

1 AN ACT concerning local government.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 5. The Illinois Municipal Code is amended by  
5 changing Section 11-74.4-3.5 as follows:

6 (65 ILCS 5/11-74.4-3.5)

7 (Text of Section before amendment by P.A. 95-1028)

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

10 (a) Unless otherwise stated in this Section, the estimated  
11 dates of completion of the redevelopment project and retirement  
12 of obligations issued to finance redevelopment project costs  
13 (including refunding bonds under Section 11-74.4-7) may not be  
14 later than December 31 of the year in which the payment to the  
15 municipal treasurer, as provided in subsection (b) of Section  
16 11-74.4-8 of this Act, is to be made with respect to ad valorem  
17 taxes levied in the 23rd calendar year after the year in which  
18 the ordinance approving the redevelopment project area was  
19 adopted if the ordinance was adopted on or after January 15,  
20 1981.

21 (b) The estimated dates of completion of the redevelopment  
22 project and retirement of obligations issued to finance  
23 redevelopment project costs (including refunding bonds under

1 Section 11-74.4-7) may not be later than December 31 of the  
2 year in which the payment to the municipal treasurer as  
3 provided in subsection (b) of Section 11-74.4-8 of this Act is  
4 to be made with respect to ad valorem taxes levied in the 33rd  
5 calendar year after the year in which the ordinance approving  
6 the redevelopment project area was adopted, if the ordinance  
7 was adopted on May 20, 1985 by the Village of Wheeling.

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

17 (1) if the ordinance was adopted before January 15,  
18 1981;

19 (2) if the ordinance was adopted in December 1983,  
20 April 1984, July 1985, or December 1989;

21 (3) if the ordinance was adopted in December 1987 and  
22 the redevelopment project is located within one mile of  
23 Midway Airport;

24 (4) if the ordinance was adopted before January 1, 1987  
25 by a municipality in Mason County;

26 (5) if the municipality is subject to the Local

1 Government Financial Planning and Supervision Act or the  
2 Financially Distressed City Law;

3 (6) if the ordinance was adopted in December 1984 by  
4 the Village of Rosemont;

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

14 (8) if the ordinance was adopted on October 5, 1982 by  
15 the City of Kankakee, or if the ordinance was adopted on  
16 December 29, 1986 by East St. Louis;

17 (9) if the ordinance was adopted on November 12, 1991  
18 by the Village of Sauget;

19 (10) if the ordinance was adopted on February 11, 1985  
20 by the City of Rock Island;

21 (11) if the ordinance was adopted before December 18,  
22 1986 by the City of Moline;

23 (12) if the ordinance was adopted in September 1988 by  
24 Sauk Village;

25 (13) if the ordinance was adopted in October 1993 by  
26 Sauk Village;

1           (14) if the ordinance was adopted on December 29, 1986  
2           by the City of Galva;

3           (15) if the ordinance was adopted in March 1991 by the  
4           City of Centreville;

5           (16) if the ordinance was adopted on January 23, 1991  
6           by the City of East St. Louis;

7           (17) if the ordinance was adopted on December 22, 1986  
8           by the City of Aledo;

9           (18) if the ordinance was adopted on February 5, 1990  
10          by the City of Clinton;

11          (19) if the ordinance was adopted on September 6, 1994  
12          by the City of Freeport;

13          (20) if the ordinance was adopted on December 22, 1986  
14          by the City of Tuscola;

15          (21) if the ordinance was adopted on December 23, 1986  
16          by the City of Sparta;

17          (22) if the ordinance was adopted on December 23, 1986  
18          by the City of Beardstown;

19          (23) if the ordinance was adopted on April 27, 1981,  
20          October 21, 1985, or December 30, 1986 by the City of  
21          Belleville;

22          (24) if the ordinance was adopted on December 29, 1986  
23          by the City of Collinsville;

24          (25) if the ordinance was adopted on September 14, 1994  
25          by the City of Alton;

26          (26) if the ordinance was adopted on November 11, 1996

1 by the City of Lexington;

2 (27) if the ordinance was adopted on November 5, 1984  
3 by the City of LeRoy;

4 (28) if the ordinance was adopted on April 3, 1991 or  
5 June 3, 1992 by the City of Markham;

6 (29) if the ordinance was adopted on November 11, 1986  
7 by the City of Pekin;

8 (30) if the ordinance was adopted on December 15, 1981  
9 by the City of Champaign;

10 (31) if the ordinance was adopted on December 15, 1986  
11 by the City of Urbana;

12 (32) if the ordinance was adopted on December 15, 1986  
13 by the Village of Heyworth;

14 (33) if the ordinance was adopted on February 24, 1992  
15 by the Village of Heyworth;

16 (34) if the ordinance was adopted on March 16, 1995 by  
17 the Village of Heyworth;

18 (35) if the ordinance was adopted on December 23, 1986  
19 by the Town of Cicero;

20 (36) if the ordinance was adopted on December 30, 1986  
21 by the City of Effingham;

22 (37) if the ordinance was adopted on May 9, 1991 by the  
23 Village of Tilton;

24 (38) if the ordinance was adopted on October 20, 1986  
25 by the City of Elmhurst;

26 (39) if the ordinance was adopted on January 19, 1988

1 by the City of Waukegan;

2 (40) if the ordinance was adopted on September 21, 1998

3 by the City of Waukegan;

4 (41) if the ordinance was adopted on December 31, 1986

5 by the City of Sullivan;

6 (42) if the ordinance was adopted on December 23, 1991

7 by the City of Sullivan;

8 (43) if the ordinance was adopted on December 31, 1986

9 by the City of Oglesby;

10 (44) if the ordinance was adopted on July 28, 1987 by

11 the City of Marion;

12 (45) if the ordinance was adopted on April 23, 1990 by

13 the City of Marion;

14 (46) if the ordinance was adopted on August 20, 1985 by

15 the Village of Mount Prospect;

16 (47) if the ordinance was adopted on February 2, 1998

17 by the Village of Woodhull;

18 (48) if the ordinance was adopted on April 20, 1993 by

19 the Village of Princeville;

20 (49) if the ordinance was adopted on July 1, 1986 by

21 the City of Granite City;

22 (50) if the ordinance was adopted on February 2, 1989

23 by the Village of Lombard;

24 (51) if the ordinance was adopted on December 29, 1986

25 by the Village of Gardner;

26 (52) if the ordinance was adopted on July 14, 1999 by

1 the Village of Paw Paw;

2 (53) if the ordinance was adopted on November 17, 1986  
3 by the Village of Franklin Park;

4 (54) if the ordinance was adopted on November 20, 1989  
5 by the Village of South Holland;

6 (55) if the ordinance was adopted on July 14, 1992 by  
7 the Village of Riverdale;

8 (56) if the ordinance was adopted on December 29, 1986  
9 by the City of Galesburg;

10 (57) if the ordinance was adopted on April 1, 1985 by  
11 the City of Galesburg;

12 (58) if the ordinance was adopted on May 21, 1990 by  
13 the City of West Chicago;

14 (59) if the ordinance was adopted on December 16, 1986  
15 by the City of Oak Forest;

16 (60) if the ordinance was adopted in 1999 by the City  
17 of Villa Grove;

18 (61) if the ordinance was adopted on January 13, 1987  
19 by the Village of Mt. Zion;

20 (62) if the ordinance was adopted on December 30, 1986  
21 by the Village of Manteno;

22 (63) if the ordinance was adopted on April 3, 1989 by  
23 the City of Chicago Heights;

24 (64) if the ordinance was adopted on January 6, 1999 by  
25 the Village of Rosemont;

26 (65) if the ordinance was adopted on December 19, 2000

1 by the Village of Stone Park;

2 (66) if the ordinance was adopted on December 22, 1986

3 by the City of DeKalb; ~~or~~

4 (67) if the ordinance was adopted on December 2, 1986

5 by the City of Aurora;~~;~~

6 (68) ~~(67)~~ if the ordinance was adopted on December 31,

7 1986 by the Village of Milan; ~~or~~

8 (69) ~~(68)~~ if the ordinance was adopted on September 8,

9 1994 by the City of West Frankfort;~~;~~

10 (70) if the ordinance was adopted on December 23, 1986

11 by the Village of Libertyville;

12 (72) if the ordinance was adopted on June 11, 2002 by

13 the City of East Peoria to create the West Washington

14 Street TIF; or

15 (73) if the ordinance was adopted on June 11, 2002 by

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

17 (d) For redevelopment project areas for which bonds were

18 issued before July 29, 1991, or for which contracts were

19 entered into before June 1, 1988, in connection with a

20 redevelopment project in the area within the State Sales Tax

21 Boundary, the estimated dates of completion of the

22 redevelopment project and retirement of obligations to finance

23 redevelopment project costs (including refunding bonds under

24 Section 11-74.4-7) may be extended by municipal ordinance to

25 December 31, 2013. The termination procedures of subsection (b)

26 of Section 11-74.4-8 are not required for these redevelopment



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

4 (e) Those dates, for purposes of real property tax  
5 increment allocation financing pursuant to Section 11-74.4-8  
6 only, shall be not more than 35 years for redevelopment project  
7 areas that were adopted on or after December 16, 1986 and for  
8 which at least \$8 million worth of municipal bonds were  
9 authorized on or after December 19, 1989 but before January 1,  
10 1990; provided that the municipality elects to extend the life  
11 of the redevelopment project area to 35 years by the adoption  
12 of an ordinance after at least 14 but not more than 30 days'  
13 written notice to the taxing bodies, that would otherwise  
14 constitute the joint review board for the redevelopment project  
15 area, before the adoption of the ordinance.

16 (f) 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 project  
19 areas that were established on or after December 1, 1981 but  
20 before January 1, 1982 and for which at least \$1,500,000 worth  
21 of tax increment revenue bonds were authorized on or after  
22 September 30, 1990 but before July 1, 1991; provided that the  
23 municipality elects to extend the life of the redevelopment  
24 project area to 35 years by the adoption of an ordinance after  
25 at least 14 but not more than 30 days' written notice to the  
26 taxing bodies, that would otherwise constitute the joint review

1 board for the redevelopment project area, before the adoption  
2 of the ordinance.

3 (g) In consolidating the material relating to completion  
4 dates from Sections 11-74.4-3 and 11-74.4-7 into this Section,  
5 it is not the intent of the ~~95th~~ General Assembly to make any  
6 substantive change in the law, except for the extension of the  
7 completion dates ~~date~~ for the City of Aurora, the Village of  
8 Milan, and the City of West Frankfort, and the Village of  
9 Libertyville set forth under items ~~item~~ (67), and (68), (69),  
10 and (70) of subsection (c) of this Section.

11 (Source: P.A. 95-932, eff. 8-26-08; 95-964, eff. 9-23-08;  
12 incorporates P.A. 95-777, eff. 9-22-08; revised 10-14-08.)

13 (Text of Section after amendment by P.A. 95-1028)

14 Sec. 11-74.4-3.5. Completion dates for redevelopment  
15 projects.

16 (a) Unless otherwise stated in this Section, the estimated  
17 dates of completion of the redevelopment project and retirement  
18 of obligations issued to finance redevelopment project costs  
19 (including refunding bonds under Section 11-74.4-7) may not be  
20 later than December 31 of the year in which the payment to the  
21 municipal treasurer, as provided in subsection (b) of Section  
22 11-74.4-8 of this Act, is to be made with respect to ad valorem  
23 taxes levied in the 23rd calendar year after the year in which  
24 the ordinance approving the redevelopment project area was  
25 adopted if the ordinance was adopted on or after January 15,

1 1981.

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

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

21 (1) if the ordinance was adopted before January 15,  
22 1981;

23 (2) if the ordinance was adopted in December 1983,  
24 April 1984, July 1985, or December 1989;

25 (3) if the ordinance was adopted in December 1987 and  
26 the redevelopment project is located within one mile of

1 Midway Airport;

2 (4) if the ordinance was adopted before January 1, 1987  
3 by a municipality in Mason County;

4 (5) if the municipality is subject to the Local  
5 Government Financial Planning and Supervision Act or the  
6 Financially Distressed City Law;

7 (6) if the ordinance was adopted in December 1984 by  
8 the Village of Rosemont;

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

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

21 (9) if the ordinance was adopted on November 12, 1991  
22 by the Village of Sauget;

23 (10) if the ordinance was adopted on February 11, 1985  
24 by the City of Rock Island;

25 (11) if the ordinance was adopted before December 18,  
26 1986 by the City of Moline;

1           (12) if the ordinance was adopted in September 1988 by  
2           Sauk Village;

3           (13) if the ordinance was adopted in October 1993 by  
4           Sauk Village;

5           (14) if the ordinance was adopted on December 29, 1986  
6           by the City of Galva;

7           (15) if the ordinance was adopted in March 1991 by the  
8           City of Centreville;

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

11          (17) if the ordinance was adopted on December 22, 1986  
12          by the City of Aledo;

13          (18) if the ordinance was adopted on February 5, 1990  
14          by the City of Clinton;

15          (19) if the ordinance was adopted on September 6, 1994  
16          by the City of Freeport;

17          (20) if the ordinance was adopted on December 22, 1986  
18          by the City of Tuscola;

19          (21) if the ordinance was adopted on December 23, 1986  
20          by the City of Sparta;

21          (22) if the ordinance was adopted on December 23, 1986  
22          by the City of Beardstown;

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

26          (24) if the ordinance was adopted on December 29, 1986

1 by the City of Collinsville;

2 (25) if the ordinance was adopted on September 14, 1994

3 by the City of Alton;

4 (26) if the ordinance was adopted on November 11, 1996

5 by the City of Lexington;

6 (27) if the ordinance was adopted on November 5, 1984

7 by the City of LeRoy;

8 (28) if the ordinance was adopted on April 3, 1991 or

9 June 3, 1992 by the City of Markham;

10 (29) if the ordinance was adopted on November 11, 1986

11 by the City of Pekin;

12 (30) if the ordinance was adopted on December 15, 1981

13 by the City of Champaign;

14 (31) if the ordinance was adopted on December 15, 1986

15 by the City of Urbana;

16 (32) if the ordinance was adopted on December 15, 1986

17 by the Village of Heyworth;

18 (33) if the ordinance was adopted on February 24, 1992

19 by the Village of Heyworth;

20 (34) if the ordinance was adopted on March 16, 1995 by

21 the Village of Heyworth;

22 (35) if the ordinance was adopted on December 23, 1986

23 by the Town of Cicero;

24 (36) if the ordinance was adopted on December 30, 1986

25 by the City of Effingham;

26 (37) if the ordinance was adopted on May 9, 1991 by the

1 Village of Tilton;

2 (38) if the ordinance was adopted on October 20, 1986  
3 by the City of Elmhurst;

4 (39) if the ordinance was adopted on January 19, 1988  
5 by the City of Waukegan;

6 (40) if the ordinance was adopted on September 21, 1998  
7 by the City of Waukegan;

8 (41) if the ordinance was adopted on December 31, 1986  
9 by the City of Sullivan;

10 (42) if the ordinance was adopted on December 23, 1991  
11 by the City of Sullivan;

12 (43) if the ordinance was adopted on December 31, 1986  
13 by the City of Oglesby;

14 (44) if the ordinance was adopted on July 28, 1987 by  
15 the City of Marion;

16 (45) if the ordinance was adopted on April 23, 1990 by  
17 the City of Marion;

18 (46) if the ordinance was adopted on August 20, 1985 by  
19 the Village of Mount Prospect;

20 (47) if the ordinance was adopted on February 2, 1998  
21 by the Village of Woodhull;

22 (48) if the ordinance was adopted on April 20, 1993 by  
23 the Village of Princeville;

24 (49) if the ordinance was adopted on July 1, 1986 by  
25 the City of Granite City;

26 (50) if the ordinance was adopted on February 2, 1989

1 by the Village of Lombard;

2 (51) if the ordinance was adopted on December 29, 1986

3 by the Village of Gardner;

4 (52) if the ordinance was adopted on July 14, 1999 by

5 the Village of Paw Paw;

6 (53) if the ordinance was adopted on November 17, 1986

7 by the Village of Franklin Park;

8 (54) if the ordinance was adopted on November 20, 1989

9 by the Village of South Holland;

10 (55) if the ordinance was adopted on July 14, 1992 by

11 the Village of Riverdale;

12 (56) if the ordinance was adopted on December 29, 1986

13 by the City of Galesburg;

14 (57) if the ordinance was adopted on April 1, 1985 by

15 the City of Galesburg;

16 (58) if the ordinance was adopted on May 21, 1990 by

17 the City of West Chicago;

18 (59) if the ordinance was adopted on December 16, 1986

19 by the City of Oak Forest;

20 (60) if the ordinance was adopted in 1999 by the City

21 of Villa Grove;

22 (61) if the ordinance was adopted on January 13, 1987

23 by the Village of Mt. Zion;

24 (62) if the ordinance was adopted on December 30, 1986

25 by the Village of Manteno;

26 (63) if the ordinance was adopted on April 3, 1989 by



1 the City of Chicago Heights;

2 (64) if the ordinance was adopted on January 6, 1999 by  
3 the Village of Rosemont;

4 (65) if the ordinance was adopted on December 19, 2000  
5 by the Village of Stone Park;

6 (66) if the ordinance was adopted on December 22, 1986  
7 by the City of DeKalb; ~~or~~

8 (67) if the ordinance was adopted on December 2, 1986  
9 by the City of Aurora; ~~or~~

10 (68) ~~(67)~~ if the ordinance was adopted on December 31,  
11 1986 by the Village of Milan; ~~or~~

12 (69) ~~(68)~~ if the ordinance was adopted on September 8,  
13 1994 by the City of West Frankfort; ~~or~~

14 (70) if the ordinance was adopted on December 23, 1986  
15 by the Village of Libertyville;

16 (71) if the ordinance was adopted on December 22, 1986  
17 by the Village of Hoffman Estates;

18 (72) if the ordinance was adopted on June 11, 2002 by  
19 the City of East Peoria to create the West Washington  
20 Street TIF; or

21 (73) if the ordinance was adopted on June 11, 2002 by  
22 the City of East Peoria to create the Camp Street TIF.

23 (d) For redevelopment project areas for which bonds were  
24 issued before July 29, 1991, or for which contracts were  
25 entered into before June 1, 1988, in connection with a  
26 redevelopment project in the area within the State Sales Tax

1 Boundary, the estimated dates of completion of the  
2 redevelopment project and retirement of obligations to finance  
3 redevelopment project costs (including refunding bonds under  
4 Section 11-74.4-7) may be extended by municipal ordinance to  
5 December 31, 2013. The termination procedures of subsection (b)  
6 of Section 11-74.4-8 are not required for these redevelopment  
7 project areas in 2009 but are required in 2013. The extension  
8 allowed by Public Act 87-1272 shall not apply to real property  
9 tax increment allocation financing under Section 11-74.4-8.

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

22 (f) Those dates, for purposes of real property tax  
23 increment allocation financing pursuant to Section 11-74.4-8  
24 only, shall be not more than 35 years for redevelopment project  
25 areas that were established on or after December 1, 1981 but  
26 before January 1, 1982 and for which at least \$1,500,000 worth

1 of tax increment revenue bonds were authorized on or after  
2 September 30, 1990 but before July 1, 1991; provided that the  
3 municipality elects to extend the life of the redevelopment  
4 project area to 35 years by the adoption of an ordinance after  
5 at least 14 but not more than 30 days' written notice to the  
6 taxing bodies, that would otherwise constitute the joint review  
7 board for the redevelopment project area, before the adoption  
8 of the ordinance.

9 (g) In consolidating the material relating to completion  
10 dates from Sections 11-74.4-3 and 11-74.4-7 into this Section,  
11 it is not the intent of the ~~95th~~ General Assembly to make any  
12 substantive change in the law, except for the extension of the  
13 completion dates ~~date~~ for the City of Aurora, the Village of  
14 Milan, and the City of West Frankfort, the Village of  
15 Libertyville, and the Village of Hoffman Estates set forth  
16 under items ~~item~~ (67), and (68), (69), (70), and (71) of  
17 subsection (c) of this Section.

18 (Source: P.A. 95-932, eff. 8-26-08; 95-964, eff. 9-23-08;  
19 incorporates P.A. 95-777, eff. 9-22-08, and 95-1028, eff.  
20 1-1-10; revised 1-27-09.)

21 Section 95. No acceleration or delay. Where this Act makes  
22 changes in a statute that is represented in this Act by text  
23 that is not yet or no longer in effect (for example, a Section  
24 represented by multiple versions), the use of that text does  
25 not accelerate or delay the taking effect of (i) the changes

1 made by this Act or (ii) provisions derived from any other  
2 Public Act.

3 Section 99. Effective date. This Act takes effect upon  
4 becoming law.