

1 AN ACT concerning revenue.

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

4 Section 5. The Property Tax Code is amended by changing  
5 Sections 27-25 and 27-30 and by adding Sections 27-32 and 27-88  
6 as follows:

7 (35 ILCS 200/27-25)

8 Sec. 27-25. Form of hearing notice. Taxes may be levied or  
9 imposed by the municipality or county in the special service  
10 area at a rate or amount of tax sufficient to produce revenues  
11 required to provide the special services. Prior to the first  
12 levy of taxes in the special service area, notice shall be  
13 given and a hearing shall be held under the provisions of  
14 Sections 27-30 and 27-35. For purposes of this Section the  
15 notice shall include:

16 (a) The time and place of hearing;

17 (b) The boundaries of the area by legal description  
18 and, where possible, by street location;

19 (c) The permanent tax index number of each parcel  
20 located within the area;

21 (d) The nature of the proposed special services to be  
22 provided within the special service area and a statement as  
23 to whether the proposed special services are for new

1 construction, maintenance, or other purposes;

2 (d-5) The proposed amount of the tax levy for special  
3 services for the initial year for which taxes will be  
4 levied within the special service area;

5 (e) A notification that all interested persons,  
6 including all persons owning taxable real property located  
7 within the special service area, will be given an  
8 opportunity to be heard at the hearing regarding the tax  
9 levy and an opportunity to file objections to the amount of  
10 the tax levy if the tax is a tax upon property; and

11 (f) The maximum rate of taxes to be extended within the  
12 special service area in any year and the maximum number of  
13 years taxes will be levied if a maximum number of years is  
14 to be established.

15 After the first levy of taxes within the special service  
16 area, taxes may continue to be levied in subsequent years  
17 without the requirement of an additional public hearing if the  
18 tax rate does not exceed the rate specified in the notice for  
19 the original public hearing and the taxes are not extended for  
20 a longer period than the number of years specified in the  
21 notice if a number of years is specified. Tax rates may be  
22 increased and the period specified may be extended, if notice  
23 is given and new public hearings are held in accordance with  
24 Sections 27-30 and 27-35.

25 (Source: P.A. 93-1013, eff. 8-24-04.)

1 (35 ILCS 200/27-30)

2 Sec. 27-30. Manner of notice. Prior to or within 60 days  
3 after the adoption of the ordinance proposing the establishment  
4 of a special service area the municipality or county shall fix  
5 a time and a place for a public hearing. The public hearing  
6 shall be held not less than 60 days after the adoption of the  
7 ordinance proposing the establishment of a special service  
8 area. Notice of the hearing shall be given by publication and  
9 mailing, except that notice of a public hearing to propose the  
10 establishment of a special service area for weather  
11 modification purposes may be given by publication only. Notice  
12 by publication shall be given by publication at least once not  
13 less than 15 days prior to the hearing in a newspaper of  
14 general circulation within the municipality or county. Notice  
15 by mailing shall be given by depositing the notice in the  
16 United States mails addressed to the person or persons in whose  
17 name the general taxes for the last preceding year were paid on  
18 each property lying within the special service area. A notice  
19 shall be mailed not less than 10 days prior to the time set for  
20 the public hearing. In the event taxes for the last preceding  
21 year were not paid, the notice shall be sent to the person last  
22 listed on the tax rolls prior to that year as the owner of the  
23 property.

24 (Source: P.A. 82-282; 88-455.)

25 (35 ILCS 200/27-32 new)

1       Sec. 27-32. More than 5% increase; hearing. If, in any year  
2 other than the initial levy year, the estimated special service  
3 area tax levy is more than 105% of the amount extended for  
4 special service area purposes for the preceding levy year,  
5 notice shall be given and a hearing held on the reason for the  
6 increase. Notice of the hearing shall be given in accordance  
7 with the Open Meetings Act. A meeting open to the public and  
8 convened in a location convenient to property included within  
9 the boundaries of the special service area is considered a  
10 hearing for purposes of this Section. The hearing may be held  
11 prior to the adoption of the proposed ordinance to adopt the  
12 annual levy of the special service area, but not more than 30  
13 days prior to the adoption of the ordinance, or at the same  
14 time the proposed ordinance to adopt the annual levy of the  
15 special service area is considered.

16           (35 ILCS 200/27-88 new)

17       Sec. 27-88. Special service area for energy conservation. A  
18 municipality may propose a special service area, as provided in  
19 this Law, for the purpose of providing energy conservation  
20 measures to any residential or commercial building, provided  
21 that 100% of the owners of the real property within the  
22 proposed special service area file a petition with the clerk of  
23 the municipality agreeing with the establishment of the special  
24 service area. If a petition is not filed or contains an  
25 insufficient number of signatures, the corporate authorities

1 of the municipality may not proceed further, and the  
2 establishment of the same special service area shall not again  
3 be initiated for a period of one year. The term "energy  
4 conservation measures" has the meaning ascribed to that term in  
5 Section 5 of the Local Government Energy Conservation Act.