



Rep. Thomas Holbrook

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1 AMENDMENT TO SENATE BILL 1909

2 AMENDMENT NO. \_\_\_\_\_. Amend Senate Bill 1909 by replacing  
3 everything after the enacting clause with the following:

4 "Section 1. Short title. This Act may be cited as the STAR  
5 Bonds Financing Act.

6 Section 5. Purpose. It is hereby found and declared that  
7 the purpose of this Act is to promote, stimulate, and develop  
8 the general and economic welfare of the State of Illinois and  
9 its communities and to assist in the development and  
10 redevelopment of major tourism, entertainment, retail, and  
11 related destination projects within eligible areas of the  
12 State, thereby creating new jobs, stimulating significant  
13 capital investment, and promoting the general welfare of the  
14 citizens of this State, by authorizing municipalities and  
15 counties to issue sales tax and revenue (STAR) bonds for the  
16 financing of STAR bond projects as defined in Section 10, and

1 to otherwise exercise the powers and authorities granted to  
2 municipalities. It is further found and declared to be the  
3 policy of the State, in the interest of promoting the health,  
4 safety, morals, and general welfare of all the people of the  
5 State, to provide incentives to create new job opportunities  
6 and to promote major tourism, entertainment, retail, and  
7 related destination projects within the State. It is further  
8 found and declared:

9 (a) that as a result of the costs of land assemblage,  
10 financing, infrastructure, and other project costs, the  
11 private sector, without the assistance contemplated in  
12 this Act, is unable to develop major tourism,  
13 entertainment, retail, and related destination projects in  
14 the State;

15 (b) that the type of projects for which this Act is  
16 intended must be of a certain size, scope, and acreage and  
17 have direct access to major highways, and must be developed  
18 in a cohesive and comprehensive manner;

19 (c) that the eligible tracts of land, significant  
20 portions of which are vacant and located in the 100-year  
21 flood plain, present unique development obstacles and are  
22 more likely to remain underutilized and undeveloped, or  
23 developed in a piecemeal manner resulting in inefficient  
24 and poorly planned developments that do not maximize job  
25 creation, job retention, tourism, and tax revenue  
26 generation within the State;

1           (d) that there are multiple eligible areas in the State  
2 that could benefit from this Act;

3           (e) that municipalities of the State that already have  
4 an enterprise zone in place have a sufficient tool to  
5 encourage development and to preserve and enhance their  
6 local tax bases and job opportunities and otherwise achieve  
7 the purposes set forth in this Act;

8           (f) that investment in major tourism, entertainment,  
9 retail, and related destination projects within the State  
10 would stimulate economic activity in the State, including  
11 the creation and maintenance of jobs, the creation of new  
12 and lasting infrastructure and other improvements, and the  
13 attraction and retention of interstate tourists and  
14 entertainment events that generate significant economic  
15 activity;

16           (g) that the continual encouragement, development,  
17 growth, and expansion of major tourism, entertainment,  
18 retail, and related destination projects within the State  
19 requires a cooperative and continuous partnership between  
20 government and the public sector;

21           (h) that the State has a responsibility to help create  
22 a favorable climate for new and improved job opportunities  
23 for its citizens and to increase the tax base of the State  
24 and its political subdivisions by encouraging development  
25 by the private sector of major tourism, entertainment,  
26 retail, and related destination projects within the State;

1           (i) that the stagnation of local tax bases and the loss  
2 of job opportunities within the State has persisted despite  
3 efforts of State and local authorities and private  
4 organizations to create major tourism, entertainment,  
5 retail, and related destination projects within the State;

6           (j) that the stagnation of local tax bases and the  
7 persistent loss of job opportunities in the State may  
8 continue and worsen if the State and its political  
9 subdivisions are not able to provide additional incentives  
10 to developers of major tourism, entertainment, retail, and  
11 related destination projects;

12           (k) that the provision of additional incentives by the  
13 State and its political subdivisions will relieve  
14 conditions of unemployment, maintain existing levels of  
15 employment, create new job opportunities, retain jobs  
16 within the State, increase tourism and commerce within the  
17 State, and increase the tax base of the State and its  
18 political subdivisions;

19           (l) that the powers conferred by this Act promote and  
20 protect the health, safety, morals, and welfare of the  
21 State, and are for a public purpose and public use for  
22 which public money and resources may be expended; and

23           (m) that the necessity in the public interest for the  
24 provisions of this Act is hereby declared as a matter of  
25 legislative determination.

1           Section 10. Definitions. As used in this Act, the following  
2 words and phrases shall have the following meanings unless a  
3 different meaning clearly appears from the context:

4           "Base year" means the calendar year immediately prior to  
5 the calendar year in which the STAR bond district is  
6 established.

7           "Commence work" means the manifest commencement of actual  
8 operations on the development site, such as, erecting a  
9 building, general on-site and off-site grading and utility  
10 installations, commencing design and construction  
11 documentation, ordering lead-time materials, excavating the  
12 ground to lay a foundation or a basement, or work of like  
13 description which a reasonable person would recognize as being  
14 done with the intention and purpose to continue work until the  
15 project is completed.

16           "County" means the county in which a proposed STAR bond  
17 district is located.

18           "De minimus" means an amount less than 15% of the land area  
19 within a STAR bond district.

20           "Department of Revenue" means the Department of Revenue of  
21 the State of Illinois.

22           "Developer" means any individual, corporation, trust,  
23 estate, partnership, limited liability partnership, limited  
24 liability company, or other entity. The term does not include a  
25 not-for-profit entity, political subdivision, or other agency  
26 or instrumentality of the State.

1 "Director" means the Director of Revenue, who shall consult  
2 with the Director of Commerce and Economic Opportunity in any  
3 approvals or decisions required by the Director under this Act.

4 "Economic impact study" means a study conducted by an  
5 independent economist to project the financial benefit of the  
6 proposed STAR bond project to the local, regional, and State  
7 economies, consider the proposed adverse impacts on similar  
8 projects and businesses, as well as municipalities within the  
9 projected market area, and draw conclusions about the net  
10 effect of the proposed STAR bond project on the local,  
11 regional, and State economies. A copy of the economic impact  
12 study shall be provided to the Director for review.

13 "Eligible area" means any improved or vacant area that is  
14 contiguous and is not, in the aggregate, less than 600 acres  
15 which must include only parcels of real property directly and  
16 substantially benefited by the proposed STAR bond district  
17 plan, which is located adjacent to the intersection of at least  
18 2 highways, one of which is an interstate highway, which area  
19 must be comprised of land which is at least 90% vacant, and at  
20 least 30% of which is located in the 100-year flood plain. The  
21 area may be bisected by streets, highways, roads, alleys,  
22 railways, bike paths, streams, rivers, and other water ways and  
23 still be deemed contiguous. In addition, in order to constitute  
24 an eligible area one of the following requirements must be  
25 satisfied:

26 (a) the governing body of the political subdivision

1 shall have determined that the area meets the requirements  
2 of a "blighted area" as defined under the Tax Increment  
3 Allocation Redevelopment Act;

4 (b) the governing body of the political subdivision  
5 shall have determined that the area is a blighted area as  
6 determined under the provisions of Section 11-74.3-5 of the  
7 Illinois Municipal Code;

8 (c) the governing body of the political subdivision  
9 shall have made findings with respect to the property, the  
10 proposed STAR bond project, and the proposed master  
11 developer that would be required to enter into an economic  
12 incentive agreement pursuant to the provisions of Section  
13 8-11-20 of the Illinois Municipal Code; or

14 (d) the governing body of the political subdivision  
15 shall make the following findings:

16 (i) that the vacant portions of the area have  
17 remained vacant for at least one year, or that any  
18 building located on a vacant portion of the property  
19 was demolished within the last year and that the  
20 building would have qualified under item (ii) of this  
21 subsection;

22 (ii) if portions of the area are currently  
23 developed, that the use, condition, and character of  
24 the buildings on the property are not consistent with  
25 the purposes set forth in Section 5;

26 (iii) that the STAR bond district is expected to

1 create or retain job opportunities within the  
2 political subdivision;

3 (iv) that the STAR bond district will serve to  
4 further the development of adjacent areas;

5 (v) that without the availability of STAR bonds,  
6 the projects described in the STAR bond district plan  
7 would not be possible;

8 (vi) that the master developer meets high  
9 standards of creditworthiness and financial strength  
10 as demonstrated by one or more of the following: (i)  
11 corporate debenture ratings of BBB or higher by  
12 Standard & Poor's Corporation or Baa or higher by  
13 Moody's Investors Service, Inc.; (ii) a letter from a  
14 financial institution with assets of \$10,000,000 or  
15 more attesting to the financial strength of the master  
16 developer; or (iii) specific evidence of equity  
17 financing for not less than 10% of the estimated total  
18 STAR bond project costs;

19 (vii) that the STAR bond district will strengthen  
20 the commercial sector of the political subdivision;

21 (viii) that the STAR bond district will enhance the  
22 tax base of the political subdivision; and

23 (ix) that the formation of a STAR bond district is  
24 in the best interest of the political subdivision.

25 "Feasibility study" means a feasibility study as defined in  
26 subsection (b) of Section 20.



1 "Infrastructure" means the public improvements and private  
2 improvements that serve the public purposes set forth in  
3 Section 5 of this Act and that benefit the STAR bond district  
4 or any STAR bond projects, including, but not limited to,  
5 streets, drives and driveways, traffic and directional signs  
6 and signals, parking lots and parking facilities,  
7 interchanges, highways, sidewalks, bridges, underpasses and  
8 overpasses, bike and walking trails, sanitary storm sewers and  
9 lift stations, drainage conduits, channels, levees, canals,  
10 storm water detention and retention facilities, utilities and  
11 utility connections, water mains and extensions, and street and  
12 parking lot lighting and connections.

13 "Local sales taxes" means taxes paid to a municipality,  
14 county, or other local governmental entity from the Local  
15 Government Tax Fund arising from sales by retailers and  
16 servicemen within a STAR bond district, and any local taxes  
17 received by a local governmental entity arising from sales by  
18 retailers and servicemen within a STAR bond district, including  
19 sales taxes on goods and services, and business district sales  
20 taxes. For the purpose of this Act, "local sales taxes" shall  
21 not include any taxes authorized pursuant to the Local Mass  
22 Transit District Act, the Metro-East Park and Recreation  
23 District Act, or the Flood Prevention District Act or any local  
24 sales taxes that are, at the time of formation of a STAR bond  
25 district, already subject to tax increment financing under the  
26 Tax Increment Allocation Redevelopment Act.

1 "Local sales tax increment" means that portion of the  
2 revenue derived from local sales taxes collected from taxpayers  
3 doing business within that portion of a STAR bond district  
4 occupied by a STAR bond project that is in excess of the amount  
5 of the base year revenue, as determined by the respective  
6 municipality, county, or other unit of the local government.

7 "Market study" means a study to determine the ability of  
8 the proposed STAR bond project to gain market share locally and  
9 regionally and to remain profitable past the term of repayment  
10 of STAR bonds.

11 "Master developer" means a developer cooperating with a  
12 political subdivision to plan, develop, and implement a STAR  
13 bond project plan for a STAR bond district. The master  
14 developer may work with and transfer certain development rights  
15 to other developers for the purpose of implementing STAR bond  
16 project plans and achieving the purposes of this Act. A master  
17 developer for a STAR bond district shall be appointed by a  
18 political subdivision in the resolution establishing the STAR  
19 bond district, and the master developer must, at the time of  
20 appointment, own or have control of, through purchase  
21 agreements, option contracts, or other means, not less than 50%  
22 of the acreage within the STAR bond district.

23 "Master development agreement" means an agreement between  
24 the master developer and the political subdivision to govern a  
25 STAR bond district and any STAR bond projects.

26 "Municipality" means the city, village, or incorporated

1 town in which a proposed STAR bond district is located.

2 "Net revenue realized" means, for any month, the local  
3 sales tax increment and the State sales tax increment collected  
4 by the State during that month, less the amount paid out during  
5 that same month as refunds to taxpayers for overpayment of  
6 liability.

7 "Pledged STAR revenues" means those sales tax and revenues  
8 and other sources of funds pledged to pay debt service on STAR  
9 bonds or to pay project costs pursuant to Section 30.  
10 Notwithstanding any provision to the contrary, the following  
11 revenues shall not constitute pledged STAR revenues or be  
12 available to pay principal and interest on STAR bonds: any  
13 State sales tax increment or local sales tax increment from a  
14 retail entity initiating operations in a STAR bond district  
15 while terminating operations at another Illinois location  
16 within 25 miles of the STAR bond district. For purposes of this  
17 paragraph, "terminating operations" means a closing of a retail  
18 operation that is directly related to the opening of the same  
19 operation or like retail entity owned or operated by more than  
20 50% of the original ownership in a STAR bond district within  
21 one year before or after initiating operations in the STAR bond  
22 district, but it does not mean closing an operation for reasons  
23 beyond the control of the retail entity, as documented by the  
24 retail entity, subject to a reasonable finding by the  
25 municipality that the current location contained inadequate  
26 space, had become economically obsolete, or was no longer a

1 viable location for the retailer or serviceman.

2 "Political subdivision" means a municipality or county  
3 which undertakes to establish a STAR bond district pursuant to  
4 the provisions of this Act.

5 "Project costs" means and includes the sum total of all  
6 costs incurred or estimated to be incurred on or following the  
7 date of establishment of a STAR bond district that are  
8 reasonable or necessary to implement a STAR bond district plan  
9 or any STAR bond project plans, or both. Such costs include  
10 without limitation the following:

11 (a) costs incurred for public improvements and private  
12 improvements that serve the public purposes set forth in  
13 Section 5 of this Act;

14 (b) costs of studies, surveys, development of plans and  
15 specifications, formation, implementation and  
16 administration of a STAR bond district, STAR bond district  
17 plan, any STAR bond projects, or any STAR bond project  
18 plans, including, but not limited to, staff and  
19 professional service costs for architectural, engineering,  
20 legal, financial, planning, or other services, provided  
21 however that no charges for professional services may be  
22 based on a percentage of the tax increment collected and no  
23 contracts for professional services, excluding  
24 architectural and engineering services, may be entered  
25 into if the terms of the contract extend beyond a period of  
26 3 years;

1 (c) property assembly costs, including, but not  
2 limited to, acquisition of land and other real property or  
3 rights or interests therein, located within the boundaries  
4 of a STAR bond district, demolition of buildings, site  
5 preparation, site improvements that serve as an engineered  
6 barrier addressing ground level or below ground  
7 environmental contamination, including, but not limited  
8 to, parking lots and other concrete or asphalt barriers,  
9 the clearing and grading of land, and importing additional  
10 soil and fill materials, or removal of soil and fill  
11 materials from the site;

12 (d) subject to paragraph (e), costs of buildings or  
13 other vertical improvements that are located within the  
14 boundaries of a STAR Bond district and owned by a political  
15 subdivision or other public entity, including without  
16 limitation police and fire stations, educational  
17 facilities, or public restrooms and rest areas;

18 (e) costs of the design and construction of  
19 infrastructure and public works located within the  
20 boundaries of a STAR bond district that are reasonable or  
21 necessary to implement a STAR bond district plan or any  
22 STAR bond project plans, or both, except that project costs  
23 shall not include the cost of constructing a new municipal  
24 public building principally used to provide offices,  
25 storage space, or conference facilities or vehicle  
26 storage, maintenance, or repair for administrative, public

1 safety, or public works personnel and that is not intended  
2 to replace an existing public building unless the political  
3 subdivision makes a reasonable determination in a STAR bond  
4 district plan or any STAR bond project plans, supported by  
5 information that provides the basis for that  
6 determination, that the new municipal building is required  
7 to meet an increase in the need for public safety purposes  
8 anticipated to result from the implementation of the STAR  
9 bond district plan or any STAR bond project plans;

10 (f) costs of the design and construction of the  
11 following infrastructure and public works improvements  
12 located outside the boundaries of a STAR bond district,  
13 provided that the costs are essential to further the  
14 purpose and development of a STAR bond district plan and  
15 either (i) part of and connected to sewer, water, or  
16 utility service lines that physically connect to the STAR  
17 bond district or (ii) significant improvements for  
18 adjacent offsite highways, streets, roadways, and  
19 interchanges that are approved by the Illinois Department  
20 of Transportation. No other cost of infrastructure and  
21 public works improvements located outside the boundaries  
22 of a STAR bond district may be deemed project costs;

23 (g) costs of job training and retraining projects,  
24 including the cost of "welfare to work" programs  
25 implemented by businesses located within a STAR bond  
26 district;

1           (h) financing costs, including, but not limited to, all  
2 necessary and incidental expenses related to the issuance  
3 of obligations and which may include payment of interest on  
4 any obligations issued hereunder including interest  
5 accruing during the estimated period of construction of any  
6 improvements in a STAR bond district or any STAR bond  
7 projects for which such obligations are issued and for not  
8 exceeding 36 months thereafter and including reasonable  
9 reserves related thereto;

10           (i) to the extent the political subdivision by written  
11 agreement accepts and approves the same, all or a portion  
12 of a taxing district's capital costs resulting from a STAR  
13 bond district or STAR bond projects necessarily incurred or  
14 to be incurred within a taxing district in furtherance of  
15 the objectives of a STAR bond district plan or STAR bond  
16 project plans;

17           (j) payment in lieu of taxes;

18           (k) interest cost incurred by a developer for project  
19 costs related to the acquisition, formation,  
20 implementation, development, construction, and  
21 administration of a STAR bond district, STAR bond district  
22 plan, STAR bond projects, or any STAR bond project plans  
23 provided that:

24           (i) payment of such costs in any one year may not  
25 exceed 30% of the annual interest costs incurred by the  
26 developer with regard to the STAR bond district or any

1 STAR bond projects during that year; and

2 (ii) the total of such interest payments paid  
3 pursuant to this Act may not exceed 30% of the total  
4 cost paid or incurred by the developer for a STAR bond  
5 district or STAR bond projects, plus project costs,  
6 excluding any property assembly costs incurred by a  
7 political subdivision pursuant to this Act;

8 (l) costs of common areas located within the boundaries  
9 of a STAR bond district;

10 (m) costs of landscaping and plantings, retaining  
11 walls and fences, man-made lakes and ponds, shelters,  
12 benches, lighting, and similar amenities located within  
13 the boundaries of a STAR bond district;

14 (n) costs of mounted building signs, site monument, and  
15 pylon signs located within the boundaries of a STAR bond  
16 district; or

17 (o) if included in the STAR bond district plan and  
18 approved in writing by the Director, salaries or a portion  
19 of salaries for local government employees to the extent  
20 the same are directly attributable to the work of such  
21 employees on the establishment and management of a STAR  
22 bond district or any STAR bond projects.

23 Except as specified in items (a) through (o), "project  
24 costs" shall not include:

25 (i) the cost of construction of buildings that are  
26 privately-owned or owned by a municipality and leased to a



1 developer for non-entertainment retail uses;

2 (ii) moving expenses for employees of the businesses  
3 locating within the STAR bond district;

4 (iii) property taxes for property located in the STAR  
5 bond district;

6 (iv) lobbying costs; and

7 (v) general overhead or administrative costs of the  
8 political subdivision that would still have been incurred  
9 by the political subdivision if the political subdivision  
10 had not established a STAR bond district.

11 "Project development agreement" means any one or more  
12 agreements, including any amendments thereto, between a master  
13 developer and any co-developer or sub-developer in connection  
14 with a STAR bond project, which project development agreement  
15 may include the political subdivision as a party.

16 "Projected market area" means any area within the State in  
17 which a STAR bond district or STAR bond project is projected to  
18 have a significant fiscal or market impact as determined by the  
19 Director.

20 "Resolution" means a resolution, order, ordinance, or  
21 other appropriate form of legislative action of a political  
22 subdivision or other applicable public entity approved by a  
23 vote of a majority of a quorum at a meeting of the governing  
24 body of the political subdivision or applicable public entity.

25 "STAR bond" means a sales tax and revenue bond, note, or  
26 other obligation payable from pledged STAR revenues.

1 "STAR bond district" means the specific area declared to be  
2 an eligible area as determined by the political subdivision,  
3 and approved by the Director, in which the political  
4 subdivision may develop one or more STAR bond projects.

5 "STAR bond district plan" means the preliminary or  
6 conceptual plan that generally identifies the proposed STAR  
7 bond project areas and identifies in a general manner the  
8 buildings, facilities, and improvements to be constructed or  
9 improved in each STAR bond project area.

10 "STAR bond project" means a project within a STAR bond  
11 district which is approved pursuant to Section 20.

12 "STAR bond project area" means the geographic area within a  
13 STAR bond district in which there may be one or more STAR bond  
14 projects.

15 "STAR bond project plan" means the written plan adopted by  
16 a political subdivision for the development of a STAR bond  
17 project in a STAR bond district; the plan may include, but is  
18 not limited to, (i) project costs incurred prior to the date of  
19 the STAR bond project plan and estimated future STAR bond  
20 project costs, (ii) proposed sources of funds to pay those  
21 costs, (iii) the nature and estimated term of any obligations  
22 to be issued by the political subdivision to pay those costs,  
23 (iv) the most recent equalized assessed valuation of the STAR  
24 bond project area, (v) an estimate of the equalized assessed  
25 valuation of the STAR bond district or applicable project area  
26 after completion of a STAR bond project, (vi) a general

1 description of the types of any known or proposed developers,  
2 users, or tenants of the STAR bond project or projects included  
3 in the plan, (vii) a general description of the type,  
4 structure, and character of the property or facilities to be  
5 developed or improved, (viii) a description of the general land  
6 uses to apply to the STAR bond project, and (ix) a general  
7 description or an estimate of the type, class, and number of  
8 employees to be employed in the operation of the STAR bond  
9 project.

10 "State sales tax" means taxes paid by retailers and  
11 servicemen on transactions at places of business located within  
12 a STAR bond district pursuant to the Retailers' Occupation Tax  
13 Act, the Use Tax Act, the Service Use Tax Act, and the Service  
14 Occupation Tax Act, and any other sales or use taxes imposed by  
15 the State within a STAR bond district. For the purposes of this  
16 Act, "State sales tax" does not include any State sales taxes  
17 that are, at the time of formation of a STAR bond district,  
18 already subject to tax increment financing under the Tax  
19 Increment Allocation Redevelopment Act.

20 "State sales tax increment" means that portion of the  
21 revenue derived from State sales taxes collected from taxpayers  
22 doing business within that portion of a STAR bond district  
23 occupied by a STAR bond project that is in excess of the amount  
24 of base year revenue determined by the Department of Revenue.

25 "Substantial change" means a change wherein the proposed  
26 STAR bond project plan differs substantially in size, scope, or

1 use from the approved STAR bond district plan or STAR bond  
2 project plan.

3 "Taxpayer" means an individual, partnership, corporation,  
4 limited liability company, trust, estate, or other entity that  
5 is subject to the Illinois Income Tax Act.

6 "Vacant" means that portion of the land in a proposed STAR  
7 bond district that is not occupied by a building, facility, or  
8 other vertical improvement.

9 Section 15. Establishment of STAR bond district. The  
10 governing body of a municipality may establish a STAR bond  
11 district within an eligible area within the municipality or  
12 partially outside the boundaries of the municipality in an  
13 unincorporated area of the county. A STAR bond district which  
14 is partially outside the boundaries of the municipality must  
15 also be approved by the governing body of the county by the  
16 passage of a resolution. The governing body of a county may  
17 establish a STAR bond district in an eligible area in any  
18 unincorporated area of the county.

19 (a) When a political subdivision proposes to establish a  
20 STAR bond district, the political subdivision shall adopt a  
21 resolution stating that the political subdivision is  
22 considering the establishment of a STAR bond district. The  
23 resolution shall:

24 (1) give notice that a public hearing will be held to  
25 consider the establishment of a STAR bond district and fix

1 the date, hour, and place of the public hearing provided  
2 that notice of the hearing shall be provided as set forth  
3 in item (2) of subsection (e) of Section 20;

4 (2) describe the proposed general boundaries of the  
5 STAR bond district;

6 (3) describe the STAR bond district plan;

7 (4) require that a description and map of the proposed  
8 STAR bond district are available for inspection at a time  
9 and place designated;

10 (5) identify the master developer for the STAR bond  
11 district; and

12 (6) require that the governing body consider findings  
13 necessary for the establishment of a STAR bond district.

14 (b) Upon the conclusion of the public hearing the governing  
15 body of the political subdivision may consider a resolution to  
16 establish the STAR bond district.

17 (1) A resolution to establish a STAR bond district  
18 shall:

19 (A) make findings that the proposed STAR bond  
20 district is to be developed with one or more STAR bond  
21 projects;

22 (B) make findings that the STAR bond district is an  
23 eligible area;

24 (C) contain a STAR bond district plan that  
25 identifies in a general manner the buildings and  
26 facilities that are proposed to be constructed or

1 improved in subsequent STAR bond projects;

2 (D) contain the legal description of the STAR bond  
3 district;

4 (E) appoint the master developer for the STAR bond  
5 district; and

6 (F) establish the STAR bond district, contingent  
7 upon approval of the Director as set forth in  
8 subsection (d).

9 (2) If the resolution is not adopted by the political  
10 subdivision within 60 days from the conclusion of the  
11 public hearing, then the STAR bond district shall not be  
12 established.

13 (3) Upon adoption of a resolution establishing a STAR  
14 bond district, the political subdivision shall send a  
15 certified copy of such resolution to the Department of  
16 Revenue. If a certified copy of such resolution is filed  
17 with the Department of Revenue on or before the first day  
18 of April, the Department of Revenue shall proceed to  
19 collect and allocate any local sales tax increment and any  
20 State sales tax increment and otherwise administer and  
21 enforce this Act as of the first day of July next following  
22 the adoption and filing. If a certified copy of such  
23 resolution is filed with the Department of Revenue on or  
24 before the first day of October, the Department of Revenue  
25 shall proceed to collect and allocate any local sales tax  
26 increment and any State sales tax increment and otherwise

1           administer and enforce this Act as of the first day of  
2           January next following the adoption and filing.

3           (c) Upon the establishment of a STAR bond district, the  
4           STAR bond district and any STAR bond projects shall be governed  
5           by a master development agreement between the political  
6           subdivision and the master developer. A STAR bond district that  
7           is partially outside the boundaries of a municipality shall  
8           only require one master development agreement; the agreement  
9           shall be between the municipality and the master developer. In  
10          no event shall there be more than one master development  
11          agreement governing the terms and conditions of a STAR bond  
12          district.

13          (d) Upon adoption of the resolution to establish a STAR  
14          bond district, the political subdivision shall submit the  
15          proposed STAR bond district to the Director for consideration.  
16          The Director may only approve a STAR bond district if the  
17          Director finds that: (i) the proposed STAR bond district is an  
18          eligible area, (ii) no portion of the proposed STAR bond  
19          district is located within a municipality that has an  
20          enterprise zone pursuant to the Illinois Enterprise Zone Act  
21          within its municipal boundaries, (iii) the STAR bond district  
22          plan includes a projected capital investment of at least  
23          \$300,000,000, (iv) the STAR bond district plan is reasonably  
24          projected to produce at least \$300,000,000 of annual gross  
25          sales revenues and 1,000 new jobs, (v) the creation of the STAR  
26          bond district and STAR bond district plan are not contrary to

1 the purpose of this Act or the public interest; and (vi) the  
2 STAR bond district and STAR bond district plan meet any other  
3 requirement that the Director deems appropriate. If a proposed  
4 STAR bond district meets all of the foregoing criteria, the  
5 Director shall not unreasonably withhold its approval of the  
6 proposed STAR bond district. The Director may only approve one  
7 STAR bond district within any projected market area. The  
8 Director shall promptly send a copy of its written findings and  
9 approval or denial of a STAR bond district to the requesting  
10 political subdivision.

11 Section 20. Approval of STAR bond projects. The governing  
12 body of a political subdivision may establish one or more STAR  
13 bond projects in any STAR bond district. A STAR bond project  
14 which is partially outside the boundaries of a municipality  
15 must also be approved by the governing body of the county by  
16 resolution.

17 (a) After the establishment of a STAR bond district, the  
18 master developer may propose one or more STAR bond projects to  
19 a political subdivision and the master developer shall, in  
20 cooperation with the political subdivision, prepare a STAR bond  
21 project plan in consultation with the planning commission of  
22 the political subdivision, if any. The STAR bond project plan  
23 may be implemented in separate development stages.

24 (b) Any political subdivision considering a STAR bond  
25 project within a STAR bond district shall cause to be prepared



1 an independent feasibility study by a feasibility consultant.

2 The feasibility study shall include the following:

3 (1) the estimated amount of pledged STAR revenues  
4 expected to be collected in each year through the maturity  
5 date of the proposed STAR bonds;

6 (2) a statement of how the jobs and taxes obtained from  
7 the STAR bond project will contribute significantly to the  
8 economic development of the State and region;

9 (3) visitation expectations;

10 (4) the unique quality of the project;

11 (5) an economic impact study;

12 (6) a market study;

13 (7) integration and collaboration with other resources  
14 or businesses;

15 (8) the quality of service and experience provided, as  
16 measured against national consumer standards for the  
17 specific target market;

18 (9) project accountability, measured according to best  
19 industry practices;

20 (10) the expected return on State and local investment  
21 that the STAR bond project is anticipated to produce; and

22 (11) an anticipated principal and interest payment  
23 schedule on the STAR bonds.

24 The failure to include all information enumerated in this  
25 subsection in the feasibility study for a STAR bond project  
26 shall not affect the validity of STAR bonds issued pursuant to

1 this Act.

2 (c) If the political subdivision determines the STAR bond  
3 project is feasible, the STAR bond project plan shall include:

4 (1) a summary of the feasibility study;

5 (2) a reference to the STAR bond district plan that  
6 identifies the STAR bond project area that is set forth in  
7 the STAR bond project plan that is being considered;

8 (3) a legal description and map of the STAR bond  
9 project area to be developed or redeveloped;

10 (4) a description of the buildings and facilities  
11 proposed to be constructed or improved in such STAR bond  
12 project area; and

13 (5) any other information the governing body of the  
14 political subdivision deems reasonable and necessary to  
15 advise the public of the intent of the STAR bond project  
16 plan.

17 (d) Upon a finding by the planning and zoning commission of  
18 the political subdivision that the STAR bond project plan is  
19 consistent with the intent of the comprehensive plan for the  
20 development of the political subdivision, the governing body of  
21 the political subdivision shall adopt a resolution stating that  
22 the political subdivision is considering the adoption of the  
23 STAR bond project plan. The resolution shall:

24 (1) give notice that a public hearing will be held to  
25 consider the adoption of the STAR bond project plan and fix  
26 the date, hour, and place of the public hearing;

1           (2) describe the general boundaries of the STAR bond  
2 district within which the STAR bond project will be located  
3 and the date of establishment of the STAR bond district;

4           (3) describe the general boundaries of the area  
5 proposed to be included within the STAR bond project area;

6           (4) provide that the STAR bond project plan and map of  
7 the area to be redeveloped or developed are available for  
8 inspection during regular office hours in the offices of  
9 the political subdivision; and

10          (5) contain a summary of the terms and conditions of  
11 any proposed project development agreement with the  
12 political subdivision.

13          (e) A public hearing shall be conducted to consider the  
14 adoption of any STAR bond project plan.

15           (1) The date fixed for the public hearing to consider  
16 the adoption of the STAR bond project plan shall be not  
17 less than 20 nor more than 90 days following the date of  
18 the adoption of the resolution fixing the date of the  
19 hearing.

20           (2) A copy of the political subdivision's resolution  
21 providing for the public hearing shall be sent by certified  
22 mail, return receipt requested, to the governing body of  
23 the county. A copy of the political subdivision's  
24 resolution providing for the public hearing shall be sent  
25 by certified mail, return receipt requested, to each person  
26 or persons in whose name the general taxes for the last

1 preceding year were paid on each parcel of land lying  
2 within the proposed STAR bond project area within 10 days  
3 following the date of the adoption of the resolution. The  
4 resolution shall be published once in a newspaper of  
5 general circulation in the political subdivision not less  
6 than one week nor more than 3 weeks preceding the date  
7 fixed for the public hearing. A map or aerial photo clearly  
8 delineating the area of land proposed to be included within  
9 the STAR bond project area shall be published with the  
10 resolution.

11 (3) At the public hearing, a representative of the  
12 political subdivision or master developer shall present  
13 the STAR bond project plan. Following the presentation of  
14 the STAR bond project plan, all interested persons shall be  
15 given an opportunity to be heard. The governing body may  
16 continue the date and time of the public hearing.

17 (f) Upon conclusion of the public hearing, the governing  
18 body of the political subdivision may adopt the STAR bond  
19 project plan by a resolution approving the STAR bond project  
20 plan.

21 (g) After the adoption by the corporate authorities of the  
22 political subdivision of a STAR bond project plan, the  
23 political subdivision may enter into a project development  
24 agreement if the master developer has requested the political  
25 subdivision to be a party to the project development agreement  
26 pursuant to subsection (b) of Section 25.

1           (h) Within 30 days after the adoption by the political  
2 subdivision of a STAR bond project plan, the clerk of the  
3 political subdivision shall transmit a copy of the legal  
4 description of the land and a list of all new and existing  
5 mailing addresses within the STAR bond district, a copy of the  
6 resolution adopting the STAR bond project plan, and a map or  
7 plat indicating the boundaries of the STAR bond project area to  
8 the clerk, treasurer, and governing body of the county and to  
9 the Department of Revenue. Within 30 days of creation of any  
10 new mailing addresses within a STAR bond district, the clerk of  
11 the political subdivision shall provide written notice of such  
12 new addresses to the Department of Revenue.

13           Any substantial changes to a STAR bond project plan as  
14 adopted shall be subject to a public hearing following  
15 publication of notice thereof in a newspaper of general  
16 circulation in the political subdivision and approval by  
17 resolution of the governing body of the political subdivision.

18           (i) Any STAR bond project must be approved by the political  
19 subdivision prior to that date which is 23 years from the date  
20 of the approval of the STAR bond district, provided however  
21 that any amendments to such STAR bond project may occur  
22 following such date.

23           (j) Any developer of a STAR bond project shall commence  
24 work on the STAR bond project within 3 years from the date of  
25 adoption of the STAR bond project plan. If the developer fails  
26 to commence work on the STAR bond project within the 3-year

1 period, funding for the project shall cease and the developer  
2 of the project or complex shall have one year to appeal to the  
3 political subdivision for reapproval of the project and  
4 funding. If the project is reapproved, the 3-year period for  
5 commencement shall begin again on the date of the reapproval.

6 (k) After the adoption by the corporate authorities of the  
7 political subdivision of a STAR bond project plan, the  
8 political subdivision may authorize the issuance of the STAR  
9 bonds in one or more series to finance the STAR bond project in  
10 accordance with the provisions of this Act.

11 (l) The maximum maturity of STAR bonds issued to finance a  
12 STAR bond project shall not exceed 23 years from the first date  
13 of distribution of State sales tax revenues from such STAR bond  
14 project to the political subdivision, unless the political  
15 subdivision extends such maturity by resolution up to a maximum  
16 of 35 years from such first distribution date. Any such  
17 extension shall require the approval of the Director. In no  
18 event shall the maximum maturity date for any STAR bonds exceed  
19 that date which is 35 years from the first distribution date of  
20 the first STAR bonds issued in a STAR bond district.

21 Section 25. Co-Developers and sub-developers. Upon  
22 approval of a STAR bond project by the political subdivision,  
23 the master developer may, subject to the approval of the  
24 political subdivision, develop the STAR bond project on its own  
25 or it may develop the STAR bond project with another developer.

1           (a) A master developer may sell, lease, or otherwise convey  
2 its property interest in the STAR bond project area to a  
3 co-developer or sub-developer and a master developer may also  
4 assign or transfer its development rights in the STAR bond  
5 project to a co-developer or sub-developer.

6           (b) A master developer may enter into one or more  
7 agreements with a co-developer or sub-developer in connection  
8 with a STAR bond project, and the master developer may request  
9 that the political subdivision become a party to the project  
10 development agreement, or the master developer may request that  
11 the political subdivision amend its master development  
12 agreement to provide for certain terms and conditions that may  
13 be related to the co-developer or sub-developer and the STAR  
14 bond project. For any project development agreement which the  
15 political subdivision would be a party or for any amendments to  
16 the master development agreement, the terms and conditions must  
17 be acceptable to both the master developer and the political  
18 subdivision.

19           Section 30. STAR bonds; source of payment. Any political  
20 subdivision shall have the power to issue STAR bonds in one or  
21 more series to finance the undertaking of any STAR bond project  
22 in accordance with the provisions of this Act and the Omnibus  
23 Bond Acts. STAR bonds may be issued as revenue bonds, alternate  
24 bonds, or general obligation bonds as defined in and subject to  
25 the procedures provided in the Local Government Debt Reform

1 Act.

2 (a) STAR bonds may be made payable, both as to principal  
3 and interest, from the following revenues, which to the extent  
4 pledged by each respective political subdivision or other  
5 public entity for such purpose shall constitute pledged STAR  
6 revenues:

7 (1) revenues of the political subdivision derived from  
8 or held in connection with the undertaking and carrying out  
9 of any STAR bond project or projects under this Act;

10 (2) available private funds and contributions, grants,  
11 tax credits, or other financial assistance from the State  
12 or federal government;

13 (3) all of the local sales tax increment of a  
14 municipality, county, or other unit of local government;

15 (4) any special service area taxes collected within the  
16 STAR bond district under the Special Service Area Tax Act,  
17 may be used for the purposes of funding project costs or  
18 paying debt service on STAR bonds in addition to the  
19 purposes contained in the special service area plan;

20 (5) all of the State sales tax increment;

21 (6) any other revenues appropriated by the political  
22 subdivision; and

23 (7) any combination of these methods.

24 (b) The political subdivision may pledge the pledged STAR  
25 revenues to the repayment of STAR bonds prior to,  
26 simultaneously with, or subsequent to the issuance of the STAR



1 bonds.

2 (c) Bonds issued as revenue bonds shall not be general  
3 obligations of the political subdivision, nor in any event  
4 shall they give rise to a charge against its general credit or  
5 taxing powers, or be payable out of any funds or properties  
6 other than those set forth in subsection (a) and the bonds  
7 shall so state on their face.

8 (d) For each STAR bond project financed with STAR bonds  
9 payable from the pledged STAR revenues, the political  
10 subdivision shall prepare and submit to the Department of  
11 Revenue by June 1 of each year a report describing the status  
12 of the STAR bond project, any expenditures of the proceeds of  
13 STAR bonds that have occurred for the preceding calendar year,  
14 and any expenditures of the proceeds of the bonds expected to  
15 occur in the future, including the amount of pledged STAR  
16 revenue, the amount of revenue that has been spent, the  
17 projected amount of the revenue, and the anticipated use of the  
18 revenue.

19 (e) The State Treasurer shall establish a special fund  
20 called the STAR Bonds Revenue Fund. The Department of Revenue  
21 shall immediately pay over to the State Treasurer, ex officio,  
22 as trustee, all pledged STAR revenues received for deposit into  
23 the STAR Bonds Revenue Fund. The State Treasurer shall  
24 distribute the net revenue realized from STAR bond projects to  
25 the political subdivision on a monthly basis from the STAR  
26 Bonds Revenue Fund.

1           Section 35. Alternate bonds and general obligation bonds. A  
2 political subdivision shall have the power to issue alternate  
3 revenue and other general obligation bonds to finance the  
4 undertaking, establishment, or redevelopment of any STAR bond  
5 project as provided and pursuant to the procedures set forth in  
6 the Local Government Debt Reform Act. A political subdivision  
7 shall have the power to issue general obligation bonds to  
8 finance the undertaking, establishment, or redevelopment of  
9 any STAR bond project on approval by the voters of the  
10 political subdivision of a proposition authorizing the issue of  
11 such bonds.

12           The full faith and credit of the State, any department,  
13 authority, public corporation or quasi-public corporation of  
14 the State, any State college or university, or any other public  
15 agency created by the State shall not be pledged for any  
16 payment under any obligation authorized by this Act.

17           Section 40. Amendments to STAR bond district. Any addition  
18 of real property to a STAR bond district or any substantial  
19 change to a STAR bond district plan shall be subject to the  
20 same procedure for public notice, hearing, and approval as is  
21 required for the establishment of the STAR bond district  
22 pursuant to this Act.

23           (a) The addition or removal of land to or from a STAR bond  
24 district shall require the consent of the master developer of

1 the STAR bond district.

2 (b) Any land that is outside of, but is contiguous to an  
3 established STAR bond district and is subsequently owned,  
4 leased, or controlled by the master developer shall be added to  
5 a STAR bond district at the request of the master developer and  
6 by approval of the political subdivision, provided that the  
7 land becomes a part of a STAR bond project area.

8 (c) If a political subdivision has undertaken a STAR bond  
9 project within a STAR bond district, and the political  
10 subdivision desires to subsequently remove more than a de  
11 minimus amount of real property from the STAR bond district,  
12 then prior to any removal of property the political subdivision  
13 must provide a revised feasibility study showing that the  
14 pledged STAR revenues from the resulting STAR bond district  
15 within which the STAR bond project is located are estimated to  
16 be sufficient to pay the project costs. If the revenue from the  
17 resulting STAR bond district is insufficient to pay the project  
18 costs, then the property may not be removed from the STAR bond  
19 district. Any removal of real property from a STAR bond  
20 district shall be approved by a resolution of the governing  
21 body of the political subdivision.

22 Section 45. Restrictions. No portion of a STAR bond project  
23 shall be financed with tax increment financing pursuant to the  
24 Tax Increment Allocation Redevelopment Act. During any period  
25 of time that STAR bonds are outstanding for a STAR bond

1 district, a developer may not use any land located in the STAR  
2 bond district for any (i) retail store whose primary business  
3 is the sale of automobiles, including trucks and other  
4 automotive vehicles with 4 wheels designed for passenger  
5 transportation on public streets and thoroughfares or (ii)  
6 stadium or facility for playing National Association of Minor  
7 League Baseball or Professional Independent Baseball League  
8 games.

9 Section 50. Reporting taxes. Notwithstanding any other  
10 provisions of law to the contrary, the Department of Revenue  
11 shall provide a certified report of the net revenue realized  
12 from all taxpayers within a STAR bond district to the bond  
13 trustee, escrow agent, or paying agent for such bonds upon the  
14 written request of the political subdivision on or before the  
15 25th day of each month. Such report shall provide a detailed  
16 allocation of net revenue realized from each local sales tax  
17 and State sales tax reported to the Department of Revenue.

18 (a) The bond trustee, escrow agent, or paying agent shall  
19 keep such retailers' sales and use tax returns and the  
20 information contained therein confidential, but may use such  
21 information for purposes of allocating and depositing the sales  
22 and use tax revenues in connection with the bonds used to  
23 finance project costs in such STAR bond district. Except as  
24 otherwise provided herein, the sales and use tax returns  
25 received by the bond trustee, escrow agent, or paying agent

1 shall be subject to the provisions of Chapter 35 of the  
2 Illinois Compiled Statutes, including Section 3 of the  
3 Retailer's Occupation Tax Act and Section 9 of the Use Tax Act.

4 (b) The political subdivision shall determine when the  
5 amount of sales tax and other revenues that have been collected  
6 and distributed to the bond debt service or reserve fund is  
7 sufficient to satisfy all principal and interest costs to the  
8 maturity date or dates of any STAR bond issued by a political  
9 subdivision to finance a STAR bond project and shall give the  
10 Department of Revenue written notice of such determination.  
11 Thereafter, all sales tax and other revenues shall be collected  
12 and distributed in accordance with applicable law.

13 Section 55. Severability. If any provision of this Act or  
14 the application thereof to any persons or circumstances is held  
15 invalid, such invalidity shall not affect other provisions or  
16 application of the Act that can be given effect without the  
17 invalid provisions or application and to this end the  
18 provisions of this Act are declared to be severable.

19 Section 60. Open meetings. The public hearing records,  
20 feasibility study, and other documents that do not otherwise  
21 meet a confidentiality exemption shall be subject to the Open  
22 Meetings Act.

23 Section 65. Powers of political subdivisions. The

1 provisions of this Act are intended to be supplemental and in  
2 addition to all other power or authority granted to political  
3 subdivisions, shall be construed liberally, and shall not be  
4 construed as a limitation of any power or authority otherwise  
5 granted. In addition to the powers a political subdivision may  
6 have under other provisions of law, a political subdivision  
7 shall have all of the following powers in connection with a  
8 STAR bond district:

9 (a) To make and enter into all contracts necessary or  
10 incidental to the implementation and furtherance of a STAR  
11 bond district plan.

12 (b) Within a STAR bond district, to acquire by  
13 purchase, donation, or lease, and to own, convey, lease,  
14 mortgage, or dispose of land and other real or personal  
15 property or rights or interests in property and to grant or  
16 acquire licenses, easements, and options with respect to  
17 property, all in the manner and at a price the political  
18 subdivision determines is reasonably necessary to achieve  
19 the objectives of the STAR bond project.

20 (c) To clear any area within a STAR bond district by  
21 demolition or removal of any existing buildings,  
22 structures, fixtures, utilities, or improvements and to  
23 clear and grade land.

24 (d) To install, repair, construct, reconstruct, extend  
25 or relocate public streets, public utilities, and other  
26 public site improvements located both within and outside

1 the boundaries of a STAR bond district that are essential  
2 to the preparation of a STAR bond district for use in  
3 accordance with a STAR bond district plan.

4 (e) To renovate, rehabilitate, reconstruct, relocate,  
5 repair, or remodel any existing buildings, improvements,  
6 and fixtures within a STAR bond district.

7 (f) To install or construct any public buildings,  
8 structures, works, streets, improvements, utilities, or  
9 fixtures within a STAR bond district.

10 (g) To issue STAR bonds as provided in this Act.

11 (h) Subject to the limitations set forth in the  
12 definition of "project costs" in Section 10 of this Act, to  
13 fix, charge, and collect fees, rents, and charges for the  
14 use of any building, facility, or property or any portion  
15 of a building, facility, or property owned or leased by the  
16 political subdivision in furtherance of a STAR bond project  
17 under this Act within a STAR bond district.

18 (i) To accept grants, guarantees, donations of  
19 property or labor, or any other thing of value for use in  
20 connection with a STAR bond project.

21 (j) To pay or cause to be paid STAR bond project costs,  
22 including, specifically, to reimburse any developer or  
23 nongovernmental person for STAR bond project costs  
24 incurred by that person. A political subdivision is not  
25 required to obtain any right, title, or interest in any  
26 real or personal property in order to pay STAR bond project

1 costs associated with the property. The political  
2 subdivision shall adopt accounting procedures necessary to  
3 determine that the STAR bond project costs are properly  
4 paid.

5 (k) To exercise any and all other powers necessary to  
6 effectuate the purposes of this Act.

7 Section 70. The Illinois Municipal Code is amended by  
8 changing Section 8-4-1 as follows:

9 (65 ILCS 5/8-4-1) (from Ch. 24, par. 8-4-1)

10 Sec. 8-4-1. No bonds shall be issued by the corporate  
11 authorities of any municipality until the question of  
12 authorizing such bonds has been submitted to the electors of  
13 that municipality provided that notice of the bond referendum,  
14 if held before July 1, 1999, has been given in accordance with  
15 the provisions of Section 12-5 of the Election Code in effect  
16 at the time of the bond referendum, at least 10 and not more  
17 than 45 days before the date of the election, notwithstanding  
18 the time for publication otherwise imposed by Section 12-5, and  
19 approved by a majority of the electors voting upon that  
20 question. Notices required in connection with the submission of  
21 public questions on or after July 1, 1999 shall be as set forth  
22 in Section 12-5 of the Election Code. The clerk shall certify  
23 the proposition of the corporate authorities to the proper  
24 election authority who shall submit the question at an election



1 in accordance with the general election law, subject to the  
2 notice provisions set forth in this Section.

3 Notice of any such election shall contain the amount of the  
4 bond issue, purpose for which issued, and maximum rate of  
5 interest.

6 However, without the submission of the question of issuing  
7 bonds to the electors, the corporate authorities of any  
8 municipality may authorize the issuance of any of the following  
9 bonds:

10 (1) Bonds to refund any existing bonded indebtedness;

11 (2) Bonds to fund or refund any existing judgment  
12 indebtedness;

13 (3) In any municipality of less than 500,000 population,  
14 bonds to anticipate the collection of installments of special  
15 assessments and special taxes against property owned by the  
16 municipality and to anticipate the collection of the amount  
17 apportioned to the municipality as public benefits under  
18 Article 9;

19 (4) Bonds issued by any municipality under Sections 8-4-15  
20 through 8-4-23, 11-23-1 through 11-23-12, 11-25-1 through  
21 11-26-6, 11-71-1 through 11-71-10, 11-74.3-1 through  
22 11-74.3-7, 11-74.4-1 through 11-74.4-11, 11-74.5-1 through  
23 11-74.5-15, 11-94-1 through 11-94-7, 11-102-1 through  
24 11-102-10, 11-103-11 through 11-103-15, 11-118-1 through  
25 11-118-6, 11-119-1 through 11-119-5, 11-129-1 through  
26 11-129-7, 11-133-1 through 11-133-4, 11-139-1 through

1 11-139-12, 11-141-1 through 11-141-18 of this Code or 10-801  
2 through 10-808 of the Illinois Highway Code, as amended;

3 (5) Bonds issued by the board of education of any school  
4 district under the provisions of Sections 34-30 through 34-36  
5 of The School Code, as amended;

6 (6) Bonds issued by any municipality under the provisions  
7 of Division 6 of this Article 8; and by any municipality under  
8 the provisions of Division 7 of this Article 8; or under the  
9 provisions of Sections 11-121-4 and 11-121-5;

10 (7) Bonds to pay for the purchase of voting machines by any  
11 municipality that has adopted Article 24 of The Election Code,  
12 approved May 11, 1943, as amended;

13 (8) Bonds issued by any municipality under Sections 15 and  
14 46 of the "Environmental Protection Act", approved June 29,  
15 1970;

16 (9) Bonds issued by the corporate authorities of any  
17 municipality under the provisions of Section 8-4-25 of this  
18 Article 8;

19 (10) Bonds issued under Section 8-4-26 of this Article 8 by  
20 any municipality having a board of election commissioners;

21 (11) Bonds issued under the provisions of "An Act to  
22 provide the manner of levying or imposing taxes for the  
23 provision of special services to areas within the boundaries of  
24 home rule units and nonhome rule municipalities and counties",  
25 approved September 21, 1973;

26 (12) Bonds issued under Section 8-5-16 of this Code;

1           (13) Bonds to finance the cost of the acquisition,  
2 construction or improvement of water or wastewater treatment  
3 facilities mandated by an enforceable compliance schedule  
4 developed in connection with the federal Clean Water Act or a  
5 compliance order issued by the United States Environmental  
6 Protection Agency or the Illinois Pollution Control Board;  
7 provided that such bonds are authorized by an ordinance adopted  
8 by a three-fifths majority of the corporate authorities of the  
9 municipality issuing the bonds which ordinance shall specify  
10 that the construction or improvement of such facilities is  
11 necessary to alleviate an emergency condition in such  
12 municipality;

13           (14) Bonds issued by any municipality pursuant to Section  
14 11-113.1-1;

15           (15) Bonds issued under Sections 11-74.6-1 through  
16 11-74.6-45, the Industrial Jobs Recovery Law of this Code.

17           (16) Bonds issued under the STAR Bond Financing Act, except  
18 as may be required by Section 35 of that Act.

19           (Source: P.A. 90-706, eff. 8-7-98; 90-812, eff. 1-26-99; 91-57,  
20 eff. 6-30-99.)

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