

# HB1814



## 97TH GENERAL ASSEMBLY

State of Illinois

2011 and 2012

HB1814

by Rep. Karen A. Yarbrough

### SYNOPSIS AS INTRODUCED:

65 ILCS 5/11-74.2-1

from Ch. 24, par. 11-74.2-1

Amends the Illinois Municipal Code. Makes a technical change in a Section concerning legislative findings.

LRB097 09597 KMW 49734 b

A BILL FOR

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 11-74.2-1 as follows:

6 (65 ILCS 5/11-74.2-1) (from Ch. 24, par. 11-74.2-1)

7 Sec. 11-74.2-1. It is hereby found and declared:

8 (a) In certain municipalities of the ~~the~~ State there exist  
9 commercial blight or conservation areas where a major portion  
10 of the commercial buildings and structures are detrimental to  
11 the health, safety and welfare of the occupants and the welfare  
12 of the urban community because of age, dilapidation,  
13 overcrowding or faulty arrangement, or lack of ventilation,  
14 light, sanitation facilities, adequate utilities or access to  
15 transportation, commercial marketing centers or to adequate  
16 labor supplies.

17 (b) Such commercial blight or conservation areas are  
18 usually situated in the older and centrally located areas of  
19 the municipalities involved, and once existing, spread unless  
20 eradicated.

21 (c) As a result of these degenerative conditions the  
22 commercial properties embraced in a commercial blight or  
23 conservation area fall into a state of non-productiveness or

1 limited productiveness, and fail to produce their due and  
2 proper share of taxes.

3 (d) The conditions in a commercial blight or conservation  
4 area necessitate excessive and disproportionate expenditures  
5 of public funds for crime prevention, public health and safety,  
6 fire and accident protection, and other public services and  
7 facilities and constitute a drain upon the public revenue.  
8 These conditions impair the efficient, economical and  
9 indispensable governmental functions of the municipalities  
10 embracing such areas, as well as the governmental functions of  
11 the State.

12 (e) In order to promote and protect the health, safety,  
13 morals and welfare of the public it is necessary to provide for  
14 the eradication and elimination of commercial blight or  
15 conservation areas and the construction of redevelopment  
16 projects and commercial projects in these areas.

17 (f) The eradication and elimination of commercial blight or  
18 conservation areas and the construction of redevelopment  
19 projects financed by private capital, with financial  
20 assistance from governmental bodies, in the manner provided in  
21 this Division are hereby declared to be a public use essential  
22 to the public interest.

23 (Source: P.A. 81-3.)