens, and structural inadequacies
7 preventing ingress and egress to and from all rooms and
8 units within a building.

9 (H) Inadequate utilities. Underground and overhead
10 utilities such as storm sewers and storm drainage,
11 sanitary sewers, water lines, and gas, telephone, and
12 electrical services that are shown to be inadequate.
13 Inadequate utilities are those that are: (i) of
14 insufficient capacity to serve the uses in the
15 redevelopment project area, (ii) deteriorated,
16 antiquated, obsolete, or in disrepair, or (iii)
17 lacking within the redevelopment project area.

18 (I) Excessive land coverage and overcrowding of
19 structures and community facilities. The
20 over-intensive use of property and the crowding of
21 buildings and accessory facilities onto a site.
22 Examples of problem conditions warranting the
23 designation of an area as one exhibiting excessive land
24 coverage are: (i) the presence of buildings either
25 improperly situated on parcels or located on parcels of
26 inadequate size and shape in relation to present-day

1 standards of development for health and safety and (ii)
2 the presence of multiple buildings on a single parcel.
3 For there to be a finding of excessive land coverage,
4 these parcels must exhibit one or more of the following
5 conditions: insufficient provision for light and air
6 within or around buildings, increased threat of spread
7 of fire due to the close proximity of buildings, lack
8 of adequate or proper access to a public right-of-way,
9 lack of reasonably required off-street parking, or
10 inadequate provision for loading and service.

11 (J) Deleterious land use or layout. The existence
12 of incompatible land-use relationships, buildings
13 occupied by inappropriate mixed-uses, or uses
14 considered to be noxious, offensive, or unsuitable for
15 the surrounding area.

16 (K) Environmental clean-up. The proposed
17 redevelopment project area has incurred Illinois
18 Environmental Protection Agency or United States
19 Environmental Protection Agency remediation costs for,
20 or a study conducted by an independent consultant
21 recognized as having expertise in environmental
22 remediation has determined a need for, the clean-up of
23 hazardous waste, hazardous substances, or underground
24 storage tanks required by State or federal law,
25 provided that the remediation costs constitute a
26 material impediment to the development or

1 redevelopment of the redevelopment project area.

2 (L) Lack of community planning. The proposed
3 redevelopment project area was developed prior to or
4 without the benefit or guidance of a community plan.
5 This means that the development occurred prior to the
6 adoption by the municipality of a comprehensive or
7 other community plan or that the plan was not followed
8 at the time of the area's development. This factor must
9 be documented by evidence of adverse or incompatible
10 land-use relationships, inadequate street layout,
11 improper subdivision, parcels of inadequate shape and
12 size to meet contemporary development standards, or
13 other evidence demonstrating an absence of effective
14 community planning.

15 (M) The total equalized assessed value of the
16 proposed redevelopment project area has declined for 3
17 of the last 5 calendar years prior to the year in which
18 the redevelopment project area is designated or is
19 increasing at an annual rate that is less than the
20 balance of the municipality for 3 of the last 5
21 calendar years for which information is available or is
22 increasing at an annual rate that is less than the
23 Consumer Price Index for All Urban Consumers published
24 by the United States Department of Labor or successor
25 agency for 3 of the last 5 calendar years prior to the
26 year in which the redevelopment project area is

1 designated.

2 (2) If vacant, the sound growth of the redevelopment
3 project area is impaired by a combination of 2 or more of
4 the following factors, each of which is (i) present, with
5 that presence documented, to a meaningful extent so that a
6 municipality may reasonably find that the factor is clearly
7 present within the intent of the Act and (ii) reasonably
8 distributed throughout the vacant part of the
9 redevelopment project area to which it pertains:

10 (A) Obsolete platting of vacant land that results
11 in parcels of limited or narrow size or configurations
12 of parcels of irregular size or shape that would be
13 difficult to develop on a planned basis and in a manner
14 compatible with contemporary standards and
15 requirements, or platting that failed to create
16 rights-of-ways for streets or alleys or that created
17 inadequate right-of-way widths for streets, alleys, or
18 other public rights-of-way or that omitted easements
19 for public utilities.

20 (B) Diversity of ownership of parcels of vacant
21 land sufficient in number to retard or impede the
22 ability to assemble the land for development.

23 (C) Tax and special assessment delinquencies exist
24 or the property has been the subject of tax sales under
25 the Property Tax Code within the last 5 years.

26 (D) Deterioration of structures or site

1 improvements in neighboring areas adjacent to the
2 vacant land.

3 (E) The area has incurred Illinois Environmental
4 Protection Agency or United States Environmental
5 Protection Agency remediation costs for, or a study
6 conducted by an independent consultant recognized as
7 having expertise in environmental remediation has
8 determined a need for, the clean-up of hazardous waste,
9 hazardous substances, or underground storage tanks
10 required by State or federal law, provided that the
11 remediation costs constitute a material impediment to
12 the development or redevelopment of the redevelopment
13 project area.

14 (F) The total equalized assessed value of the
15 proposed redevelopment project area has declined for 3
16 of the last 5 calendar years prior to the year in which
17 the redevelopment project area is designated or is
18 increasing at an annual rate that is less than the
19 balance of the municipality for 3 of the last 5
20 calendar years for which information is available or is
21 increasing at an annual rate that is less than the
22 Consumer Price Index for All Urban Consumers published
23 by the United States Department of Labor or successor
24 agency for 3 of the last 5 calendar years prior to the
25 year in which the redevelopment project area is
26 designated.

1 (3) If vacant, the sound growth of the redevelopment
2 project area is impaired by one of the following factors
3 that (i) is present, with that presence documented, to a
4 meaningful extent so that a municipality may reasonably
5 find that the factor is clearly present within the intent
6 of the Act and (ii) is reasonably distributed throughout
7 the vacant part of the redevelopment project area to which
8 it pertains:

9 (A) The area consists of one or more unused
10 quarries, mines, or strip mine ponds.

11 (B) The area consists of unused rail yards, rail
12 tracks, or railroad rights-of-way.

13 (C) The area, prior to its designation, is subject
14 to (i) chronic flooding that adversely impacts on real
15 property in the area as certified by a registered
16 professional engineer or appropriate regulatory agency
17 or (ii) surface water that discharges from all or a
18 part of the area and contributes to flooding within the
19 same watershed, but only if the redevelopment project
20 provides for facilities or improvements to contribute
21 to the alleviation of all or part of the flooding.

22 (D) The area consists of an unused or illegal
23 disposal site containing earth, stone, building
24 debris, or similar materials that were removed from
25 construction, demolition, excavation, or dredge sites.

26 (E) Prior to November 1, 1999, the area is not less

1 than 50 nor more than 100 acres and 75% of which is
2 vacant (notwithstanding that the area has been used for
3 commercial agricultural purposes within 5 years prior
4 to the designation of the redevelopment project area),
5 and the area meets at least one of the factors itemized
6 in paragraph (1) of this subsection, the area has been
7 designated as a town or village center by ordinance or
8 comprehensive plan adopted prior to January 1, 1982,
9 and the area has not been developed for that designated
10 purpose.

11 (F) The area qualified as a blighted improved area
12 immediately prior to becoming vacant, unless there has
13 been substantial private investment in the immediately
14 surrounding area.

15 (b) For any redevelopment project area that has been
16 designated pursuant to this Section by an ordinance adopted
17 prior to November 1, 1999 (the effective date of Public Act
18 91-478), "conservation area" shall have the meaning set forth
19 in this Section prior to that date.

20 On and after November 1, 1999, "conservation area" means
21 any improved area within the boundaries of a redevelopment
22 project area located within the territorial limits of the
23 municipality in which 50% or more of the structures in the area
24 have an age of 35 years or more. Such an area is not yet a
25 blighted area but because of a combination of 3 or more of the
26 following factors is detrimental to the public safety, health,

1 morals or welfare and such an area may become a blighted area:

2 (1) Dilapidation. An advanced state of disrepair or
3 neglect of necessary repairs to the primary structural
4 components of buildings or improvements in such a
5 combination that a documented building condition analysis
6 determines that major repair is required or the defects are
7 so serious and so extensive that the buildings must be
8 removed.

9 (2) Obsolescence. The condition or process of falling
10 into disuse. Structures have become ill-suited for the
11 original use.

12 (3) Deterioration. With respect to buildings, defects
13 including, but not limited to, major defects in the
14 secondary building components such as doors, windows,
15 porches, gutters and downspouts, and fascia. With respect
16 to surface improvements, that the condition of roadways,
17 alleys, curbs, gutters, sidewalks, off-street parking, and
18 surface storage areas evidence deterioration, including,
19 but not limited to, surface cracking, crumbling, potholes,
20 depressions, loose paving material, and weeds protruding
21 through paved surfaces.

22 (4) Presence of structures below minimum code
23 standards. All structures that do not meet the standards of
24 zoning, subdivision, building, fire, and other
25 governmental codes applicable to property, but not
26 including housing and property maintenance codes.

1 (5) Illegal use of individual structures. The use of
2 structures in violation of applicable federal, State, or
3 local laws, exclusive of those applicable to the presence
4 of structures below minimum code standards.

5 (6) Excessive vacancies. The presence of buildings
6 that are unoccupied or under-utilized and that represent an
7 adverse influence on the area because of the frequency,
8 extent, or duration of the vacancies.

9 (7) Lack of ventilation, light, or sanitary
10 facilities. The absence of adequate ventilation for light
11 or air circulation in spaces or rooms without windows, or
12 that require the removal of dust, odor, gas, smoke, or
13 other noxious airborne materials. Inadequate natural light
14 and ventilation means the absence or inadequacy of
15 skylights or windows for interior spaces or rooms and
16 improper window sizes and amounts by room area to window
17 area ratios. Inadequate sanitary facilities refers to the
18 absence or inadequacy of garbage storage and enclosure,
19 bathroom facilities, hot water and kitchens, and
20 structural inadequacies preventing ingress and egress to
21 and from all rooms and units within a building.

22 (8) Inadequate utilities. Underground and overhead
23 utilities such as storm sewers and storm drainage, sanitary
24 sewers, water lines, and gas, telephone, and electrical
25 services that are shown to be inadequate. Inadequate
26 utilities are those that are: (i) of insufficient capacity

1 to serve the uses in the redevelopment project area, (ii)
2 deteriorated, antiquated, obsolete, or in disrepair, or
3 (iii) lacking within the redevelopment project area.

4 (9) Excessive land coverage and overcrowding of
5 structures and community facilities. The over-intensive
6 use of property and the crowding of buildings and accessory
7 facilities onto a site. Examples of problem conditions
8 warranting the designation of an area as one exhibiting
9 excessive land coverage are: the presence of buildings
10 either improperly situated on parcels or located on parcels
11 of inadequate size and shape in relation to present-day
12 standards of development for health and safety and the
13 presence of multiple buildings on a single parcel. For
14 there to be a finding of excessive land coverage, these
15 parcels must exhibit one or more of the following
16 conditions: insufficient provision for light and air
17 within or around buildings, increased threat of spread of
18 fire due to the close proximity of buildings, lack of
19 adequate or proper access to a public right-of-way, lack of
20 reasonably required off-street parking, or inadequate
21 provision for loading and service.

22 (10) Deleterious land use or layout. The existence of
23 incompatible land-use relationships, buildings occupied by
24 inappropriate mixed-uses, or uses considered to be
25 noxious, offensive, or unsuitable for the surrounding
26 area.

1 (11) Lack of community planning. The proposed
2 redevelopment project area was developed prior to or
3 without the benefit or guidance of a community plan. This
4 means that the development occurred prior to the adoption
5 by the municipality of a comprehensive or other community
6 plan or that the plan was not followed at the time of the
7 area's development. This factor must be documented by
8 evidence of adverse or incompatible land-use
9 relationships, inadequate street layout, improper
10 subdivision, parcels of inadequate shape and size to meet
11 contemporary development standards, or other evidence
12 demonstrating an absence of effective community planning.

13 (12) The area has incurred Illinois Environmental
14 Protection Agency or United States Environmental
15 Protection Agency remediation costs for, or a study
16 conducted by an independent consultant recognized as
17 having expertise in environmental remediation has
18 determined a need for, the clean-up of hazardous waste,
19 hazardous substances, or underground storage tanks
20 required by State or federal law, provided that the
21 remediation costs constitute a material impediment to the
22 development or redevelopment of the redevelopment project
23 area.

24 (13) The total equalized assessed value of the proposed
25 redevelopment project area has declined for 3 of the last 5
26 calendar years for which information is available or is

1 increasing at an annual rate that is less than the balance
2 of the municipality for 3 of the last 5 calendar years for
3 which information is available or is increasing at an
4 annual rate that is less than the Consumer Price Index for
5 All Urban Consumers published by the United States
6 Department of Labor or successor agency for 3 of the last 5
7 calendar years for which information is available.

8 (c) "Industrial park" means an area in a blighted or
9 conservation area suitable for use by any manufacturing,
10 industrial, research or transportation enterprise, of
11 facilities to include but not be limited to factories, mills,
12 processing plants, assembly plants, packing plants,
13 fabricating plants, industrial distribution centers,
14 warehouses, repair overhaul or service facilities, freight
15 terminals, research facilities, test facilities or railroad
16 facilities.

17 (d) "Industrial park conservation area" means an area
18 within the boundaries of a redevelopment project area located
19 within the territorial limits of a municipality that is a labor
20 surplus municipality or within 1 1/2 miles of the territorial
21 limits of a municipality that is a labor surplus municipality
22 if the area is annexed to the municipality; which area is zoned
23 as industrial no later than at the time the municipality by
24 ordinance designates the redevelopment project area, and which
25 area includes both vacant land suitable for use as an
26 industrial park and a blighted area or conservation area

1 contiguous to such vacant land.

2 (e) "Labor surplus municipality" means a municipality in
3 which, at any time during the 6 months before the municipality
4 by ordinance designates an industrial park conservation area,
5 the unemployment rate was over 6% and was also 100% or more of
6 the national average unemployment rate for that same time as
7 published in the United States Department of Labor Bureau of
8 Labor Statistics publication entitled "The Employment
9 Situation" or its successor publication. For the purpose of
10 this subsection, if unemployment rate statistics for the
11 municipality are not available, the unemployment rate in the
12 municipality shall be deemed to be the same as the unemployment
13 rate in the principal county in which the municipality is
14 located.

15 (f) "Municipality" shall mean a city, village,
16 incorporated town, or a township that is located in the
17 unincorporated portion of a county with 3 million or more
18 inhabitants, if the county adopted an ordinance that approved
19 the township's redevelopment plan.

20 (g) "Initial Sales Tax Amounts" means the amount of taxes
21 paid under the Retailers' Occupation Tax Act, Use Tax Act,
22 Service Use Tax Act, the Service Occupation Tax Act, the
23 Municipal Retailers' Occupation Tax Act, and the Municipal
24 Service Occupation Tax Act by retailers and servicemen on
25 transactions at places located in a State Sales Tax Boundary
26 during the calendar year 1985.

1 (g-1) "Revised Initial Sales Tax Amounts" means the amount
2 of taxes paid under the Retailers' Occupation Tax Act, Use Tax
3 Act, Service Use Tax Act, the Service Occupation Tax Act, the
4 Municipal Retailers' Occupation Tax Act, and the Municipal
5 Service Occupation Tax Act by retailers and servicemen on
6 transactions at places located within the State Sales Tax
7 Boundary revised pursuant to Section 11-74.4-8a(9) of this Act.

8 (h) "Municipal Sales Tax Increment" means an amount equal
9 to the increase in the aggregate amount of taxes paid to a
10 municipality from the Local Government Tax Fund arising from
11 sales by retailers and servicemen within the redevelopment
12 project area or State Sales Tax Boundary, as the case may be,
13 for as long as the redevelopment project area or State Sales
14 Tax Boundary, as the case may be, exist over and above the
15 aggregate amount of taxes as certified by the Illinois
16 Department of Revenue and paid under the Municipal Retailers'
17 Occupation Tax Act and the Municipal Service Occupation Tax Act
18 by retailers and servicemen, on transactions at places of
19 business located in the redevelopment project area or State
20 Sales Tax Boundary, as the case may be, during the base year
21 which shall be the calendar year immediately prior to the year
22 in which the municipality adopted tax increment allocation
23 financing. For purposes of computing the aggregate amount of
24 such taxes for base years occurring prior to 1985, the
25 Department of Revenue shall determine the Initial Sales Tax
26 Amounts for such taxes and deduct therefrom an amount equal to

1 4% of the aggregate amount of taxes per year for each year the
2 base year is prior to 1985, but not to exceed a total deduction
3 of 12%. The amount so determined shall be known as the
4 "Adjusted Initial Sales Tax Amounts". For purposes of
5 determining the Municipal Sales Tax Increment, the Department
6 of Revenue shall for each period subtract from the amount paid
7 to the municipality from the Local Government Tax Fund arising
8 from sales by retailers and servicemen on transactions located
9 in the redevelopment project area or the State Sales Tax
10 Boundary, as the case may be, the certified Initial Sales Tax
11 Amounts, the Adjusted Initial Sales Tax Amounts or the Revised
12 Initial Sales Tax Amounts for the Municipal Retailers'
13 Occupation Tax Act and the Municipal Service Occupation Tax
14 Act. For the State Fiscal Year 1989, this calculation shall be
15 made by utilizing the calendar year 1987 to determine the tax
16 amounts received. For the State Fiscal Year 1990, this
17 calculation shall be made by utilizing the period from January
18 1, 1988, until September 30, 1988, to determine the tax amounts
19 received from retailers and servicemen pursuant to the
20 Municipal Retailers' Occupation Tax and the Municipal Service
21 Occupation Tax Act, which shall have deducted therefrom
22 nine-twelfths of the certified Initial Sales Tax Amounts, the
23 Adjusted Initial Sales Tax Amounts or the Revised Initial Sales
24 Tax Amounts as appropriate. For the State Fiscal Year 1991,
25 this calculation shall be made by utilizing the period from
26 October 1, 1988, to June 30, 1989, to determine the tax amounts

1 received from retailers and servicemen pursuant to the
2 Municipal Retailers' Occupation Tax and the Municipal Service
3 Occupation Tax Act which shall have deducted therefrom
4 nine-twelfths of the certified Initial Sales Tax Amounts,
5 Adjusted Initial Sales Tax Amounts or the Revised Initial Sales
6 Tax Amounts as appropriate. For every State Fiscal Year
7 thereafter, the applicable period shall be the 12 months
8 beginning July 1 and ending June 30 to determine the tax
9 amounts received which shall have deducted therefrom the
10 certified Initial Sales Tax Amounts, the Adjusted Initial Sales
11 Tax Amounts or the Revised Initial Sales Tax Amounts, as the
12 case may be.

13 (i) "Net State Sales Tax Increment" means the sum of the
14 following: (a) 80% of the first \$100,000 of State Sales Tax
15 Increment annually generated within a State Sales Tax Boundary;
16 (b) 60% of the amount in excess of \$100,000 but not exceeding
17 \$500,000 of State Sales Tax Increment annually generated within
18 a State Sales Tax Boundary; and (c) 40% of all amounts in
19 excess of \$500,000 of State Sales Tax Increment annually
20 generated within a State Sales Tax Boundary. If, however, a
21 municipality established a tax increment financing district in
22 a county with a population in excess of 3,000,000 before
23 January 1, 1986, and the municipality entered into a contract
24 or issued bonds after January 1, 1986, but before December 31,
25 1986, to finance redevelopment project costs within a State
26 Sales Tax Boundary, then the Net State Sales Tax Increment

1 means, for the fiscal years beginning July 1, 1990, and July 1,
2 1991, 100% of the State Sales Tax Increment annually generated
3 within a State Sales Tax Boundary; and notwithstanding any
4 other provision of this Act, for those fiscal years the
5 Department of Revenue shall distribute to those municipalities
6 100% of their Net State Sales Tax Increment before any
7 distribution to any other municipality and regardless of
8 whether or not those other municipalities will receive 100% of
9 their Net State Sales Tax Increment. For Fiscal Year 1999, and
10 every year thereafter until the year 2007, for any municipality
11 that has not entered into a contract or has not issued bonds
12 prior to June 1, 1988 to finance redevelopment project costs
13 within a State Sales Tax Boundary, the Net State Sales Tax
14 Increment shall be calculated as follows: By multiplying the
15 Net State Sales Tax Increment by 90% in the State Fiscal Year
16 1999; 80% in the State Fiscal Year 2000; 70% in the State
17 Fiscal Year 2001; 60% in the State Fiscal Year 2002; 50% in the
18 State Fiscal Year 2003; 40% in the State Fiscal Year 2004; 30%
19 in the State Fiscal Year 2005; 20% in the State Fiscal Year
20 2006; and 10% in the State Fiscal Year 2007. No payment shall
21 be made for State Fiscal Year 2008 and thereafter.

22 Municipalities that issued bonds in connection with a
23 redevelopment project in a redevelopment project area within
24 the State Sales Tax Boundary prior to July 29, 1991, or that
25 entered into contracts in connection with a redevelopment
26 project in a redevelopment project area before June 1, 1988,

1 shall continue to receive their proportional share of the
2 Illinois Tax Increment Fund distribution until the date on
3 which the redevelopment project is completed or terminated. If,
4 however, a municipality that issued bonds in connection with a
5 redevelopment project in a redevelopment project area within
6 the State Sales Tax Boundary prior to July 29, 1991 retires the
7 bonds prior to June 30, 2007 or a municipality that entered
8 into contracts in connection with a redevelopment project in a
9 redevelopment project area before June 1, 1988 completes the
10 contracts prior to June 30, 2007, then so long as the
11 redevelopment project is not completed or is not terminated,
12 the Net State Sales Tax Increment shall be calculated,
13 beginning on the date on which the bonds are retired or the
14 contracts are completed, as follows: By multiplying the Net
15 State Sales Tax Increment by 60% in the State Fiscal Year 2002;
16 50% in the State Fiscal Year 2003; 40% in the State Fiscal Year
17 2004; 30% in the State Fiscal Year 2005; 20% in the State
18 Fiscal Year 2006; and 10% in the State Fiscal Year 2007. No
19 payment shall be made for State Fiscal Year 2008 and
20 thereafter. Refunding of any bonds issued prior to July 29,
21 1991, shall not alter the Net State Sales Tax Increment.

22 (j) "State Utility Tax Increment Amount" means an amount
23 equal to the aggregate increase in State electric and gas tax
24 charges imposed on owners and tenants, other than residential
25 customers, of properties located within the redevelopment
26 project area under Section 9-222 of the Public Utilities Act,

1 over and above the aggregate of such charges as certified by
2 the Department of Revenue and paid by owners and tenants, other
3 than residential customers, of properties within the
4 redevelopment project area during the base year, which shall be
5 the calendar year immediately prior to the year of the adoption
6 of the ordinance authorizing tax increment allocation
7 financing.

8 (k) "Net State Utility Tax Increment" means the sum of the
9 following: (a) 80% of the first \$100,000 of State Utility Tax
10 Increment annually generated by a redevelopment project area;
11 (b) 60% of the amount in excess of \$100,000 but not exceeding
12 \$500,000 of the State Utility Tax Increment annually generated
13 by a redevelopment project area; and (c) 40% of all amounts in
14 excess of \$500,000 of State Utility Tax Increment annually
15 generated by a redevelopment project area. For the State Fiscal
16 Year 1999, and every year thereafter until the year 2007, for
17 any municipality that has not entered into a contract or has
18 not issued bonds prior to June 1, 1988 to finance redevelopment
19 project costs within a redevelopment project area, the Net
20 State Utility Tax Increment shall be calculated as follows: By
21 multiplying the Net State Utility Tax Increment by 90% in the
22 State Fiscal Year 1999; 80% in the State Fiscal Year 2000; 70%
23 in the State Fiscal Year 2001; 60% in the State Fiscal Year
24 2002; 50% in the State Fiscal Year 2003; 40% in the State
25 Fiscal Year 2004; 30% in the State Fiscal Year 2005; 20% in the
26 State Fiscal Year 2006; and 10% in the State Fiscal Year 2007.

1 No payment shall be made for the State Fiscal Year 2008 and
2 thereafter.

3 Municipalities that issue bonds in connection with the
4 redevelopment project during the period from June 1, 1988 until
5 3 years after the effective date of this Amendatory Act of 1988
6 shall receive the Net State Utility Tax Increment, subject to
7 appropriation, for 15 State Fiscal Years after the issuance of
8 such bonds. For the 16th through the 20th State Fiscal Years
9 after issuance of the bonds, the Net State Utility Tax
10 Increment shall be calculated as follows: By multiplying the
11 Net State Utility Tax Increment by 90% in year 16; 80% in year
12 17; 70% in year 18; 60% in year 19; and 50% in year 20.
13 Refunding of any bonds issued prior to June 1, 1988, shall not
14 alter the revised Net State Utility Tax Increment payments set
15 forth above.

16 (l) "Obligations" mean bonds, loans, debentures, notes,
17 special certificates or other evidence of indebtedness issued
18 by the municipality to carry out a redevelopment project or to
19 refund outstanding obligations.

20 (m) "Payment in lieu of taxes" means those estimated tax
21 revenues from real property in a redevelopment project area
22 derived from real property that has been acquired by a
23 municipality which according to the redevelopment project or
24 plan is to be used for a private use which taxing districts
25 would have received had a municipality not acquired the real
26 property and adopted tax increment allocation financing and

1 which would result from levies made after the time of the
2 adoption of tax increment allocation financing to the time the
3 current equalized value of real property in the redevelopment
4 project area exceeds the total initial equalized value of real
5 property in said area.

6 (n) "Redevelopment plan" means the comprehensive program
7 of the municipality for development or redevelopment intended
8 by the payment of redevelopment project costs to reduce or
9 eliminate those conditions the existence of which qualified the
10 redevelopment project area as a "blighted area" or
11 "conservation area" or combination thereof or "industrial park
12 conservation area," and thereby to enhance the tax bases of the
13 taxing districts which extend into the redevelopment project
14 area, provided that, with respect to redevelopment project
15 areas described in subsections (p-1) and (p-2), "redevelopment
16 plan" means the comprehensive program of the affected
17 municipality for the development of qualifying transit
18 facilities. On and after November 1, 1999 (the effective date
19 of Public Act 91-478), no redevelopment plan may be approved or
20 amended that includes the development of vacant land (i) with a
21 golf course and related clubhouse and other facilities or (ii)
22 designated by federal, State, county, or municipal government
23 as public land for outdoor recreational activities or for
24 nature preserves and used for that purpose within 5 years prior
25 to the adoption of the redevelopment plan. For the purpose of
26 this subsection, "recreational activities" is limited to mean

1 camping and hunting. Each redevelopment plan shall set forth in
2 writing the program to be undertaken to accomplish the
3 objectives and shall include but not be limited to:

4 (A) an itemized list of estimated redevelopment
5 project costs;

6 (B) evidence indicating that the redevelopment project
7 area on the whole has not been subject to growth and
8 development through investment by private enterprise,
9 provided that such evidence shall not be required for any
10 redevelopment project area located within a transit
11 facility improvement area established pursuant to Section
12 11-74.4-3.3;

13 (C) an assessment of any financial impact of the
14 redevelopment project area on or any increased demand for
15 services from any taxing district affected by the plan and
16 any program to address such financial impact or increased
17 demand;

18 (D) the sources of funds to pay costs;

19 (E) the nature and term of the obligations to be
20 issued;

21 (F) the most recent equalized assessed valuation of the
22 redevelopment project area;

23 (G) an estimate as to the equalized assessed valuation
24 after redevelopment and the general land uses to apply in
25 the redevelopment project area;

26 (H) a commitment to fair employment practices and an

1 affirmative action plan;

2 (I) if it concerns an industrial park conservation
3 area, the plan shall also include a general description of
4 any proposed developer, user and tenant of any property, a
5 description of the type, structure and general character of
6 the facilities to be developed, a description of the type,
7 class and number of new employees to be employed in the
8 operation of the facilities to be developed; and

9 (J) if property is to be annexed to the municipality,
10 the plan shall include the terms of the annexation
11 agreement.

12 The provisions of items (B) and (C) of this subsection (n)
13 shall not apply to a municipality that before March 14, 1994
14 (the effective date of Public Act 88-537) had fixed, either by
15 its corporate authorities or by a commission designated under
16 subsection (k) of Section 11-74.4-4, a time and place for a
17 public hearing as required by subsection (a) of Section
18 11-74.4-5. No redevelopment plan shall be adopted unless a
19 municipality complies with all of the following requirements:

20 (1) The municipality finds that the redevelopment
21 project area on the whole has not been subject to growth
22 and development through investment by private enterprise
23 and would not reasonably be anticipated to be developed
24 without the adoption of the redevelopment plan, provided,
25 however, that such a finding shall not be required with
26 respect to any redevelopment project area located within a

1 transit facility improvement area established pursuant to
2 Section 11-74.4-3.3.

3 (2) The municipality finds that the redevelopment plan
4 and project conform to the comprehensive plan for the
5 development of the municipality as a whole, or, for
6 municipalities with a population of 100,000 or more,
7 regardless of when the redevelopment plan and project was
8 adopted, the redevelopment plan and project either: (i)
9 conforms to the strategic economic development or
10 redevelopment plan issued by the designated planning
11 authority of the municipality, or (ii) includes land uses
12 that have been approved by the planning commission of the
13 municipality.

14 (3) The redevelopment plan establishes the estimated
15 dates of completion of the redevelopment project and
16 retirement of obligations issued to finance redevelopment
17 project costs. Those dates may not be later than the dates
18 set forth under Section 11-74.4-3.5.

19 A municipality may by municipal ordinance amend an
20 existing redevelopment plan to conform to this paragraph
21 (3) as amended by Public Act 91-478, which municipal
22 ordinance may be adopted without further hearing or notice
23 and without complying with the procedures provided in this
24 Act pertaining to an amendment to or the initial approval
25 of a redevelopment plan and project and designation of a
26 redevelopment project area.

1 (3.5) The municipality finds, in the case of an
2 industrial park conservation area, also that the
3 municipality is a labor surplus municipality and that the
4 implementation of the redevelopment plan will reduce
5 unemployment, create new jobs and by the provision of new
6 facilities enhance the tax base of the taxing districts
7 that extend into the redevelopment project area.

8 (4) If any incremental revenues are being utilized
9 under Section 8(a)(1) or 8(a)(2) of this Act in
10 redevelopment project areas approved by ordinance after
11 January 1, 1986, the municipality finds: (a) that the
12 redevelopment project area would not reasonably be
13 developed without the use of such incremental revenues, and
14 (b) that such incremental revenues will be exclusively
15 utilized for the development of the redevelopment project
16 area.

17 (5) If: (a) the redevelopment plan will not result in
18 displacement of residents from 10 or more inhabited
19 residential units, and the municipality certifies in the
20 plan that such displacement will not result from the plan;
21 or (b) the redevelopment plan is for a redevelopment
22 project area located within a transit facility improvement
23 area established pursuant to Section 11-74.4-3.3, and the
24 applicable project is subject to the process for evaluation
25 of environmental effects under the National Environmental
26 Policy Act of 1969, 42 U.S.C. 4321 et seq., then a housing

1 impact study need not be performed. If, however, the
2 redevelopment plan would result in the displacement of
3 residents from 10 or more inhabited residential units, or
4 if the redevelopment project area contains 75 or more
5 inhabited residential units and no certification is made,
6 then the municipality shall prepare, as part of the
7 separate feasibility report required by subsection (a) of
8 Section 11-74.4-5, a housing impact study.

9 Part I of the housing impact study shall include (i)
10 data as to whether the residential units are single family
11 or multi-family units, (ii) the number and type of rooms
12 within the units, if that information is available, (iii)
13 whether the units are inhabited or uninhabited, as
14 determined not less than 45 days before the date that the
15 ordinance or resolution required by subsection (a) of
16 Section 11-74.4-5 is passed, and (iv) data as to the racial
17 and ethnic composition of the residents in the inhabited
18 residential units. The data requirement as to the racial
19 and ethnic composition of the residents in the inhabited
20 residential units shall be deemed to be fully satisfied by
21 data from the most recent federal census.

22 Part II of the housing impact study shall identify the
23 inhabited residential units in the proposed redevelopment
24 project area that are to be or may be removed. If inhabited
25 residential units are to be removed, then the housing
26 impact study shall identify (i) the number and location of

1 those units that will or may be removed, (ii) the
2 municipality's plans for relocation assistance for those
3 residents in the proposed redevelopment project area whose
4 residences are to be removed, (iii) the availability of
5 replacement housing for those residents whose residences
6 are to be removed, and shall identify the type, location,
7 and cost of the housing, and (iv) the type and extent of
8 relocation assistance to be provided.

9 (6) On and after November 1, 1999, the housing impact
10 study required by paragraph (5) shall be incorporated in
11 the redevelopment plan for the redevelopment project area.

12 (7) On and after November 1, 1999, no redevelopment
13 plan shall be adopted, nor an existing plan amended, nor
14 shall residential housing that is occupied by households of
15 low-income and very low-income persons in currently
16 existing redevelopment project areas be removed after
17 November 1, 1999 unless the redevelopment plan provides,
18 with respect to inhabited housing units that are to be
19 removed for households of low-income and very low-income
20 persons, affordable housing and relocation assistance not
21 less than that which would be provided under the federal
22 Uniform Relocation Assistance and Real Property
23 Acquisition Policies Act of 1970 and the regulations under
24 that Act, including the eligibility criteria. Affordable
25 housing may be either existing or newly constructed
26 housing. For purposes of this paragraph (7), "low-income

1 households", "very low-income households", and "affordable
2 housing" have the meanings set forth in the Illinois
3 Affordable Housing Act. The municipality shall make a good
4 faith effort to ensure that this affordable housing is
5 located in or near the redevelopment project area within
6 the municipality.

7 (8) On and after November 1, 1999, if, after the
8 adoption of the redevelopment plan for the redevelopment
9 project area, any municipality desires to amend its
10 redevelopment plan to remove more inhabited residential
11 units than specified in its original redevelopment plan,
12 that change shall be made in accordance with the procedures
13 in subsection (c) of Section 11-74.4-5.

14 (9) For redevelopment project areas designated prior
15 to November 1, 1999, the redevelopment plan may be amended
16 without further joint review board meeting or hearing,
17 provided that the municipality shall give notice of any
18 such changes by mail to each affected taxing district and
19 registrant on the interested party registry, to authorize
20 the municipality to expend tax increment revenues for
21 redevelopment project costs defined by paragraphs (5) and
22 (7.5), subparagraphs (E) and (F) of paragraph (11), and
23 paragraph (11.5) of subsection (q) of Section 11-74.4-3, so
24 long as the changes do not increase the total estimated
25 redevelopment project costs set out in the redevelopment
26 plan by more than 5% after adjustment for inflation from

1 the date the plan was adopted.

2 (o) "Redevelopment project" means any public and private
3 development project in furtherance of the objectives of a
4 redevelopment plan. On and after November 1, 1999 (the
5 effective date of Public Act 91-478), no redevelopment plan may
6 be approved or amended that includes the development of vacant
7 land (i) with a golf course and related clubhouse and other
8 facilities or (ii) designated by federal, State, county, or
9 municipal government as public land for outdoor recreational
10 activities or for nature preserves and used for that purpose
11 within 5 years prior to the adoption of the redevelopment plan.
12 For the purpose of this subsection, "recreational activities"
13 is limited to mean camping and hunting.

14 (p) "Redevelopment project area" means an area designated
15 by the municipality, which is not less in the aggregate than 1
16 1/2 acres and in respect to which the municipality has made a
17 finding that there exist conditions which cause the area to be
18 classified as an industrial park conservation area or a
19 blighted area or a conservation area, or a combination of both
20 blighted areas and conservation areas.

21 (p-1) Notwithstanding any provision of this Act to the
22 contrary, on and after August 25, 2009 (the effective date of
23 Public Act 96-680), a redevelopment project area may include
24 areas within a one-half mile radius of an existing or proposed
25 Regional Transportation Authority Suburban Transit Access
26 Route (STAR Line) station without a finding that the area is

1 classified as an industrial park conservation area, a blighted
2 area, a conservation area, or a combination thereof, but only
3 if the municipality receives unanimous consent from the joint
4 review board created to review the proposed redevelopment
5 project area.

6 (p-2) Notwithstanding any provision of this Act to the
7 contrary, on and after the effective date of this amendatory
8 Act of the 99th General Assembly, a redevelopment project area
9 may include areas within a transit facility improvement area
10 that has been established pursuant to Section 11-74.4-3.3
11 without a finding that the area is classified as an industrial
12 park conservation area, a blighted area, a conservation area,
13 or any combination thereof.

14 (q) "Redevelopment project costs", except for
15 redevelopment project areas created pursuant to subsection
16 (p-1) or (p-2), means and includes the sum total of all
17 reasonable or necessary costs incurred or estimated to be
18 incurred, and any such costs incidental to a redevelopment plan
19 and a redevelopment project. Such costs include, without
20 limitation, the following:

21 (1) Costs of studies, surveys, development of plans,
22 and specifications, implementation and administration of
23 the redevelopment plan including but not limited to staff
24 and professional service costs for architectural,
25 engineering, legal, financial, planning or other services,
26 provided however that no charges for professional services

1 may be based on a percentage of the tax increment
2 collected; except that on and after November 1, 1999 (the
3 effective date of Public Act 91-478), no contracts for
4 professional services, excluding architectural and
5 engineering services, may be entered into if the terms of
6 the contract extend beyond a period of 3 years. In
7 addition, "redevelopment project costs" shall not include
8 lobbying expenses. After consultation with the
9 municipality, each tax increment consultant or advisor to a
10 municipality that plans to designate or has designated a
11 redevelopment project area shall inform the municipality
12 in writing of any contracts that the consultant or advisor
13 has entered into with entities or individuals that have
14 received, or are receiving, payments financed by tax
15 increment revenues produced by the redevelopment project
16 area with respect to which the consultant or advisor has
17 performed, or will be performing, service for the
18 municipality. This requirement shall be satisfied by the
19 consultant or advisor before the commencement of services
20 for the municipality and thereafter whenever any other
21 contracts with those individuals or entities are executed
22 by the consultant or advisor;

23 (1.5) After July 1, 1999, annual administrative costs
24 shall not include general overhead or administrative costs
25 of the municipality that would still have been incurred by
26 the municipality if the municipality had not designated a

1 redevelopment project area or approved a redevelopment
2 plan;

3 (1.6) The cost of marketing sites within the
4 redevelopment project area to prospective businesses,
5 developers, and investors;

6 (2) Property assembly costs, including but not limited
7 to acquisition of land and other property, real or
8 personal, or rights or interests therein, demolition of
9 buildings, site preparation, site improvements that serve
10 as an engineered barrier addressing ground level or below
11 ground environmental contamination, including, but not
12 limited to parking lots and other concrete or asphalt
13 barriers, and the clearing and grading of land;

14 (3) Costs of rehabilitation, reconstruction or repair
15 or remodeling of existing public or private buildings,
16 fixtures, and leasehold improvements; and the cost of
17 replacing an existing public building if pursuant to the
18 implementation of a redevelopment project the existing
19 public building is to be demolished to use the site for
20 private investment or devoted to a different use requiring
21 private investment; including any direct or indirect costs
22 relating to Green Globes or LEED certified construction
23 elements or construction elements with an equivalent
24 certification;

25 (4) Costs of the construction of public works or
26 improvements, including any direct or indirect costs

1 relating to Green Globes or LEED certified construction
2 elements or construction elements with an equivalent
3 certification, except that on and after November 1, 1999,
4 redevelopment project costs shall not include the cost of
5 constructing a new municipal public building principally
6 used to provide offices, storage space, or conference
7 facilities or vehicle storage, maintenance, or repair for
8 administrative, public safety, or public works personnel
9 and that is not intended to replace an existing public
10 building as provided under paragraph (3) of subsection (q)
11 of Section 11-74.4-3 unless either (i) the construction of
12 the new municipal building implements a redevelopment
13 project that was included in a redevelopment plan that was
14 adopted by the municipality prior to November 1, 1999, (ii)
15 the municipality makes a reasonable determination in the
16 redevelopment plan, supported by information that provides
17 the basis for that determination, that the new municipal
18 building is required to meet an increase in the need for
19 public safety purposes anticipated to result from the
20 implementation of the redevelopment plan, or (iii) the new
21 municipal public building is for the storage, maintenance,
22 or repair of transit vehicles and is located in a transit
23 facility improvement area that has been established
24 pursuant to Section 11-74.4-3.3;

25 (5) Costs of job training and retraining projects,
26 including the cost of "welfare to work" programs

1 implemented by businesses located within the redevelopment
2 project area;

3 (6) Financing costs, including but not limited to all
4 necessary and incidental expenses related to the issuance
5 of obligations and which may include payment of interest on
6 any obligations issued hereunder including interest
7 accruing during the estimated period of construction of any
8 redevelopment project for which such obligations are
9 issued and for not exceeding 36 months thereafter and
10 including reasonable reserves related thereto;

11 (7) To the extent the municipality by written agreement
12 accepts and approves the same, all or a portion of a taxing
13 district's capital costs resulting from the redevelopment
14 project necessarily incurred or to be incurred within a
15 taxing district in furtherance of the objectives of the
16 redevelopment plan and project;

17 (7.5) For redevelopment project areas designated (or
18 redevelopment project areas amended to add or increase the
19 number of tax-increment-financing assisted housing units)
20 on or after November 1, 1999, an elementary, secondary, or
21 unit school district's increased costs attributable to
22 assisted housing units located within the redevelopment
23 project area for which the developer or redeveloper
24 receives financial assistance through an agreement with
25 the municipality or because the municipality incurs the
26 cost of necessary infrastructure improvements within the

1 boundaries of the assisted housing sites necessary for the
2 completion of that housing as authorized by this Act, and
3 which costs shall be paid by the municipality from the
4 Special Tax Allocation Fund when the tax increment revenue
5 is received as a result of the assisted housing units and
6 shall be calculated annually as follows:

7 (A) for foundation districts, excluding any school
8 district in a municipality with a population in excess
9 of 1,000,000, by multiplying the district's increase
10 in attendance resulting from the net increase in new
11 students enrolled in that school district who reside in
12 housing units within the redevelopment project area
13 that have received financial assistance through an
14 agreement with the municipality or because the
15 municipality incurs the cost of necessary
16 infrastructure improvements within the boundaries of
17 the housing sites necessary for the completion of that
18 housing as authorized by this Act since the designation
19 of the redevelopment project area by the most recently
20 available per capita tuition cost as defined in Section
21 10-20.12a of the School Code less any increase in
22 general State aid as defined in Section 18-8.05 of the
23 School Code or evidence-based funding as defined in
24 Section 18-8.15 of the School Code attributable to
25 these added new students subject to the following
26 annual limitations:

1 (i) for unit school districts with a district
2 average 1995-96 Per Capita Tuition Charge of less
3 than \$5,900, no more than 25% of the total amount
4 of property tax increment revenue produced by
5 those housing units that have received tax
6 increment finance assistance under this Act;

7 (ii) for elementary school districts with a
8 district average 1995-96 Per Capita Tuition Charge
9 of less than \$5,900, no more than 17% of the total
10 amount of property tax increment revenue produced
11 by those housing units that have received tax
12 increment finance assistance under this Act; and

13 (iii) for secondary school districts with a
14 district average 1995-96 Per Capita Tuition Charge
15 of less than \$5,900, no more than 8% of the total
16 amount of property tax increment revenue produced
17 by those housing units that have received tax
18 increment finance assistance under this Act.

19 (B) For alternate method districts, flat grant
20 districts, and foundation districts with a district
21 average 1995-96 Per Capita Tuition Charge equal to or
22 more than \$5,900, excluding any school district with a
23 population in excess of 1,000,000, by multiplying the
24 district's increase in attendance resulting from the
25 net increase in new students enrolled in that school
26 district who reside in housing units within the

1 redevelopment project area that have received
2 financial assistance through an agreement with the
3 municipality or because the municipality incurs the
4 cost of necessary infrastructure improvements within
5 the boundaries of the housing sites necessary for the
6 completion of that housing as authorized by this Act
7 since the designation of the redevelopment project
8 area by the most recently available per capita tuition
9 cost as defined in Section 10-20.12a of the School Code
10 less any increase in general state aid as defined in
11 Section 18-8.05 of the School Code or evidence-based
12 funding as defined in Section 18-8.15 of the School
13 Code attributable to these added new students subject
14 to the following annual limitations:

15 (i) for unit school districts, no more than 40%
16 of the total amount of property tax increment
17 revenue produced by those housing units that have
18 received tax increment finance assistance under
19 this Act;

20 (ii) for elementary school districts, no more
21 than 27% of the total amount of property tax
22 increment revenue produced by those housing units
23 that have received tax increment finance
24 assistance under this Act; and

25 (iii) for secondary school districts, no more
26 than 13% of the total amount of property tax

1 increment revenue produced by those housing units
2 that have received tax increment finance
3 assistance under this Act.

4 (C) For any school district in a municipality with
5 a population in excess of 1,000,000, the following
6 restrictions shall apply to the reimbursement of
7 increased costs under this paragraph (7.5):

8 (i) no increased costs shall be reimbursed
9 unless the school district certifies that each of
10 the schools affected by the assisted housing
11 project is at or over its student capacity;

12 (ii) the amount reimbursable shall be reduced
13 by the value of any land donated to the school
14 district by the municipality or developer, and by
15 the value of any physical improvements made to the
16 schools by the municipality or developer; and

17 (iii) the amount reimbursed may not affect
18 amounts otherwise obligated by the terms of any
19 bonds, notes, or other funding instruments, or the
20 terms of any redevelopment agreement.

21 Any school district seeking payment under this
22 paragraph (7.5) shall, after July 1 and before
23 September 30 of each year, provide the municipality
24 with reasonable evidence to support its claim for
25 reimbursement before the municipality shall be
26 required to approve or make the payment to the school

1 district. If the school district fails to provide the
2 information during this period in any year, it shall
3 forfeit any claim to reimbursement for that year.
4 School districts may adopt a resolution waiving the
5 right to all or a portion of the reimbursement
6 otherwise required by this paragraph (7.5). By
7 acceptance of this reimbursement the school district
8 waives the right to directly or indirectly set aside,
9 modify, or contest in any manner the establishment of
10 the redevelopment project area or projects;

11 (7.7) For redevelopment project areas designated (or
12 redevelopment project areas amended to add or increase the
13 number of tax-increment-financing assisted housing units)
14 on or after January 1, 2005 (the effective date of Public
15 Act 93-961), a public library district's increased costs
16 attributable to assisted housing units located within the
17 redevelopment project area for which the developer or
18 redeveloper receives financial assistance through an
19 agreement with the municipality or because the
20 municipality incurs the cost of necessary infrastructure
21 improvements within the boundaries of the assisted housing
22 sites necessary for the completion of that housing as
23 authorized by this Act shall be paid to the library
24 district by the municipality from the Special Tax
25 Allocation Fund when the tax increment revenue is received
26 as a result of the assisted housing units. This paragraph

1 (7.7) applies only if (i) the library district is located
2 in a county that is subject to the Property Tax Extension
3 Limitation Law or (ii) the library district is not located
4 in a county that is subject to the Property Tax Extension
5 Limitation Law but the district is prohibited by any other
6 law from increasing its tax levy rate without a prior voter
7 referendum.

8 The amount paid to a library district under this
9 paragraph (7.7) shall be calculated by multiplying (i) the
10 net increase in the number of persons eligible to obtain a
11 library card in that district who reside in housing units
12 within the redevelopment project area that have received
13 financial assistance through an agreement with the
14 municipality or because the municipality incurs the cost of
15 necessary infrastructure improvements within the
16 boundaries of the housing sites necessary for the
17 completion of that housing as authorized by this Act since
18 the designation of the redevelopment project area by (ii)
19 the per-patron cost of providing library services so long
20 as it does not exceed \$120. The per-patron cost shall be
21 the Total Operating Expenditures Per Capita for the library
22 in the previous fiscal year. The municipality may deduct
23 from the amount that it must pay to a library district
24 under this paragraph any amount that it has voluntarily
25 paid to the library district from the tax increment
26 revenue. The amount paid to a library district under this

1 paragraph (7.7) shall be no more than 2% of the amount
2 produced by the assisted housing units and deposited into
3 the Special Tax Allocation Fund.

4 A library district is not eligible for any payment
5 under this paragraph (7.7) unless the library district has
6 experienced an increase in the number of patrons from the
7 municipality that created the tax-increment-financing
8 district since the designation of the redevelopment
9 project area.

10 Any library district seeking payment under this
11 paragraph (7.7) shall, after July 1 and before September 30
12 of each year, provide the municipality with convincing
13 evidence to support its claim for reimbursement before the
14 municipality shall be required to approve or make the
15 payment to the library district. If the library district
16 fails to provide the information during this period in any
17 year, it shall forfeit any claim to reimbursement for that
18 year. Library districts may adopt a resolution waiving the
19 right to all or a portion of the reimbursement otherwise
20 required by this paragraph (7.7). By acceptance of such
21 reimbursement, the library district shall forfeit any
22 right to directly or indirectly set aside, modify, or
23 contest in any manner whatsoever the establishment of the
24 redevelopment project area or projects;

25 (8) Relocation costs to the extent that a municipality
26 determines that relocation costs shall be paid or is

1 required to make payment of relocation costs by federal or
2 State law or in order to satisfy subparagraph (7) of
3 subsection (n);

4 (9) Payment in lieu of taxes;

5 (10) Costs of job training, retraining, advanced
6 vocational education or career education, including but
7 not limited to courses in occupational, semi-technical or
8 technical fields leading directly to employment, incurred
9 by one or more taxing districts, provided that such costs
10 (i) are related to the establishment and maintenance of
11 additional job training, advanced vocational education or
12 career education programs for persons employed or to be
13 employed by employers located in a redevelopment project
14 area; and (ii) when incurred by a taxing district or taxing
15 districts other than the municipality, are set forth in a
16 written agreement by or among the municipality and the
17 taxing district or taxing districts, which agreement
18 describes the program to be undertaken, including but not
19 limited to the number of employees to be trained, a
20 description of the training and services to be provided,
21 the number and type of positions available or to be
22 available, itemized costs of the program and sources of
23 funds to pay for the same, and the term of the agreement.
24 Such costs include, specifically, the payment by community
25 college districts of costs pursuant to Sections 3-37, 3-38,
26 3-40 and 3-40.1 of the Public Community College Act and by

1 school districts of costs pursuant to Sections 10-22.20a
2 and 10-23.3a of the School Code;

3 (11) Interest cost incurred by a redeveloper related to
4 the construction, renovation or rehabilitation of a
5 redevelopment project provided that:

6 (A) such costs are to be paid directly from the
7 special tax allocation fund established pursuant to
8 this Act;

9 (B) such payments in any one year may not exceed
10 30% of the annual interest costs incurred by the
11 redeveloper with regard to the redevelopment project
12 during that year;

13 (C) if there are not sufficient funds available in
14 the special tax allocation fund to make the payment
15 pursuant to this paragraph (11) then the amounts so due
16 shall accrue and be payable when sufficient funds are
17 available in the special tax allocation fund;

18 (D) the total of such interest payments paid
19 pursuant to this Act may not exceed 30% of the total
20 (i) cost paid or incurred by the redeveloper for the
21 redevelopment project plus (ii) redevelopment project
22 costs excluding any property assembly costs and any
23 relocation costs incurred by a municipality pursuant
24 to this Act;

25 (E) the cost limits set forth in subparagraphs (B)
26 and (D) of paragraph (11) shall be modified for the

1 financing of rehabilitated or new housing units for
2 low-income households and very low-income households,
3 as defined in Section 3 of the Illinois Affordable
4 Housing Act. The percentage of 75% shall be substituted
5 for 30% in subparagraphs (B) and (D) of paragraph (11);
6 and

7 (F) instead of the eligible costs provided by
8 subparagraphs (B) and (D) of paragraph (11), as
9 modified by this subparagraph, and notwithstanding any
10 other provisions of this Act to the contrary, the
11 municipality may pay from tax increment revenues up to
12 50% of the cost of construction of new housing units to
13 be occupied by low-income households and very
14 low-income households as defined in Section 3 of the
15 Illinois Affordable Housing Act. The cost of
16 construction of those units may be derived from the
17 proceeds of bonds issued by the municipality under this
18 Act or other constitutional or statutory authority or
19 from other sources of municipal revenue that may be
20 reimbursed from tax increment revenues or the proceeds
21 of bonds issued to finance the construction of that
22 housing.

23 The eligible costs provided under this
24 subparagraph (F) of paragraph (11) shall be an eligible
25 cost for the construction, renovation, and
26 rehabilitation of all low and very low-income housing

1 units, as defined in Section 3 of the Illinois
2 Affordable Housing Act, within the redevelopment
3 project area. If the low and very low-income units are
4 part of a residential redevelopment project that
5 includes units not affordable to low and very
6 low-income households, only the low and very
7 low-income units shall be eligible for benefits under
8 this subparagraph (F) of paragraph (11). The standards
9 for maintaining the occupancy by low-income households
10 and very low-income households, as defined in Section 3
11 of the Illinois Affordable Housing Act, of those units
12 constructed with eligible costs made available under
13 the provisions of this subparagraph (F) of paragraph
14 (11) shall be established by guidelines adopted by the
15 municipality. The responsibility for annually
16 documenting the initial occupancy of the units by
17 low-income households and very low-income households,
18 as defined in Section 3 of the Illinois Affordable
19 Housing Act, shall be that of the then current owner of
20 the property. For ownership units, the guidelines will
21 provide, at a minimum, for a reasonable recapture of
22 funds, or other appropriate methods designed to
23 preserve the original affordability of the ownership
24 units. For rental units, the guidelines will provide,
25 at a minimum, for the affordability of rent to low and
26 very low-income households. As units become available,

1 they shall be rented to income-eligible tenants. The
2 municipality may modify these guidelines from time to
3 time; the guidelines, however, shall be in effect for
4 as long as tax increment revenue is being used to pay
5 for costs associated with the units or for the
6 retirement of bonds issued to finance the units or for
7 the life of the redevelopment project area, whichever
8 is later;

9 (11.5) If the redevelopment project area is located
10 within a municipality with a population of more than
11 100,000, the cost of day care services for children of
12 employees from low-income families working for businesses
13 located within the redevelopment project area and all or a
14 portion of the cost of operation of day care centers
15 established by redevelopment project area businesses to
16 serve employees from low-income families working in
17 businesses located in the redevelopment project area. For
18 the purposes of this paragraph, "low-income families"
19 means families whose annual income does not exceed 80% of
20 the municipal, county, or regional median income, adjusted
21 for family size, as the annual income and municipal,
22 county, or regional median income are determined from time
23 to time by the United States Department of Housing and
24 Urban Development;~~i-~~

25 (12) Costs relating to the development of urban
26 agricultural areas under Division 15.2 of the Illinois

1 Municipal Code; and.

2 (13) All or a portion of the operational expenses
3 incurred or to be incurred by a tenant or owner of a
4 privately owned commercial business enterprise having
5 commenced commercial activities on or before March 9, 2020
6 within the redevelopment project area if the municipality,
7 by resolution or ordinance, authorizes the same. The
8 municipality is authorized to approve the reimbursement of
9 operational expenses during, and for 91 days following the
10 expiration of, the Gubernatorial Disaster Proclamation
11 made by the Governor wherein all counties in the State of
12 Illinois were declared disaster areas on March 9, 2020 in
13 response to the severe acute respiratory syndrome
14 coronavirus 2 (COVID-19) pandemic. As used in this
15 paragraph, "operational expenses" include, but are not
16 limited to, payroll expenses, payroll taxes, casualty
17 insurance premiums of the business entity, workers'
18 compensation insurance, unemployment insurance, real
19 estate taxes, income taxes of the business entity, lease
20 payments, mortgage principal and interest payments, the
21 acquisition of product inventory or supplies, and such
22 other operational costs as may be reasonably determined by
23 the municipality to be necessary for the continued
24 operation of the business entity.

25 Unless explicitly stated herein the cost of construction of
26 new privately-owned buildings shall not be an eligible

1 redevelopment project cost.

2 After November 1, 1999 (the effective date of Public Act
3 91-478), none of the redevelopment project costs enumerated in
4 this subsection shall be eligible redevelopment project costs
5 if those costs would provide direct financial support to a
6 retail entity initiating operations in the redevelopment
7 project area while terminating operations at another Illinois
8 location within 10 miles of the redevelopment project area but
9 outside the boundaries of the redevelopment project area
10 municipality. For purposes of this paragraph, termination
11 means a closing of a retail operation that is directly related
12 to the opening of the same operation or like retail entity
13 owned or operated by more than 50% of the original ownership in
14 a redevelopment project area, but it does not mean closing an
15 operation for reasons beyond the control of the retail entity,
16 as documented by the retail entity, subject to a reasonable
17 finding by the municipality that the current location contained
18 inadequate space, had become economically obsolete, or was no
19 longer a viable location for the retailer or serviceman.

20 No cost shall be a redevelopment project cost in a
21 redevelopment project area if used to demolish, remove, or
22 substantially modify a historic resource, after August 26, 2008
23 (the effective date of Public Act 95-934), unless no prudent
24 and feasible alternative exists. "Historic resource" for the
25 purpose of this paragraph means (i) a place or structure that
26 is included or eligible for inclusion on the National Register

1 of Historic Places or (ii) a contributing structure in a
2 district on the National Register of Historic Places. This
3 paragraph does not apply to a place or structure for which
4 demolition, removal, or modification is subject to review by
5 the preservation agency of a Certified Local Government
6 designated as such by the National Park Service of the United
7 States Department of the Interior.

8 If a special service area has been established pursuant to
9 the Special Service Area Tax Act or Special Service Area Tax
10 Law, then any tax increment revenues derived from the tax
11 imposed pursuant to the Special Service Area Tax Act or Special
12 Service Area Tax Law may be used within the redevelopment
13 project area for the purposes permitted by that Act or Law as
14 well as the purposes permitted by this Act.

15 (q-1) For redevelopment project areas created pursuant to
16 subsection (p-1), redevelopment project costs are limited to
17 those costs in paragraph (q) that are related to the existing
18 or proposed Regional Transportation Authority Suburban Transit
19 Access Route (STAR Line) station.

20 (q-2) For a redevelopment project area located within a
21 transit facility improvement area established pursuant to
22 Section 11-74.4-3.3, redevelopment project costs means those
23 costs described in subsection (q) that are related to the
24 construction, reconstruction, rehabilitation, remodeling, or
25 repair of any existing or proposed transit facility.

26 (r) "State Sales Tax Boundary" means the redevelopment

1 project area or the amended redevelopment project area
2 boundaries which are determined pursuant to subsection (9) of
3 Section 11-74.4-8a of this Act. The Department of Revenue shall
4 certify pursuant to subsection (9) of Section 11-74.4-8a the
5 appropriate boundaries eligible for the determination of State
6 Sales Tax Increment.

7 (s) "State Sales Tax Increment" means an amount equal to
8 the increase in the aggregate amount of taxes paid by retailers
9 and servicemen, other than retailers and servicemen subject to
10 the Public Utilities Act, on transactions at places of business
11 located within a State Sales Tax Boundary pursuant to the
12 Retailers' Occupation Tax Act, the Use Tax Act, the Service Use
13 Tax Act, and the Service Occupation Tax Act, except such
14 portion of such increase that is paid into the State and Local
15 Sales Tax Reform Fund, the Local Government Distributive Fund,
16 the Local Government Tax Fund and the County and Mass Transit
17 District Fund, for as long as State participation exists, over
18 and above the Initial Sales Tax Amounts, Adjusted Initial Sales
19 Tax Amounts or the Revised Initial Sales Tax Amounts for such
20 taxes as certified by the Department of Revenue and paid under
21 those Acts by retailers and servicemen on transactions at
22 places of business located within the State Sales Tax Boundary
23 during the base year which shall be the calendar year
24 immediately prior to the year in which the municipality adopted
25 tax increment allocation financing, less 3.0% of such amounts
26 generated under the Retailers' Occupation Tax Act, Use Tax Act

1 and Service Use Tax Act and the Service Occupation Tax Act,
2 which sum shall be appropriated to the Department of Revenue to
3 cover its costs of administering and enforcing this Section.
4 For purposes of computing the aggregate amount of such taxes
5 for base years occurring prior to 1985, the Department of
6 Revenue shall compute the Initial Sales Tax Amount for such
7 taxes and deduct therefrom an amount equal to 4% of the
8 aggregate amount of taxes per year for each year the base year
9 is prior to 1985, but not to exceed a total deduction of 12%.
10 The amount so determined shall be known as the "Adjusted
11 Initial Sales Tax Amount". For purposes of determining the
12 State Sales Tax Increment the Department of Revenue shall for
13 each period subtract from the tax amounts received from
14 retailers and servicemen on transactions located in the State
15 Sales Tax Boundary, the certified Initial Sales Tax Amounts,
16 Adjusted Initial Sales Tax Amounts or Revised Initial Sales Tax
17 Amounts for the Retailers' Occupation Tax Act, the Use Tax Act,
18 the Service Use Tax Act and the Service Occupation Tax Act. For
19 the State Fiscal Year 1989 this calculation shall be made by
20 utilizing the calendar year 1987 to determine the tax amounts
21 received. For the State Fiscal Year 1990, this calculation
22 shall be made by utilizing the period from January 1, 1988,
23 until September 30, 1988, to determine the tax amounts received
24 from retailers and servicemen, which shall have deducted
25 therefrom nine-twelfths of the certified Initial Sales Tax
26 Amounts, Adjusted Initial Sales Tax Amounts or the Revised

1 Initial Sales Tax Amounts as appropriate. For the State Fiscal
2 Year 1991, this calculation shall be made by utilizing the
3 period from October 1, 1988, until June 30, 1989, to determine
4 the tax amounts received from retailers and servicemen, which
5 shall have deducted therefrom nine-twelfths of the certified
6 Initial State Sales Tax Amounts, Adjusted Initial Sales Tax
7 Amounts or the Revised Initial Sales Tax Amounts as
8 appropriate. For every State Fiscal Year thereafter, the
9 applicable period shall be the 12 months beginning July 1 and
10 ending on June 30, to determine the tax amounts received which
11 shall have deducted therefrom the certified Initial Sales Tax
12 Amounts, Adjusted Initial Sales Tax Amounts or the Revised
13 Initial Sales Tax Amounts. Municipalities intending to receive
14 a distribution of State Sales Tax Increment must report a list
15 of retailers to the Department of Revenue by October 31, 1988
16 and by July 31, of each year thereafter.

17 (t) "Taxing districts" means counties, townships, cities
18 and incorporated towns and villages, school, road, park,
19 sanitary, mosquito abatement, forest preserve, public health,
20 fire protection, river conservancy, tuberculosis sanitarium
21 and any other municipal corporations or districts with the
22 power to levy taxes.

23 (u) "Taxing districts' capital costs" means those costs of
24 taxing districts for capital improvements that are found by the
25 municipal corporate authorities to be necessary and directly
26 result from the redevelopment project.

1 (v) As used in subsection (a) of Section 11-74.4-3 of this
2 Act, "vacant land" means any parcel or combination of parcels
3 of real property without industrial, commercial, and
4 residential buildings which has not been used for commercial
5 agricultural purposes within 5 years prior to the designation
6 of the redevelopment project area, unless the parcel is
7 included in an industrial park conservation area or the parcel
8 has been subdivided; provided that if the parcel was part of a
9 larger tract that has been divided into 3 or more smaller
10 tracts that were accepted for recording during the period from
11 1950 to 1990, then the parcel shall be deemed to have been
12 subdivided, and all proceedings and actions of the municipality
13 taken in that connection with respect to any previously
14 approved or designated redevelopment project area or amended
15 redevelopment project area are hereby validated and hereby
16 declared to be legally sufficient for all purposes of this Act.
17 For purposes of this Section and only for land subject to the
18 subdivision requirements of the Plat Act, land is subdivided
19 when the original plat of the proposed Redevelopment Project
20 Area or relevant portion thereof has been properly certified,
21 acknowledged, approved, and recorded or filed in accordance
22 with the Plat Act and a preliminary plat, if any, for any
23 subsequent phases of the proposed Redevelopment Project Area or
24 relevant portion thereof has been properly approved and filed
25 in accordance with the applicable ordinance of the
26 municipality.

1 (w) "Annual Total Increment" means the sum of each
2 municipality's annual Net Sales Tax Increment and each
3 municipality's annual Net Utility Tax Increment. The ratio of
4 the Annual Total Increment of each municipality to the Annual
5 Total Increment for all municipalities, as most recently
6 calculated by the Department, shall determine the proportional
7 shares of the Illinois Tax Increment Fund to be distributed to
8 each municipality.

9 (x) "LEED certified" means any certification level of
10 construction elements by a qualified Leadership in Energy and
11 Environmental Design Accredited Professional as determined by
12 the U.S. Green Building Council.

13 (y) "Green Globes certified" means any certification level
14 of construction elements by a qualified Green Globes
15 Professional as determined by the Green Building Initiative.

16 (Source: P.A. 99-792, eff. 8-12-16; 100-201, eff. 8-18-17;
17 100-465, eff. 8-31-17; 100-1133, eff. 1-1-19.)

18 Section 99. Effective date. This Act takes effect upon
19 becoming law."