

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 Sections 11-74.4-3, 11-74.4-3.3, 11-74.4-3.5, and
6 11-74.4-4 as follows:

7 (65 ILCS 5/11-74.4-3) (from Ch. 24, par. 11-74.4-3)

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

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

17 On and after November 1, 1999, "blighted area" means any
18 improved or vacant area within the boundaries of a
19 redevelopment project area located within the territorial
20 limits of the municipality where:

21 (1) If improved, industrial, commercial, and
22 residential buildings or improvements are detrimental to
23 the public safety, health, or welfare because of a

1 combination of 5 or more of the following factors, each of
2 which is (i) present, with that presence documented, to a
3 meaningful extent so that a municipality may reasonably
4 find that the factor is clearly present within the intent
5 of the Act and (ii) reasonably distributed throughout the
6 improved part of the redevelopment project area:

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

14 (B) Obsolescence. The condition or process of
15 falling into disuse. Structures have become ill-suited
16 for the original use.

17 (C) Deterioration. With respect to buildings,
18 defects including, but not limited to, major defects
19 in the secondary building components such as doors,
20 windows, porches, gutters and downspouts, and fascia.
21 With respect to surface improvements, that the
22 condition of roadways, alleys, curbs, gutters,
23 sidewalks, off-street parking, and surface storage
24 areas evidence deterioration, including, but not
25 limited to, surface cracking, crumbling, potholes,
26 depressions, loose paving material, and weeds

1 protruding through paved surfaces.

2 (D) Presence of structures below minimum code
3 standards. All structures that do not meet the
4 standards of zoning, subdivision, building, fire, and
5 other governmental codes applicable to property, but
6 not including housing and property maintenance codes.

7 (E) Illegal use of individual structures. The use
8 of structures in violation of applicable federal,
9 State, or local laws, exclusive of those applicable to
10 the presence of structures below minimum code
11 standards.

12 (F) Excessive vacancies. The presence of buildings
13 that are unoccupied or under-utilized and that
14 represent an adverse influence on the area because of
15 the frequency, extent, or duration of the vacancies.

16 (G) Lack of ventilation, light, or sanitary
17 facilities. The absence of adequate ventilation for
18 light or air circulation in spaces or rooms without
19 windows, or that require the removal of dust, odor,
20 gas, smoke, or other noxious airborne materials.
21 Inadequate natural light and ventilation means the
22 absence of skylights or windows for interior spaces or
23 rooms and improper window sizes and amounts by room
24 area to window area ratios. Inadequate sanitary
25 facilities refers to the absence or inadequacy of
26 garbage storage and enclosure, bathroom facilities,

1 hot water and kitchens, and structural inadequacies
2 preventing ingress and egress to and from all rooms
3 and units within a building.

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

13 (I) Excessive land coverage and overcrowding of
14 structures and community facilities. The
15 over-intensive use of property and the crowding of
16 buildings and accessory facilities onto a site.
17 Examples of problem conditions warranting the
18 designation of an area as one exhibiting excessive
19 land coverage are: (i) the presence of buildings
20 either improperly situated on parcels or located on
21 parcels of inadequate size and shape in relation to
22 present-day standards of development for health and
23 safety and (ii) the presence of multiple buildings on
24 a single parcel. For there to be a finding of excessive
25 land coverage, these parcels must exhibit one or more
26 of the following conditions: insufficient provision

1 for light and air within or around buildings,
2 increased threat of spread of fire due to the close
3 proximity of buildings, lack of adequate or proper
4 access to a public right-of-way, lack of reasonably
5 required off-street parking, or inadequate provision
6 for loading and service.

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

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

24 (L) Lack of community planning. The proposed
25 redevelopment project area was developed prior to or
26 without the benefit or guidance of a community plan.

1 This means that the development occurred prior to the
2 adoption by the municipality of a comprehensive or
3 other community plan or that the plan was not followed
4 at the time of the area's development. This factor
5 must be documented by evidence of adverse or
6 incompatible land-use relationships, inadequate street
7 layout, improper subdivision, parcels of inadequate
8 shape and size to meet contemporary development
9 standards, or other evidence demonstrating an absence
10 of effective community planning.

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

24 (2) If vacant, the sound growth of the redevelopment
25 project area is impaired by a combination of 2 or more of
26 the following factors, each of which is (i) present, with

1 that presence documented, to a meaningful extent so that a
2 municipality may reasonably find that the factor is
3 clearly present within the intent of the Act and (ii)
4 reasonably distributed throughout the vacant part of the
5 redevelopment project area to which it pertains:

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

16 (B) Diversity of ownership of parcels of vacant
17 land sufficient in number to retard or impede the
18 ability to assemble the land for development.

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

22 (D) Deterioration of structures or site
23 improvements in neighboring areas adjacent to the
24 vacant land.

25 (E) The area has incurred Illinois Environmental
26 Protection Agency or United States Environmental

1 Protection Agency remediation costs for, or a study
2 conducted by an independent consultant recognized as
3 having expertise in environmental remediation has
4 determined a need for, the clean-up of hazardous
5 waste, hazardous substances, or underground storage
6 tanks required by State or federal law, provided that
7 the remediation costs constitute a material impediment
8 to the development or redevelopment of the
9 redevelopment project area.

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

23 (3) If vacant, the sound growth of the redevelopment
24 project area is impaired by one of the following factors
25 that (i) is present, with that presence documented, to a
26 meaningful extent so that a municipality may reasonably

1 find that the factor is clearly present within the intent
2 of the Act and (ii) is reasonably distributed throughout
3 the vacant part of the redevelopment project area to which
4 it pertains:

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

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

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

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

23 (E) Prior to November 1, 1999, the area is not less
24 than 50 nor more than 100 acres and 75% of which is
25 vacant (notwithstanding that the area has been used
26 for commercial agricultural purposes within 5 years

1 prior to the designation of the redevelopment project
2 area), and the area meets at least one of the factors
3 itemized in paragraph (1) of this subsection, the area
4 has been designated as a town or village center by
5 ordinance or comprehensive plan adopted prior to
6 January 1, 1982, and the area has not been developed
7 for that designated purpose.

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

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

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

25 (1) Dilapidation. An advanced state of disrepair or
26 neglect of necessary repairs to the primary structural

1 components of buildings or improvements in such a
2 combination that a documented building condition analysis
3 determines that major repair is required or the defects
4 are so serious and so extensive that the buildings must be
5 removed.

6 (2) Obsolescence. The condition or process of falling
7 into disuse. Structures have become ill-suited for the
8 original use.

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

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

24 (5) Illegal use of individual structures. The use of
25 structures in violation of applicable federal, State, or
26 local laws, exclusive of those applicable to the presence

1 of structures below minimum code standards.

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

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

19 (8) Inadequate utilities. Underground and overhead
20 utilities such as storm sewers and storm drainage,
21 sanitary sewers, water lines, and gas, telephone, and
22 electrical services that are shown to be inadequate.
23 Inadequate utilities are those that are: (i) of
24 insufficient capacity to serve the uses in the
25 redevelopment project area, (ii) deteriorated, antiquated,
26 obsolete, or in disrepair, or (iii) lacking within the

1 redevelopment project area.

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

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

25 (11) Lack of community planning. The proposed
26 redevelopment project area was developed prior to or

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

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

22 (13) The total equalized assessed value of the
23 proposed redevelopment project area has declined for 3 of
24 the last 5 calendar years for which information is
25 available or is increasing at an annual rate that is less
26 than the balance of the municipality for 3 of the last 5

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

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

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

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

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

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

26 (g-1) "Revised Initial Sales Tax Amounts" means the amount

1 of taxes paid under the Retailers' Occupation Tax Act, Use Tax
2 Act, Service Use Tax Act, the Service Occupation Tax Act, the
3 Municipal Retailers' Occupation Tax Act, and the Municipal
4 Service Occupation Tax Act by retailers and servicemen on
5 transactions at places located within the State Sales Tax
6 Boundary revised pursuant to Section 11-74.4-8a(9) of this
7 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
18 Act 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
19 amounts 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
24 Sales Tax Amounts as appropriate. For the State Fiscal Year
25 1991, this calculation shall be made by utilizing the period
26 from October 1, 1988, to June 30, 1989, to determine the tax

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

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

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

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

24 (j) "State Utility Tax Increment Amount" means an amount
25 equal to the aggregate increase in State electric and gas tax
26 charges imposed on owners and tenants, other than residential

1 customers, of properties located within the redevelopment
2 project area under Section 9-222 of the Public Utilities Act,
3 over and above the aggregate of such charges as certified by
4 the Department of Revenue and paid by owners and tenants,
5 other than residential customers, of properties within the
6 redevelopment project area during the base year, which shall
7 be the calendar year immediately prior to the year of the
8 adoption of the ordinance authorizing tax increment allocation
9 financing.

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

1 2003; 40% in the State Fiscal Year 2004; 30% in the State
2 Fiscal Year 2005; 20% in the State Fiscal Year 2006; and 10% in
3 the State Fiscal Year 2007. No payment shall be made for the
4 State Fiscal Year 2008 and thereafter.

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

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

22 (m) "Payment in lieu of taxes" means those estimated tax
23 revenues from real property in a redevelopment project area
24 derived from real property that has been acquired by a
25 municipality which according to the redevelopment project or
26 plan is to be used for a private use which taxing districts

1 would have received had a municipality not acquired the real
2 property and adopted tax increment allocation financing and
3 which would result from levies made after the time of the
4 adoption of tax increment allocation financing to the time the
5 current equalized value of real property in the redevelopment
6 project area exceeds the total initial equalized value of real
7 property in said area.

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

1 that purpose within 5 years prior to the adoption of the
2 redevelopment plan. For the purpose of this subsection,
3 "recreational activities" is limited to mean camping and
4 hunting. Each redevelopment plan shall set forth in writing
5 the program to be undertaken to accomplish the objectives and
6 shall include but not be limited to:

7 (A) an itemized list of estimated redevelopment
8 project costs;

9 (B) evidence indicating that the redevelopment project
10 area on the whole has not been subject to growth and
11 development through investment by private enterprise,
12 provided that such evidence shall not be required for any
13 redevelopment project area located within a transit
14 facility improvement area established pursuant to Section
15 11-74.4-3.3;

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

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

22 (E) the nature and term of the obligations to be
23 issued;

24 (F) the most recent equalized assessed valuation of
25 the redevelopment project area;

26 (G) an estimate as to the equalized assessed valuation

1 after redevelopment and the general land uses to apply in
2 the redevelopment project area;

3 (H) a commitment to fair employment practices and an
4 affirmative action plan;

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

12 (J) if property is to be annexed to the municipality,
13 the plan shall include the terms of the annexation
14 agreement.

15 The provisions of items (B) and (C) of this subsection (n)
16 shall not apply to a municipality that before March 14, 1994
17 (the effective date of Public Act 88-537) had fixed, either by
18 its corporate authorities or by a commission designated under
19 subsection (k) of Section 11-74.4-4, a time and place for a
20 public hearing as required by subsection (a) of Section
21 11-74.4-5. No redevelopment plan shall be adopted unless a
22 municipality complies with all of the following requirements:

23 (1) The municipality finds that the redevelopment
24 project area on the whole has not been subject to growth
25 and development through investment by private enterprise
26 and would not reasonably be anticipated to be developed

1 without the adoption of the redevelopment plan, provided,
2 however, that such a finding shall not be required with
3 respect to any redevelopment project area located within a
4 transit facility improvement area established pursuant to
5 Section 11-74.4-3.3.

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

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

22 A municipality may by municipal ordinance amend an
23 existing redevelopment plan to conform to this paragraph
24 (3) as amended by Public Act 91-478, which municipal
25 ordinance may be adopted without further hearing or notice
26 and without complying with the procedures provided in this

1 Act pertaining to an amendment to or the initial approval
2 of a redevelopment plan and project and designation of a
3 redevelopment project area.

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

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

20 (5) If: (a) the redevelopment plan will not result in
21 displacement of residents from 10 or more inhabited
22 residential units, and the municipality certifies in the
23 plan that such displacement will not result from the plan;
24 or (b) the redevelopment plan is for a redevelopment
25 project area or a qualifying transit facility located
26 within a transit facility improvement area established

1 pursuant to Section 11-74.4-3.3, and the applicable
2 project is subject to the process for evaluation of
3 environmental effects under the National Environmental
4 Policy Act of 1969, 42 U.S.C. 4321 et seq., then a housing
5 impact study need not be performed. If, however, the
6 redevelopment plan would result in the displacement of
7 residents from 10 or more inhabited residential units, or
8 if the redevelopment project area contains 75 or more
9 inhabited residential units and no certification is made,
10 then the municipality shall prepare, as part of the
11 separate feasibility report required by subsection (a) of
12 Section 11-74.4-5, a housing impact study.

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

26 Part II of the housing impact study shall identify the

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

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

16 (7) On and after November 1, 1999, no redevelopment
17 plan shall be adopted, nor an existing plan amended, nor
18 shall residential housing that is occupied by households
19 of low-income and very low-income persons in currently
20 existing redevelopment project areas be removed after
21 November 1, 1999 unless the redevelopment plan provides,
22 with respect to inhabited housing units that are to be
23 removed for households of low-income and very low-income
24 persons, affordable housing and relocation assistance not
25 less than that which would be provided under the federal
26 Uniform Relocation Assistance and Real Property

1 Acquisition Policies Act of 1970 and the regulations under
2 that Act, including the eligibility criteria. Affordable
3 housing may be either existing or newly constructed
4 housing. For purposes of this paragraph (7), "low-income
5 households", "very low-income households", and "affordable
6 housing" have the meanings set forth in the Illinois
7 Affordable Housing Act. The municipality shall make a good
8 faith effort to ensure that this affordable housing is
9 located in or near the redevelopment project area within
10 the municipality.

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

18 (9) For redevelopment project areas designated prior
19 to November 1, 1999, the redevelopment plan may be amended
20 without further joint review board meeting or hearing,
21 provided that the municipality shall give notice of any
22 such changes by mail to each affected taxing district and
23 registrant on the interested party registry, to authorize
24 the municipality to expend tax increment revenues for
25 redevelopment project costs defined by paragraphs (5) and
26 (7.5), subparagraphs (E) and (F) of paragraph (11), and

1 paragraph (11.5) of subsection (q) of Section 11-74.4-3,
2 so long as the changes do not increase the total estimated
3 redevelopment project costs set out in the redevelopment
4 plan by more than 5% after adjustment for inflation from
5 the date the plan was adopted.

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

19 (p) "Redevelopment project area" means an area designated
20 by the municipality, which is not less in the aggregate than 1
21 1/2 acres and in respect to which the municipality has made a
22 finding that there exist conditions which cause the area to be
23 classified as an industrial park conservation area or a
24 blighted area or a conservation area, or a combination of both
25 blighted areas and conservation areas.

26 (p-1) Notwithstanding any provision of this Act to the

1 contrary, on and after August 25, 2009 (the effective date of
2 Public Act 96-680), a redevelopment project area may include
3 areas within a one-half mile radius of an existing or proposed
4 Regional Transportation Authority Suburban Transit Access
5 Route (STAR Line) station without a finding that the area is
6 classified as an industrial park conservation area, a blighted
7 area, a conservation area, or a combination thereof, but only
8 if the municipality receives unanimous consent from the joint
9 review board created to review the proposed redevelopment
10 project area.

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

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

26 (1) Costs of studies, surveys, development of plans,

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

1 by the consultant or advisor;

2 (1.5) After July 1, 1999, annual administrative costs
3 shall not include general overhead or administrative costs
4 of the municipality that would still have been incurred by
5 the municipality if the municipality had not designated a
6 redevelopment project area or approved a redevelopment
7 plan;

8 (1.6) The cost of marketing sites within the
9 redevelopment project area to prospective businesses,
10 developers, and investors;

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

19 (3) Costs of rehabilitation, reconstruction or repair
20 or remodeling of existing public or private buildings,
21 fixtures, and leasehold improvements; and the cost of
22 replacing an existing public building if pursuant to the
23 implementation of a redevelopment project the existing
24 public building is to be demolished to use the site for
25 private investment or devoted to a different use requiring
26 private investment; 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;

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

1 maintenance, or repair of transit vehicles and is located
2 in a transit facility improvement area that has been
3 established pursuant to Section 11-74.4-3.3;

4 (5) Costs of job training and retraining projects,
5 including the cost of "welfare to work" programs
6 implemented by businesses located within the redevelopment
7 project area;

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

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

22 (7.5) For redevelopment project areas designated (or
23 redevelopment project areas amended to add or increase the
24 number of tax-increment-financing assisted housing units)
25 on or after November 1, 1999, an elementary, secondary, or
26 unit school district's increased costs attributable to

1 assisted housing units located within the redevelopment
2 project area for which the developer or redeveloper
3 receives financial assistance through an agreement with
4 the municipality or because the municipality incurs the
5 cost of necessary infrastructure improvements within the
6 boundaries of the assisted housing sites necessary for the
7 completion of that housing as authorized by this Act, and
8 which costs shall be paid by the municipality from the
9 Special Tax Allocation Fund when the tax increment revenue
10 is received as a result of the assisted housing units and
11 shall be calculated annually as follows:

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

1 any increase in general State aid as defined in
2 Section 18-8.05 of the School Code or evidence-based
3 funding as defined in Section 18-8.15 of the School
4 Code attributable to these added new students subject
5 to the following annual limitations:

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

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

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

24 (B) For alternate method districts, flat grant
25 districts, and foundation districts with a district
26 average 1995-96 Per Capita Tuition Charge equal to or

1 more than \$5,900, excluding any school district with a
2 population in excess of 1,000,000, by multiplying the
3 district's increase in attendance resulting from the
4 net increase in new students enrolled in that school
5 district who reside in housing units within the
6 redevelopment project area that have received
7 financial assistance through an agreement with the
8 municipality or because the municipality incurs the
9 cost of necessary infrastructure improvements within
10 the boundaries of the housing sites necessary for the
11 completion of that housing as authorized by this Act
12 since the designation of the redevelopment project
13 area by the most recently available per capita tuition
14 cost as defined in Section 10-20.12a of the School
15 Code less any increase in general state aid as defined
16 in Section 18-8.05 of the School Code or
17 evidence-based funding as defined in Section 18-8.15
18 of the School Code attributable to these added new
19 students subject to the following annual limitations:

20 (i) for unit school districts, no more than
21 40% of the total amount of property tax increment
22 revenue produced by those housing units that have
23 received tax increment finance assistance under
24 this Act;

25 (ii) for elementary school districts, no more
26 than 27% 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; and

4 (iii) for secondary school districts, no more
5 than 13% of the total amount of property tax
6 increment revenue produced by those housing units
7 that have received tax increment finance
8 assistance under this Act.

9 (C) For any school district in a municipality with
10 a population in excess of 1,000,000, the following
11 restrictions shall apply to the reimbursement of
12 increased costs under this paragraph (7.5):

13 (i) no increased costs shall be reimbursed
14 unless the school district certifies that each of
15 the schools affected by the assisted housing
16 project is at or over its student capacity;

17 (ii) the amount reimbursable shall be reduced
18 by the value of any land donated to the school
19 district by the municipality or developer, and by
20 the value of any physical improvements made to the
21 schools by the municipality or developer; and

22 (iii) the amount reimbursed may not affect
23 amounts otherwise obligated by the terms of any
24 bonds, notes, or other funding instruments, or the
25 terms of any redevelopment agreement.

26 Any school district seeking payment under this

1 paragraph (7.5) shall, after July 1 and before
2 September 30 of each year, provide the municipality
3 with reasonable evidence to support its claim for
4 reimbursement before the municipality shall be
5 required to approve or make the payment to the school
6 district. If the school district fails to provide the
7 information during this period in any year, it shall
8 forfeit any claim to reimbursement for that year.
9 School districts may adopt a resolution waiving the
10 right to all or a portion of the reimbursement
11 otherwise required by this paragraph (7.5). By
12 acceptance of this reimbursement the school district
13 waives the right to directly or indirectly set aside,
14 modify, or contest in any manner the establishment of
15 the redevelopment project area or projects;

16 (7.7) For redevelopment project areas designated (or
17 redevelopment project areas amended to add or increase the
18 number of tax-increment-financing assisted housing units)
19 on or after January 1, 2005 (the effective date of Public
20 Act 93-961), a public library district's increased costs
21 attributable to assisted housing units located within the
22 redevelopment project area for which the developer or
23 redeveloper receives financial assistance through an
24 agreement with the municipality or because the
25 municipality incurs the cost of necessary infrastructure
26 improvements within the boundaries of the assisted housing

1 sites necessary for the completion of that housing as
2 authorized by this Act shall be paid to the library
3 district by the municipality from the Special Tax
4 Allocation Fund when the tax increment revenue is received
5 as a result of the assisted housing units. This paragraph
6 (7.7) applies only if (i) the library district is located
7 in a county that is subject to the Property Tax Extension
8 Limitation Law or (ii) the library district is not located
9 in a county that is subject to the Property Tax Extension
10 Limitation Law but the district is prohibited by any other
11 law from increasing its tax levy rate without a prior
12 voter referendum.

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

1 library in the previous fiscal year. The municipality may
2 deduct from the amount that it must pay to a library
3 district under this paragraph any amount that it has
4 voluntarily paid to the library district from the tax
5 increment revenue. The amount paid to a library district
6 under this paragraph (7.7) shall be no more than 2% of the
7 amount produced by the assisted housing units and
8 deposited into the Special Tax Allocation Fund.

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

15 Any library district seeking payment under this
16 paragraph (7.7) shall, after July 1 and before September
17 30 of each year, provide the municipality with convincing
18 evidence to support its claim for reimbursement before the
19 municipality shall be required to approve or make the
20 payment to the library district. If the library district
21 fails to provide the information during this period in any
22 year, it shall forfeit any claim to reimbursement for that
23 year. Library districts may adopt a resolution waiving the
24 right to all or a portion of the reimbursement otherwise
25 required by this paragraph (7.7). By acceptance of such
26 reimbursement, the library district shall forfeit any

1 right to directly or indirectly set aside, modify, or
2 contest in any manner whatsoever the establishment of the
3 redevelopment project area or projects;

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 or in order to satisfy subparagraph (7) of
8 subsection (n);

9 (9) Payment in lieu of taxes;

10 (10) Costs of job training, retraining, advanced
11 vocational education or career education, including but
12 not limited to courses in occupational, semi-technical or
13 technical fields leading directly to employment, incurred
14 by one or more taxing districts, provided that such costs
15 (i) are related to the establishment and maintenance of
16 additional job training, advanced vocational education or
17 career education programs for persons employed or to be
18 employed by employers located in a redevelopment project
19 area; and (ii) when incurred by a taxing district or
20 taxing districts other than the municipality, are set
21 forth in a written agreement by or among the municipality
22 and the taxing district or taxing districts, which
23 agreement describes the program to be undertaken,
24 including but not limited to the number of employees to be
25 trained, a description of the training and services to be
26 provided, the number and type of positions available or to

1 be available, itemized costs of the program and sources of
2 funds to pay for the same, and the term of the agreement.
3 Such costs include, specifically, the payment by community
4 college districts of costs pursuant to Sections 3-37,
5 3-38, 3-40 and 3-40.1 of the Public Community College Act
6 and by school districts of costs pursuant to Sections
7 10-22.20a and 10-23.3a of the School Code;

8 (11) Interest cost incurred by a redeveloper related
9 to the construction, renovation or rehabilitation of a
10 redevelopment project provided that:

11 (A) such costs are to be paid directly from the
12 special tax allocation fund established pursuant to
13 this Act;

14 (B) such payments in any one year may not exceed
15 30% of the annual interest costs incurred by the
16 redeveloper with regard to the redevelopment project
17 during that year;

18 (C) if there are not sufficient funds available in
19 the special tax allocation fund to make the payment
20 pursuant to this paragraph (11) then the amounts so
21 due shall accrue and be payable when sufficient funds
22 are available in the special tax allocation fund;

23 (D) the total of such interest payments paid
24 pursuant to this Act may not exceed 30% of the total
25 (i) cost paid or incurred by the redeveloper for the
26 redevelopment project plus (ii) redevelopment project

1 costs excluding any property assembly costs and any
2 relocation costs incurred by a municipality pursuant
3 to this Act;

4 (E) the cost limits set forth in subparagraphs (B)
5 and (D) of paragraph (11) shall be modified for the
6 financing of rehabilitated or new housing units for
7 low-income households and very low-income households,
8 as defined in Section 3 of the Illinois Affordable
9 Housing Act. The percentage of 75% shall be
10 substituted for 30% in subparagraphs (B) and (D) of
11 paragraph (11); and

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

1 construction of that housing.

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

1 reasonable recapture of funds, or other appropriate
2 methods designed to preserve the original
3 affordability of the ownership units. For rental
4 units, the guidelines will provide, at a minimum, for
5 the affordability of rent to low and very low-income
6 households. As units become available, they shall be
7 rented to income-eligible tenants. The municipality
8 may modify these guidelines from time to time; the
9 guidelines, however, shall be in effect for as long as
10 tax increment revenue is being used to pay for costs
11 associated with the units or for the retirement of
12 bonds issued to finance the units or for the life of
13 the redevelopment project area, whichever is later;

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

1 county, or regional median income are determined from time
2 to time by the United States Department of Housing and
3 Urban Development.

4 (12) Costs relating to the development of urban
5 agricultural areas under Division 15.2 of the Illinois
6 Municipal Code.

7 Unless explicitly stated herein the cost of construction
8 of new privately-owned buildings shall not be an eligible
9 redevelopment project cost.

10 After November 1, 1999 (the effective date of Public Act
11 91-478), none of the redevelopment project costs enumerated in
12 this subsection shall be eligible redevelopment project costs
13 if those costs would provide direct financial support to a
14 retail entity initiating operations in the redevelopment
15 project area while terminating operations at another Illinois
16 location within 10 miles of the redevelopment project area but
17 outside the boundaries of the redevelopment project area
18 municipality. For purposes of this paragraph, termination
19 means a closing of a retail operation that is directly related
20 to the opening of the same operation or like retail entity
21 owned or operated by more than 50% of the original ownership in
22 a redevelopment project area, but it does not mean closing an
23 operation for reasons beyond the control of the retail entity,
24 as documented by the retail entity, subject to a reasonable
25 finding by the municipality that the current location
26 contained inadequate space, had become economically obsolete,

1 or was no longer a viable location for the retailer or
2 serviceman.

3 No cost shall be a redevelopment project cost in a
4 redevelopment project area if used to demolish, remove, or
5 substantially modify a historic resource, after August 26,
6 2008 (the effective date of Public Act 95-934), unless no
7 prudent and feasible alternative exists. "Historic resource"
8 for the purpose of this paragraph means (i) a place or
9 structure that is included or eligible for inclusion on the
10 National Register of Historic Places or (ii) a contributing
11 structure in a district on the National Register of Historic
12 Places. This paragraph does not apply to a place or structure
13 for which demolition, removal, or modification is subject to
14 review by the preservation agency of a Certified Local
15 Government designated as such by the National Park Service of
16 the United States Department of the Interior.

17 If a special service area has been established pursuant to
18 the Special Service Area Tax Act or Special Service Area Tax
19 Law, then any tax increment revenues derived from the tax
20 imposed pursuant to the Special Service Area Tax Act or
21 Special Service Area Tax Law may be used within the
22 redevelopment project area for the purposes permitted by that
23 Act or Law as well as the purposes permitted by this Act.

24 (q-1) For redevelopment project areas created pursuant to
25 subsection (p-1), redevelopment project costs are limited to
26 those costs in paragraph (q) that are related to the existing

1 or proposed Regional Transportation Authority Suburban Transit
2 Access Route (STAR Line) station.

3 (q-2) For a transit facility improvement area established
4 prior to, on, or after the effective date of this amendatory
5 Act of the 102nd General Assembly: (i) "redevelopment project
6 costs" means those costs described in subsection (q) that are
7 related to the construction, reconstruction, rehabilitation,
8 remodeling, or repair of any existing or proposed transit
9 facility, whether that facility is located within or outside
10 the boundaries of a redevelopment project area established
11 within that transit facility improvement area (and, to the
12 extent a redevelopment project cost is described in subsection
13 (q) as incurred or estimated to be incurred with respect to a
14 redevelopment project area, then it shall apply with respect
15 to such transit facility improvement area); and (ii) the
16 provisions of Section 11-74.4-8 regarding tax increment
17 allocation financing for a redevelopment project area located
18 in a transit facility improvement area shall apply only to the
19 lots, blocks, tracts and parcels of real property that are
20 located within the boundaries of that redevelopment project
21 area and not to the lots, blocks, tracts, and parcels of real
22 property that are located outside the boundaries of that
23 redevelopment project area ~~For a redevelopment project area~~
24 ~~located within a transit facility improvement area established~~
25 ~~pursuant to Section 11-74.4-3.3, redevelopment project costs~~
26 ~~means those costs described in subsection (q) that are related~~

1 ~~to the construction, reconstruction, rehabilitation,~~
2 ~~remodeling, or repair of any existing or proposed transit~~
3 ~~facility.~~

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

11 (s) "State Sales Tax Increment" means an amount equal to
12 the increase in the aggregate amount of taxes paid by
13 retailers and servicemen, other than retailers and servicemen
14 subject to the Public Utilities Act, on transactions at places
15 of business located within a State Sales Tax Boundary pursuant
16 to the Retailers' Occupation Tax Act, the Use Tax Act, the
17 Service Use Tax Act, and the Service Occupation Tax Act,
18 except such portion of such increase that is paid into the
19 State and Local Sales Tax Reform Fund, the Local Government
20 Distributive Fund, the Local Government Tax Fund and the
21 County and Mass Transit District Fund, for as long as State
22 participation exists, over and above the Initial Sales Tax
23 Amounts, Adjusted Initial Sales Tax Amounts or the Revised
24 Initial Sales Tax Amounts for such taxes as certified by the
25 Department of Revenue and paid under those Acts by retailers
26 and servicemen on transactions at places of business located

1 within the State Sales Tax Boundary during the base year which
2 shall be the calendar year immediately prior to the year in
3 which the municipality adopted tax increment allocation
4 financing, less 3.0% of such amounts generated under the
5 Retailers' Occupation Tax Act, Use Tax Act and Service Use Tax
6 Act and the Service Occupation Tax Act, which sum shall be
7 appropriated to the Department of Revenue to cover its costs
8 of administering and enforcing this Section. For purposes of
9 computing the aggregate amount of such taxes for base years
10 occurring prior to 1985, the Department of Revenue shall
11 compute the Initial Sales Tax Amount for such taxes and deduct
12 therefrom an amount equal to 4% of the aggregate amount of
13 taxes per year for each year the base year is prior to 1985,
14 but not to exceed a total deduction of 12%. The amount so
15 determined shall be known as the "Adjusted Initial Sales Tax
16 Amount". For purposes of determining the State Sales Tax
17 Increment the Department of Revenue shall for each period
18 subtract from the tax amounts received from retailers and
19 servicemen on transactions located in the State Sales Tax
20 Boundary, the certified Initial Sales Tax Amounts, Adjusted
21 Initial Sales Tax Amounts or Revised Initial Sales Tax Amounts
22 for the Retailers' Occupation Tax Act, the Use Tax Act, the
23 Service Use Tax Act and the Service Occupation Tax Act. For the
24 State Fiscal Year 1989 this calculation shall be made by
25 utilizing the calendar year 1987 to determine the tax amounts
26 received. For the State Fiscal Year 1990, this calculation

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

23 (t) "Taxing districts" means counties, townships, cities
24 and incorporated towns and villages, school, road, park,
25 sanitary, mosquito abatement, forest preserve, public health,
26 fire protection, river conservancy, tuberculosis sanitarium

1 and any other municipal corporations or districts with the
2 power to levy taxes.

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

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

1 been properly certified, acknowledged, approved, and recorded
2 or filed in accordance with the Plat Act and a preliminary
3 plat, if any, for any subsequent phases of the proposed
4 Redevelopment Project Area or relevant portion thereof has
5 been properly approved and filed in accordance with the
6 applicable ordinance of the municipality.

7 (w) "Annual Total Increment" means the sum of each
8 municipality's annual Net Sales Tax Increment and each
9 municipality's annual Net Utility Tax Increment. The ratio of
10 the Annual Total Increment of each municipality to the Annual
11 Total Increment for all municipalities, as most recently
12 calculated by the Department, shall determine the proportional
13 shares of the Illinois Tax Increment Fund to be distributed to
14 each municipality.

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

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

22 (Source: P.A. 99-792, eff. 8-12-16; 100-201, eff. 8-18-17;
23 100-465, eff. 8-31-17; 100-1133, eff. 1-1-19.)

24 (65 ILCS 5/11-74.4-3.3)

25 Sec. 11-74.4-3.3. Redevelopment project area within a

1 transit facility improvement area.

2 (a) As used in this Section:

3 "Redevelopment project area" means the area identified in:
4 the Chicago Union Station Master Plan; the Chicago Transit
5 Authority's Red and Purple Modernization Program; the Chicago
6 Transit Authority's Red Line Extension Program; and the
7 Chicago Transit Authority's Blue Line Modernization and
8 Extension Program, each as may be amended from time to time
9 after the effective date of this amendatory Act of the 99th
10 General Assembly, and, in each case, regardless of whether all
11 of the parcels of real property included in the redevelopment
12 project area are adjacent to one another.

13 "Transit" means any one or more of the following
14 transportation services provided to passengers: inter-city
15 passenger rail service; commuter rail service; and urban mass
16 transit rail service, whether elevated, underground, or
17 running at grade, and whether provided through rolling stock
18 generally referred to as heavy rail or light rail.

19 "Transit facility" means an existing or proposed transit
20 passenger station, an existing or proposed transit
21 maintenance, storage or service facility, or an existing or
22 proposed right of way for use in providing transit services.

23 "Transit facility improvement area" means an area whose
24 boundaries are no more than one-half mile in any direction
25 from the location of a transit passenger station, or the
26 existing or proposed right of way of transit facility, as

1 applicable; provided that the length of any existing or
2 proposed right of way or a transit passenger station included
3 in any transit facility improvement area shall not exceed: 9
4 miles for the Chicago Transit Authority's Blue Line
5 Modernization and Extension Program; 17 miles for the Chicago
6 Transit Authority's Red and Purple Modernization Program
7 (running from Madison Street North to Linden Avenue); and 20
8 miles for the Chicago Transit Authority's Red Line Extension
9 Program (running from Madison Street South to 134th ~~130th~~
10 Street (as extended)).

11 (b) Notwithstanding any other provision of law to the
12 contrary, if the corporate authorities of a municipality
13 designate an area within the territorial limits of the
14 municipality as a transit facility improvement area, then that
15 municipality may establish one or more redevelopment project
16 areas within that transit facility improvement area for the
17 purpose of developing new transit facilities, expanding or
18 rehabilitating existing transit facilities, or both, within
19 that transit facility improvement area. With respect to a
20 transit facility whose right of way is located in more than one
21 municipality, each municipality may designate an area within
22 its territorial limits as a transit facility improvement area
23 and may establish a redevelopment project area for each of the
24 qualifying projects identified in subsection (a) of this
25 Section.

26 Notwithstanding any other provision of law, on and after

1 the effective date of this amendatory Act of the 102nd General
2 Assembly, the following provisions apply to transit facility
3 improvement areas, and to redevelopment project areas located
4 in a transit facility improvement area, established prior to,
5 on, or after the effective date of this amendatory Act of the
6 102nd General Assembly:

7 (1) A redevelopment project area established within a
8 transit facility improvement area whose boundaries satisfy
9 the requirements of this Section shall be deemed to
10 satisfy the contiguity requirements of subsection (a) of
11 Section 11-74.4-4, regardless of whether all of the
12 parcels of real property included in the redevelopment
13 project area are adjacent to one another.

14 (2) Item (1) applies through and including the
15 completion date of the redevelopment project located
16 within the transit facility improvement area established
17 pursuant to Section 11-74.4-3.3 and the date of retirement
18 of obligations issued to finance redevelopment project
19 costs, all in accordance with subsection (a-5) of Section
20 11-74.4-3.5.

21 (Source: P.A. 99-792, eff. 8-12-16.)

22 (65 ILCS 5/11-74.4-3.5)

23 Sec. 11-74.4-3.5. Completion dates for redevelopment
24 projects.

25 (a) Unless otherwise stated in this Section, the estimated

1 dates of completion of the redevelopment project and
2 retirement of obligations issued to finance redevelopment
3 project costs (including refunding bonds under Section
4 11-74.4-7) may not be later than December 31 of the year in
5 which the payment to the municipal treasurer, as provided in
6 subsection (b) of Section 11-74.4-8 of this Act, is to be made
7 with respect to ad valorem taxes levied in the 23rd calendar
8 year after the year in which the ordinance approving the
9 redevelopment project area was adopted if the ordinance was
10 adopted on or after January 15, 1981.

11 (a-5) If the redevelopment project area is located within
12 a transit facility improvement area established pursuant to
13 Section 11-74.4-3, the estimated dates of completion of the
14 redevelopment project and retirement of obligations issued to
15 finance redevelopment project costs (including refunding bonds
16 under Section 11-74.4-7) may not be later than December 31 of
17 the year in which the payment to the municipal treasurer, as
18 provided in subsection (b) of Section 11-74.4-8 of this Act,
19 is to be made with respect to ad valorem taxes levied in the
20 35th calendar year after the year in which the ordinance
21 approving the redevelopment project area was adopted.

22 (a-7) A municipality may adopt tax increment financing for
23 a redevelopment project area located in a transit facility
24 improvement area that also includes real property located
25 within an existing redevelopment project area established
26 prior to August 12, 2016 (the effective date of Public Act

1 99-792). In such case: (i) the provisions of this Division
2 shall apply with respect to the previously established
3 redevelopment project area until the municipality adopts, as
4 required in accordance with applicable provisions of this
5 Division, an ordinance dissolving the special tax allocation
6 fund for such redevelopment project area and terminating the
7 designation of such redevelopment project area as a
8 redevelopment project area; and (ii) after the effective date
9 of the ordinance described in (i), the provisions of this
10 Division shall apply with respect to the subsequently
11 established redevelopment project area located in a transit
12 facility improvement area.

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

23 The estimated dates of completion of the redevelopment
24 project and retirement of obligations issued to finance
25 redevelopment project costs (including refunding bonds under
26 Section 11-74.4-7) may not be later than December 31 of the

1 year in which the payment to the municipal treasurer as
2 provided in subsection (b) of Section 11-74.4-8 of this Act is
3 to be made with respect to ad valorem taxes levied in the 33rd
4 calendar year after the year in which the ordinance approving
5 the redevelopment project area was adopted if the ordinance
6 was adopted on May 20, 1985 by the Village of Wheeling.

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

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

26 (1) If the ordinance was adopted before January 15,

1 1981.

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

4 (3) If the ordinance was adopted in December 1987 and
5 the redevelopment project is located within one mile of
6 Midway Airport.

7 (4) If the ordinance was adopted before January 1,
8 1987 by a municipality in Mason County.

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

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

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

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

26 (9) If the ordinance was adopted on November 12, 1991

1 by the Village of Sauget.

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

4 (11) If the ordinance was adopted before December 18,
5 1986 by the City of Moline.

6 (12) If the ordinance was adopted in September 1988 by
7 Sauk Village.

8 (13) If the ordinance was adopted in October 1993 by
9 Sauk Village.

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

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

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

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

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

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

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

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

26 (22) If the ordinance was adopted on December 23, 1986

1 by the City of Beardstown.

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

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

7 (25) If the ordinance was adopted on September 14,
8 1994 by the City of Alton.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11 (40) If the ordinance was adopted on September 21,
12 1998 by the City of Waukegan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23 (72) If the ordinance was adopted on September 17,
24 1986 by the Village of Sherman.

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

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

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

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

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

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

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

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

17 (81) If the ordinance was adopted on December 29, 1986
18 by the City of Pontiac to create TIF II (the Interstate
19 TIF).

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

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

26 (84) If the ordinance was adopted on June 10, 1998 by

1 the City of Chicago to create the Stony Island
2 Commercial/Burnside Industrial Corridors TIF District.

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

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

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

10 (88) If the ordinance was adopted on September 20,
11 1999 by the City of Belleville.

12 (89) If the ordinance was adopted on December 30, 1986
13 by the Village of Bellevue to create the Bellevue TIF
14 District 1.

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

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

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

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

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

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

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

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

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

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

9 (100) If the ordinance was adopted on December 20,
10 1988 by the Village of Lansing.

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

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

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

17 (104) If the ordinance was adopted on December 14,
18 1998 by the City of Carlyle.

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

22 (106) If the ordinance was adopted on September 13,
23 1989 by the City of Chicago to create the Michigan/Cermak
24 Area TIF District.

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

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

3 (109) If the ordinance was adopted on December 16,
4 1997 by the Village of Germantown.

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

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

13 (112) If the ordinance was adopted on February 28,
14 2000 by the City of Harvey.

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

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

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

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

25 (117) If the ordinance was adopted on February 11,
26 1991 by the Village of Machesney Park.

1 (118) If the ordinance was adopted on December 29,
2 1993 by the City of Ottawa.

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

5 (120) If the ordinance was adopted on February 10,
6 2004 by the Village of Fox Lake.

7 (121) If the ordinance was adopted on December 22,
8 1992 by the City of Fairfield.

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

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

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

15 (125) If the ordinance was adopted on September 23,
16 1997 by the City of Granite City.

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

20 (127) If the ordinance was adopted on November 22,
21 1993 by the City of Arcola.

22 (128) If the ordinance was adopted on September 7,
23 2004 by the City of Arcola.

24 (129) If the ordinance was adopted on November 29,
25 1999 by the City of Paris.

26 (130) If the ordinance was adopted on September 20,

1 1994 by the City of Ottawa to create the U.S. Route 6 East
2 Ottawa TIF.

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

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

7 (133) If the ordinance was adopted on December 23,
8 1993 by the City of Lacon.

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

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

13 (136) If the ordinance was adopted on November 16,
14 1992 by the City of Pinckneyville.

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

17 (138) If the ordinance was adopted on February 26,
18 1992 by the City of Chicago to create the Stockyards
19 Southeast Quadrant TIF District.

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

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

24 (141) If the ordinance was adopted on February 10,
25 2016 by the Village of Rosemont to create the
26 Balmoral/Pearl TIF No. 8 Tax Increment Financing

1 Redevelopment Project Area.

2 (142) If the ordinance was adopted on June 11, 2002 by
3 the City of Oak Forest.

4 (143) If the ordinance was adopted on January 31, 1995
5 by the Village of Milledgeville.

6 (144) If the ordinance was adopted on February 5, 1996
7 by the Village of Pearl City.

8 (145) If the ordinance was adopted on December 21,
9 1994 by the City of Calumet City.

10 (146) If the ordinance was adopted on May 5, 2003 by
11 the Town of Normal.

12 (147) If the ordinance was adopted on June 2, 1998 by
13 the City of Litchfield.

14 (148) If the ordinance was adopted on October 23, 1995
15 by the City of Marion.

16 (149) If the ordinance was adopted on May 24, 2001 by
17 the Village of Hanover Park.

18 (150) If the ordinance was adopted on May 30, 1995 by
19 the Village of Dalzell.

20 (151) If the ordinance was adopted on April 15, 1997
21 by the City of Edwardsville.

22 (152) If the ordinance was adopted on September 5,
23 1995 by the City of Granite City.

24 (153) If the ordinance was adopted on June 21, 1999 by
25 the Village of Table Grove.

26 (154) If the ordinance was adopted on February 23,

1 1995 by the City of Springfield.

2 (155) If the ordinance was adopted on August 11, 1999
3 by the City of Monmouth.

4 (156) If the ordinance was adopted on December 26,
5 1995 by the Village of Posen.

6 (157) If the ordinance was adopted on July 1, 1995 by
7 the Village of Caseyville.

8 (158) If the ordinance was adopted on January 30, 1996
9 by the City of Madison.

10 (159) If the ordinance was adopted on February 2, 1996
11 by the Village of Hartford.

12 (160) If the ordinance was adopted on July 2, 1996 by
13 the Village of Manlius.

14 (161) If the ordinance was adopted on March 21, 2000
15 by the City of Hoopeston.

16 (162) If the ordinance was adopted on March 22, 2005
17 by the City of Hoopeston.

18 (163) If the ordinance was adopted on July 10, 1996 by
19 the City of Chicago to create the Goose Island TIF
20 District.

21 (164) If the ordinance was adopted on December 11,
22 1996 by the City of Chicago to create the Bryn
23 Mawr/Broadway TIF District.

24 (165) If the ordinance was adopted on December 31,
25 1995 by the City of Chicago to create the 95th/Western TIF
26 District.

1 (166) If the ordinance was adopted on October 7, 1998
2 by the City of Chicago to create the 71st and Stony Island
3 TIF District.

4 (167) If the ordinance was adopted on April 19, 1995
5 by the Village of North Utica.

6 (168) If the ordinance was adopted on April 22, 1996
7 by the City of LaSalle.

8 (169) If the ordinance was adopted on June 9, 2008 by
9 the City of Country Club Hills.

10 (170) If the ordinance was adopted on July 3, 1996 by
11 the Village of Phoenix.

12 (171) If the ordinance was adopted on May 19, 1997 by
13 the Village of Swansea.

14 (172) If the ordinance was adopted on August 13, 2001
15 by the Village of Saunemin.

16 (173) If the ordinance was adopted on January 10, 2005
17 by the Village of Romeoville.

18 (174) If the ordinance was adopted on January 28, 1997
19 by the City of Berwyn for the South Berwyn Corridor Tax
20 Increment Financing District.

21 (175) If the ordinance was adopted on January 28, 1997
22 by the City of Berwyn for the Roosevelt Road Tax Increment
23 Financing District.

24 (176) If the ordinance was adopted on May 3, 2001 by
25 the Village of Hanover Park for the Village Center Tax
26 Increment Financing Redevelopment Project Area (TIF # 3).

1 (177) If the ordinance was adopted on January 1, 1996
2 by the City of Savanna.

3 (178) If the ordinance was adopted on January 28, 2002
4 by the Village of Okawville.

5 (179) If the ordinance was adopted on October 4, 1999
6 by the City of Vandalia.

7 (180) If the ordinance was adopted on June 16, 2003 by
8 the City of Rushville.

9 (181) If the ordinance was adopted on December 7, 1998
10 by the City of Quincy for the Central Business District
11 West Tax Increment Redevelopment Project Area.

12 (182) If the ordinance was adopted on March 27, 1997
13 by the Village of Maywood approving the Roosevelt Road TIF
14 District.

15 (183) If the ordinance was adopted on March 27, 1997
16 by the Village of Maywood approving the Madison
17 Street/Fifth Avenue TIF District.

18 (184) If the ordinance was adopted on November 10,
19 1997 by the Village of Park Forest.

20 (185) If the ordinance was adopted on July 30, 1997 by
21 the City of Chicago to create the Near North TIF district.

22 (186) If the ordinance was adopted on December 1, 2000
23 by the Village of Mahomet.

24 (187) If the ordinance was adopted on June 16, 1999 by
25 the Village of Washburn.

26 (188) If the ordinance was adopted on August 19, 1998

1 by the Village of New Berlin.

2 (189) If the ordinance was adopted on February 5, 2002
3 by the City of Highwood.

4 (190) If the ordinance was adopted on June 1, 1997 by
5 the City of Flora.

6 (191) If the ordinance was adopted on November 21,
7 2000 by the City of Effingham.

8 (192) If the ordinance was adopted on January 28, 2003
9 by the City of Effingham.

10 (193) If the ordinance was adopted on February 4, 2008
11 by the City of Polo.

12 (194) If the ordinance was adopted on August 17, 2005
13 by the Village of Bellwood to create the Park Place TIF.

14 (195) If the ordinance was adopted on July 16, 2014 by
15 the Village of Bellwood to create the North-2014 TIF.

16 (196) If the ordinance was adopted on July 16, 2014 by
17 the Village of Bellwood to create the South-2014 TIF.

18 (197) If the ordinance was adopted on July 16, 2014 by
19 the Village of Bellwood to create the Central Metro-2014
20 TIF.

21 (198) If the ordinance was adopted on September 17,
22 2014 by the Village of Bellwood to create the Addison
23 Creek "A" (Southwest)-2014 TIF.

24 (199) If the ordinance was adopted on September 17,
25 2014 by the Village of Bellwood to create the Addison
26 Creek "B" (Northwest)-2014 TIF.

1 (200) If the ordinance was adopted on September 17,
2 2014 by the Village of Bellwood to create the Addison
3 Creek "C" (Northeast)-2014 TIF.

4 (201) If the ordinance was adopted on September 17,
5 2014 by the Village of Bellwood to create the Addison
6 Creek "D" (Southeast)-2014 TIF.

7 (202) If the ordinance was adopted on June 26, 2007 by
8 the City of Peoria.

9 (203) If the ordinance was adopted on October 28, 2008
10 by the City of Peoria.

11 (204) If the ordinance was adopted on April 4, 2000 by
12 the City of Joliet to create the Joliet City Center TIF
13 District.

14 (205) If the ordinance was adopted on July 8, 1998 by
15 the City of Chicago to create the 43rd/Cottage Grove TIF
16 district.

17 (206) If the ordinance was adopted on July 8, 1998 by
18 the City of Chicago to create the 79th Street Corridor TIF
19 district.

20 (207) If the ordinance was adopted on November 4, 1998
21 by the City of Chicago to create the Bronzeville TIF
22 district.

23 (208) If the ordinance was adopted on February 5, 1998
24 by the City of Chicago to create the Homan/Arthington TIF
25 district.

26 (209) If the ordinance was adopted on December 8, 1998

1 by the Village of Plainfield.

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

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

1 project area, before the adoption of the ordinance.

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

15 (f-1) (Blank). ~~Those dates, for purposes of real property~~
16 ~~tax increment allocation financing pursuant to Section~~
17 ~~11-74.4-8 only, shall be not more than 47 years for the~~
18 ~~redevelopment project area that was established on December~~
19 ~~31, 1986 by the Village of Cahokia if: (i) the Village of~~
20 ~~Cahokia adopts an ordinance extending the life of the~~
21 ~~redevelopment project area to 47 years; and (ii) the Village~~
22 ~~of Cahokia provides notice to the taxing bodies that would~~
23 ~~otherwise constitute the joint review board for the~~
24 ~~redevelopment project area not more than 30 and not less than~~
25 ~~14 days prior to the adoption of that ordinance.~~

26 (f-2) (Blank). ~~Those dates, for purposes of real property~~

1 ~~tax increment allocation financing pursuant to Section~~
2 ~~11-74.4-8 only, shall be not more than 47 years for the~~
3 ~~redevelopment project area that was established on December~~
4 ~~20, 1986 by the City of Charleston; provided that (i) the City~~
5 ~~of Charleston adopts an ordinance extending the life of the~~
6 ~~redevelopment project area to 47 years and (ii) the City of~~
7 ~~Charleston provides notice to the taxing bodies that would~~
8 ~~otherwise constitute the joint review board for the~~
9 ~~redevelopment project area not more than 30 and not less than~~
10 ~~14 days prior to the adoption of that ordinance.~~

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

23 (1) If the redevelopment project area was established
24 on December 29, 1981 by the City of Springfield.

25 (2) If the redevelopment project area was established
26 on December 31, 1986 by the Village of Cahokia.

1 (3) If the redevelopment project area was established
2 on December 20, 1986 by the City of Charleston.

3 (4) If the redevelopment project area was established
4 on December 23, 1986 by the City of Beardstown.

5 (5) If the redevelopment project area was established
6 on December 23, 1986 by the Town of Cicero.

7 (6) If the redevelopment project area was established
8 on December 29, 1986 by the City of East St. Louis.

9 (7) If the redevelopment project area was established
10 on January 23, 1991 by the City of East St. Louis.

11 (8) If the redevelopment project area was established
12 on December 29, 1986 by the Village of Gardner.

13 (9) If the redevelopment project area was established
14 on June 11, 2002 by the City of East Peoria to create the
15 West Washington Street TIF.

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

24 (Source: P.A. 100-201, eff. 8-18-17; 100-214, eff. 8-18-17;
25 100-249, eff. 8-22-17; 100-510, eff. 9-15-17; 100-591, eff.
26 6-21-18; 100-609, eff. 7-17-18; 100-836, eff. 8-13-18;

1 100-853, eff. 8-14-18; 100-859, eff. 8-14-18; 100-863, eff.
2 8-14-18; 100-873, eff. 8-14-18; 100-899, eff. 8-17-18;
3 100-928, eff. 8-17-18; 100-967, eff. 8-19-18; 100-1031, eff.
4 8-22-18; 100-1032, eff. 8-22-18; 100-1164, eff. 12-27-18;
5 101-274, eff. 8-9-19; 101-618, eff. 12-20-19; 101-647, eff.
6 6-26-20; 101-662, eff. 4-2-21.)

7 (65 ILCS 5/11-74.4-4) (from Ch. 24, par. 11-74.4-4)

8 Sec. 11-74.4-4. Municipal powers and duties; redevelopment
9 project areas. The changes made by this amendatory Act of the
10 91st General Assembly do not apply to a municipality that, (i)
11 before the effective date of this amendatory Act of the 91st
12 General Assembly, has adopted an ordinance or resolution
13 fixing a time and place for a public hearing under Section
14 11-74.4-5 or (ii) before July 1, 1999, has adopted an
15 ordinance or resolution providing for a feasibility study
16 under Section 11-74.4-4.1, but has not yet adopted an
17 ordinance approving redevelopment plans and redevelopment
18 projects or designating redevelopment project areas under this
19 Section, until after that municipality adopts an ordinance
20 approving redevelopment plans and redevelopment projects or
21 designating redevelopment project areas under this Section;
22 thereafter the changes made by this amendatory Act of the 91st
23 General Assembly apply to the same extent that they apply to
24 redevelopment plans and redevelopment projects that were
25 approved and redevelopment projects that were designated

1 before the effective date of this amendatory Act of the 91st
2 General Assembly.

3 A municipality may:

4 (a) By ordinance introduced in the governing body of
5 the municipality within 14 to 90 days from the completion
6 of the hearing specified in Section 11-74.4-5 approve
7 redevelopment plans and redevelopment projects, and
8 designate redevelopment project areas pursuant to notice
9 and hearing required by this Act. No redevelopment project
10 area shall be designated unless a plan and project are
11 approved prior to the designation of such area and such
12 area shall include only those contiguous parcels of real
13 property and improvements thereon substantially benefited
14 by the proposed redevelopment project improvements. Upon
15 adoption of the ordinances, the municipality shall
16 forthwith transmit to the county clerk of the county or
17 counties within which the redevelopment project area is
18 located a certified copy of the ordinances, a legal
19 description of the redevelopment project area, a map of
20 the redevelopment project area, identification of the year
21 that the county clerk shall use for determining the total
22 initial equalized assessed value of the redevelopment
23 project area consistent with subsection (a) of Section
24 11-74.4-9, and a list of the parcel or tax identification
25 number of each parcel of property included in the
26 redevelopment project area.

1 (b) Make and enter into all contracts with property
2 owners, developers, tenants, overlapping taxing bodies,
3 and others necessary or incidental to the implementation
4 and furtherance of its redevelopment plan and project.
5 Contract provisions concerning loan repayment obligations
6 in contracts entered into on or after the effective date
7 of this amendatory Act of the 93rd General Assembly shall
8 terminate no later than the last to occur of the estimated
9 dates of completion of the redevelopment project and
10 retirement of the obligations issued to finance
11 redevelopment project costs as required by item (3) of
12 subsection (n) of Section 11-74.4-3. Payments received
13 under contracts entered into by the municipality prior to
14 the effective date of this amendatory Act of the 93rd
15 General Assembly that are received after the redevelopment
16 project area has been terminated by municipal ordinance
17 shall be deposited into a special fund of the municipality
18 to be used for other community redevelopment needs within
19 the redevelopment project area.

20 (c) Within a redevelopment project area, acquire by
21 purchase, donation, lease or eminent domain; own, convey,
22 lease, mortgage or dispose of land and other property,
23 real or personal, or rights or interests therein, and
24 grant or acquire licenses, easements and options with
25 respect thereto, all in the manner and at such price the
26 municipality determines is reasonably necessary to achieve

1 the objectives of the redevelopment plan and project. No
2 conveyance, lease, mortgage, disposition of land or other
3 property owned by a municipality, or agreement relating to
4 the development of such municipal property shall be made
5 except upon the adoption of an ordinance by the corporate
6 authorities of the municipality. Furthermore, no
7 conveyance, lease, mortgage, or other disposition of land
8 owned by a municipality or agreement relating to the
9 development of such municipal property shall be made
10 without making public disclosure of the terms of the
11 disposition and all bids and proposals made in response to
12 the municipality's request. The procedures for obtaining
13 such bids and proposals shall provide reasonable
14 opportunity for any person to submit alternative proposals
15 or bids.

16 (d) Within a redevelopment project area, clear any
17 area by demolition or removal of any existing buildings
18 and structures.

19 (e) Within a redevelopment project area, renovate or
20 rehabilitate or construct any structure or building, as
21 permitted under this Act.

22 (f) Install, repair, construct, reconstruct or
23 relocate streets, utilities and site improvements
24 essential to the preparation of the redevelopment area for
25 use in accordance with a redevelopment plan.

26 (g) Within a redevelopment project area, fix, charge

1 and collect fees, rents and charges for the use of any
2 building or property owned or leased by it or any part
3 thereof, or facility therein.

4 (h) Accept grants, guarantees and donations of
5 property, labor, or other things of value from a public or
6 private source for use within a project redevelopment
7 area.

8 (i) Acquire and construct public facilities within a
9 redevelopment project area, as permitted under this Act.

10 (j) Incur project redevelopment costs and reimburse
11 developers who incur redevelopment project costs
12 authorized by a redevelopment agreement; provided,
13 however, that on and after the effective date of this
14 amendatory Act of the 91st General Assembly, no
15 municipality shall incur redevelopment project costs
16 (except for planning costs and any other eligible costs
17 authorized by municipal ordinance or resolution that are
18 subsequently included in the redevelopment plan for the
19 area and are incurred by the municipality after the
20 ordinance or resolution is adopted) that are not
21 consistent with the program for accomplishing the
22 objectives of the redevelopment plan as included in that
23 plan and approved by the municipality until the
24 municipality has amended the redevelopment plan as
25 provided elsewhere in this Act.

26 (k) Create a commission of not less than 5 or more than

1 15 persons to be appointed by the mayor or president of the
2 municipality with the consent of the majority of the
3 governing board of the municipality. Members of a
4 commission appointed after the effective date of this
5 amendatory Act of 1987 shall be appointed for initial
6 terms of 1, 2, 3, 4 and 5 years, respectively, in such
7 numbers as to provide that the terms of not more than 1/3
8 of all such members shall expire in any one year. Their
9 successors shall be appointed for a term of 5 years. The
10 commission, subject to approval of the corporate
11 authorities may exercise the powers enumerated in this
12 Section. The commission shall also have the power to hold
13 the public hearings required by this division and make
14 recommendations to the corporate authorities concerning
15 the adoption of redevelopment plans, redevelopment
16 projects and designation of redevelopment project areas.

17 (1) Make payment in lieu of taxes or a portion thereof
18 to taxing districts. If payments in lieu of taxes or a
19 portion thereof are made to taxing districts, those
20 payments shall be made to all districts within a project
21 redevelopment area on a basis which is proportional to the
22 current collections of revenue which each taxing district
23 receives from real property in the redevelopment project
24 area.

25 (m) Exercise any and all other powers necessary to
26 effectuate the purposes of this Act.

1 (n) If any member of the corporate authority, a member
2 of a commission established pursuant to Section
3 11-74.4-4(k) of this Act, or an employee or consultant of
4 the municipality involved in the planning and preparation
5 of a redevelopment plan, or project for a redevelopment
6 project area or proposed redevelopment project area, as
7 defined in Sections 11-74.4-3(i) through (k) of this Act,
8 owns or controls an interest, direct or indirect, in any
9 property included in any redevelopment area, or proposed
10 redevelopment area, he or she shall disclose the same in
11 writing to the clerk of the municipality, and shall also
12 so disclose the dates and terms and conditions of any
13 disposition of any such interest, which disclosures shall
14 be acknowledged by the corporate authorities and entered
15 upon the minute books of the corporate authorities. If an
16 individual holds such an interest then that individual
17 shall refrain from any further official involvement in
18 regard to such redevelopment plan, project or area, from
19 voting on any matter pertaining to such redevelopment
20 plan, project or area, or communicating with other members
21 concerning corporate authorities, commission or employees
22 concerning any matter pertaining to said redevelopment
23 plan, project or area. Furthermore, no such member or
24 employee shall acquire of any interest direct, or
25 indirect, in any property in a redevelopment area or
26 proposed redevelopment area after either (a) such

1 individual obtains knowledge of such plan, project or area
2 or (b) first public notice of such plan, project or area
3 pursuant to Section 11-74.4-6 of this Division, whichever
4 occurs first. For the purposes of this subsection, a
5 property interest acquired in a single parcel of property
6 by a member of the corporate authority, which property is
7 used exclusively as the member's primary residence, shall
8 not be deemed to constitute an interest in any property
9 included in a redevelopment area or proposed redevelopment
10 area that was established before December 31, 1989, but
11 the member must disclose the acquisition to the municipal
12 clerk under the provisions of this subsection. A single
13 property interest acquired within one year after the
14 effective date of this amendatory Act of the 94th General
15 Assembly or 2 years after the effective date of this
16 amendatory Act of the 95th General Assembly by a member of
17 the corporate authority does not constitute an interest in
18 any property included in any redevelopment area or
19 proposed redevelopment area, regardless of when the
20 redevelopment area was established, if (i) the property is
21 used exclusively as the member's primary residence, (ii)
22 the member discloses the acquisition to the municipal
23 clerk under the provisions of this subsection, (iii) the
24 acquisition is for fair market value, (iv) the member
25 acquires the property as a result of the property being
26 publicly advertised for sale, and (v) the member refrains

1 from voting on, and communicating with other members
2 concerning, any matter when the benefits to the
3 redevelopment project or area would be significantly
4 greater than the benefits to the municipality as a whole.
5 For the purposes of this subsection, a month-to-month
6 leasehold interest in a single parcel of property by a
7 member of the corporate authority shall not be deemed to
8 constitute an interest in any property included in any
9 redevelopment area or proposed redevelopment area, but the
10 member must disclose the interest to the municipal clerk
11 under the provisions of this subsection.

12 (o) Create a Tax Increment Economic Development
13 Advisory Committee to be appointed by the Mayor or
14 President of the municipality with the consent of the
15 majority of the governing board of the municipality, the
16 members of which Committee shall be appointed for initial
17 terms of 1, 2, 3, 4 and 5 years respectively, in such
18 numbers as to provide that the terms of not more than 1/3
19 of all such members shall expire in any one year. Their
20 successors shall be appointed for a term of 5 years. The
21 Committee shall have none of the powers enumerated in this
22 Section. The Committee shall serve in an advisory capacity
23 only. The Committee may advise the governing Board of the
24 municipality and other municipal officials regarding
25 development issues and opportunities within the
26 redevelopment project area or the area within the State

1 Sales Tax Boundary. The Committee may also promote and
2 publicize development opportunities in the redevelopment
3 project area or the area within the State Sales Tax
4 Boundary.

5 (p) Municipalities may jointly undertake and perform
6 redevelopment plans and projects and utilize the
7 provisions of the Act wherever they have contiguous
8 redevelopment project areas or they determine to adopt tax
9 increment financing with respect to a redevelopment
10 project area which includes contiguous real property
11 within the boundaries of the municipalities, and in doing
12 so, they may, by agreement between municipalities, issue
13 obligations, separately or jointly, and expend revenues
14 received under the Act for eligible expenses anywhere
15 within contiguous redevelopment project areas or as
16 otherwise permitted in the Act. With respect to
17 redevelopment project areas that are established within a
18 transit facility improvement area, the provisions of this
19 subsection apply only with respect to such redevelopment
20 project areas that are contiguous to each other.

21 (q) Utilize revenues, other than State sales tax
22 increment revenues, received under this Act from one
23 redevelopment project area for eligible costs in another
24 redevelopment project area that is:

25 (i) contiguous to the redevelopment project area
26 from which the revenues are received;

1 (ii) separated only by a public right of way from
2 the redevelopment project area from which the revenues
3 are received; or

4 (iii) separated only by forest preserve property
5 from the redevelopment project area from which the
6 revenues are received if the closest boundaries of the
7 redevelopment project areas that are separated by the
8 forest preserve property are less than one mile apart.

9 Utilize tax increment revenues for eligible costs that
10 are received from a redevelopment project area created
11 under the Industrial Jobs Recovery Law that is either
12 contiguous to, or is separated only by a public right of
13 way from, the redevelopment project area created under
14 this Act which initially receives these revenues. Utilize
15 revenues, other than State sales tax increment revenues,
16 by transferring or loaning such revenues to a
17 redevelopment project area created under the Industrial
18 Jobs Recovery Law that is either contiguous to, or
19 separated only by a public right of way from the
20 redevelopment project area that initially produced and
21 received those revenues; and, if the redevelopment project
22 area (i) was established before the effective date of this
23 amendatory Act of the 91st General Assembly and (ii) is
24 located within a municipality with a population of more
25 than 100,000, utilize revenues or proceeds of obligations
26 authorized by Section 11-74.4-7 of this Act, other than

1 use or occupation tax revenues, to pay for any
2 redevelopment project costs as defined by subsection (q)
3 of Section 11-74.4-3 to the extent that the redevelopment
4 project costs involve public property that is either
5 contiguous to, or separated only by a public right of way
6 from, a redevelopment project area whether or not
7 redevelopment project costs or the source of payment for
8 the costs are specifically set forth in the redevelopment
9 plan for the redevelopment project area.

10 (r) If no redevelopment project has been initiated in
11 a redevelopment project area within 7 years after the area
12 was designated by ordinance under subsection (a), the
13 municipality shall adopt an ordinance repealing the area's
14 designation as a redevelopment project area; provided,
15 however, that if an area received its designation more
16 than 3 years before the effective date of this amendatory
17 Act of 1994 and no redevelopment project has been
18 initiated within 4 years after the effective date of this
19 amendatory Act of 1994, the municipality shall adopt an
20 ordinance repealing its designation as a redevelopment
21 project area. Initiation of a redevelopment project shall
22 be evidenced by either a signed redevelopment agreement or
23 expenditures on eligible redevelopment project costs
24 associated with a redevelopment project.

25 Notwithstanding any other provision of this Section to
26 the contrary, with respect to a redevelopment project area

1 designated by an ordinance that was adopted on July 29,
2 1998 by the City of Chicago, the City of Chicago shall
3 adopt an ordinance repealing the area's designation as a
4 redevelopment project area if no redevelopment project has
5 been initiated in the redevelopment project area within 15
6 years after the designation of the area. The City of
7 Chicago may retroactively repeal any ordinance adopted by
8 the City of Chicago, pursuant to this subsection (r), that
9 repealed the designation of a redevelopment project area
10 designated by an ordinance that was adopted by the City of
11 Chicago on July 29, 1998. The City of Chicago has 90 days
12 after the effective date of this amendatory Act to repeal
13 the ordinance. The changes to this Section made by this
14 amendatory Act of the 96th General Assembly apply
15 retroactively to July 27, 2005.

16 (s) The various powers and duties described in this
17 Section that apply to a redevelopment project area shall
18 also apply to a transit facility improvement area
19 established prior to, on, or after the effective date of
20 this amendatory Act of the 102nd General Assembly.

21 (Source: P.A. 99-792, eff. 8-12-16.)

22 Section 99. Effective date. This Act takes effect upon
23 becoming law.