



99TH GENERAL ASSEMBLY

State of Illinois

2015 and 2016

HB1425

by Rep. Robert Rita

SYNOPSIS AS INTRODUCED:

65 ILCS 5/11-74.4-3.5

Amends the Illinois Municipal Code. Creates a tax increment allocation financing extension for an ordinance adopted on May 2, 2002 by the Village of Crestwood. Makes technical changes. Effective immediately.

LRB099 06175 AWJ 26233 b

FISCAL NOTE ACT
MAY APPLY

HOUSING
AFFORDABILITY
IMPACT NOTE ACT
MAY APPLY

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

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

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

1 year in which the payment to the municipal treasurer as
2 provided in subsection (b) of Section 11-74.4-8 of this Act is
3 to be made with respect to ad valorem taxes levied in the 32nd
4 calendar year after the year in which the ordinance approving
5 the redevelopment project area was adopted if the ordinance was
6 adopted on September 9, 1999 by the Village of Downs.

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

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

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

10 (1) If ~~if~~ the ordinance was adopted before January 15,
11 1981. +

12 (2) If ~~if~~ the ordinance was adopted in December 1983,
13 April 1984, July 1985, or December 1989. +

14 (3) If ~~if~~ the ordinance was adopted in December 1987
15 and the redevelopment project is located within one mile of
16 Midway Airport. +

17 (4) If ~~if~~ the ordinance was adopted before January 1,
18 1987 by a municipality in Mason County. +

19 (5) If ~~if~~ the municipality is subject to the Local
20 Government Financial Planning and Supervision Act or the
21 Financially Distressed City Law. +

22 (6) If ~~if~~ the ordinance was adopted in December 1984 by
23 the Village of Rosemont. +

24 (7) If ~~if~~ the ordinance was adopted on December 31,
25 1986 by a municipality located in Clinton County for which
26 at least \$250,000 of tax increment bonds were authorized on

1 June 17, 1997, or if the ordinance was adopted on December
2 31, 1986 by a municipality with a population in 1990 of
3 less than 3,600 that is located in a county with a
4 population in 1990 of less than 34,000 and for which at
5 least \$250,000 of tax increment bonds were authorized on
6 June 17, 1997. †

7 (8) If ~~if~~ the ordinance was adopted on October 5, 1982
8 by the City of Kankakee, or if the ordinance was adopted on
9 December 29, 1986 by East St. Louis. †

10 (9) If ~~if~~ the ordinance was adopted on November 12,
11 1991 by the Village of Sauget. †

12 (10) If ~~if~~ the ordinance was adopted on February 11,
13 1985 by the City of Rock Island. †

14 (11) If ~~if~~ the ordinance was adopted before December
15 18, 1986 by the City of Moline. †

16 (12) If ~~if~~ the ordinance was adopted in September 1988
17 by Sauk Village. †

18 (13) If ~~if~~ the ordinance was adopted in October 1993 by
19 Sauk Village. †

20 (14) If ~~if~~ the ordinance was adopted on December 29,
21 1986 by the City of Galva. †

22 (15) If ~~if~~ the ordinance was adopted in March 1991 by
23 the City of Centreville. †

24 (16) If ~~if~~ the ordinance was adopted on January 23,
25 1991 by the City of East St. Louis. †

26 (17) If ~~if~~ the ordinance was adopted on December 22,

1 1986 by the City of Aledo. +

2 (18) If ~~if~~ the ordinance was adopted on February 5,
3 1990 by the City of Clinton. +

4 (19) If ~~if~~ the ordinance was adopted on September 6,
5 1994 by the City of Freeport. +

6 (20) If ~~if~~ the ordinance was adopted on December 22,
7 1986 by the City of Tuscola. +

8 (21) If ~~if~~ the ordinance was adopted on December 23,
9 1986 by the City of Sparta. +

10 (22) If ~~if~~ the ordinance was adopted on December 23,
11 1986 by the City of Beardstown. +

12 (23) If ~~if~~ the ordinance was adopted on April 27, 1981,
13 October 21, 1985, or December 30, 1986 by the City of
14 Belleville. +

15 (24) If ~~if~~ the ordinance was adopted on December 29,
16 1986 by the City of Collinsville. +

17 (25) If ~~if~~ the ordinance was adopted on September 14,
18 1994 by the City of Alton. +

19 (26) If ~~if~~ the ordinance was adopted on November 11,
20 1996 by the City of Lexington. +

21 (27) If ~~if~~ the ordinance was adopted on November 5,
22 1984 by the City of LeRoy. +

23 (28) If ~~if~~ the ordinance was adopted on April 3, 1991
24 or June 3, 1992 by the City of Markham. +

25 (29) If ~~if~~ the ordinance was adopted on November 11,
26 1986 by the City of Pekin. +

1 (30) If ~~if~~ the ordinance was adopted on December 15,
2 1981 by the City of Champaign. †

3 (31) If ~~if~~ the ordinance was adopted on December 15,
4 1986 by the City of Urbana. †

5 (32) If ~~if~~ the ordinance was adopted on December 15,
6 1986 by the Village of Heyworth. †

7 (33) If ~~if~~ the ordinance was adopted on February 24,
8 1992 by the Village of Heyworth. †

9 (34) If ~~if~~ the ordinance was adopted on March 16, 1995
10 by the Village of Heyworth. †

11 (35) If ~~if~~ the ordinance was adopted on December 23,
12 1986 by the Town of Cicero. †

13 (36) If ~~if~~ the ordinance was adopted on December 30,
14 1986 by the City of Effingham. †

15 (37) If ~~if~~ the ordinance was adopted on May 9, 1991 by
16 the Village of Tilton. †

17 (38) If ~~if~~ the ordinance was adopted on October 20,
18 1986 by the City of Elmhurst. †

19 (39) If ~~if~~ the ordinance was adopted on January 19,
20 1988 by the City of Waukegan. †

21 (40) If ~~if~~ the ordinance was adopted on September 21,
22 1998 by the City of Waukegan. †

23 (41) If ~~if~~ the ordinance was adopted on December 31,
24 1986 by the City of Sullivan. †

25 (42) If ~~if~~ the ordinance was adopted on December 23,
26 1991 by the City of Sullivan. †

1 (43) If ~~if~~ the ordinance was adopted on December 31,
2 1986 by the City of Oglesby. +

3 (44) If ~~if~~ the ordinance was adopted on July 28, 1987
4 by the City of Marion. +

5 (45) If ~~if~~ the ordinance was adopted on April 23, 1990
6 by the City of Marion. +

7 (46) If ~~if~~ the ordinance was adopted on August 20, 1985
8 by the Village of Mount Prospect. +

9 (47) If ~~if~~ the ordinance was adopted on February 2,
10 1998 by the Village of Woodhull. +

11 (48) If ~~if~~ the ordinance was adopted on April 20, 1993
12 by the Village of Princeville. +

13 (49) If ~~if~~ the ordinance was adopted on July 1, 1986 by
14 the City of Granite City. +

15 (50) If ~~if~~ the ordinance was adopted on February 2,
16 1989 by the Village of Lombard. +

17 (51) If ~~if~~ the ordinance was adopted on December 29,
18 1986 by the Village of Gardner. +

19 (52) If ~~if~~ the ordinance was adopted on July 14, 1999
20 by the Village of Paw Paw. +

21 (53) If ~~if~~ the ordinance was adopted on November 17,
22 1986 by the Village of Franklin Park. +

23 (54) If ~~if~~ the ordinance was adopted on November 20,
24 1989 by the Village of South Holland. +

25 (55) If ~~if~~ the ordinance was adopted on July 14, 1992
26 by the Village of Riverdale. +

1 (56) If ~~if~~ the ordinance was adopted on December 29,
2 1986 by the City of Galesburg. +

3 (57) If ~~if~~ the ordinance was adopted on April 1, 1985
4 by the City of Galesburg. +

5 (58) If ~~if~~ the ordinance was adopted on May 21, 1990 by
6 the City of West Chicago. +

7 (59) If ~~if~~ the ordinance was adopted on December 16,
8 1986 by the City of Oak Forest. +

9 (60) If ~~if~~ the ordinance was adopted in 1999 by the
10 City of Villa Grove. +

11 (61) If ~~if~~ the ordinance was adopted on January 13,
12 1987 by the Village of Mt. Zion. +

13 (62) If ~~if~~ the ordinance was adopted on December 30,
14 1986 by the Village of Manteno. +

15 (63) If ~~if~~ the ordinance was adopted on April 3, 1989
16 by the City of Chicago Heights. +

17 (64) If ~~if~~ the ordinance was adopted on January 6, 1999
18 by the Village of Rosemont. +

19 (65) If ~~if~~ the ordinance was adopted on December 19,
20 2000 by the Village of Stone Park. +

21 (66) If ~~if~~ the ordinance was adopted on December 22,
22 1986 by the City of DeKalb. +

23 (67) If ~~if~~ the ordinance was adopted on December 2,
24 1986 by the City of Aurora. +

25 (68) If ~~if~~ the ordinance was adopted on December 31,
26 1986 by the Village of Milan. +

1 (69) If ~~if~~ the ordinance was adopted on September 8,
2 1994 by the City of West Frankfort. . †

3 (70) If ~~if~~ the ordinance was adopted on December 23,
4 1986 by the Village of Libertyville. . †

5 (71) If ~~if~~ the ordinance was adopted on December 22,
6 1986 by the Village of Hoffman Estates. . †

7 (72) If ~~if~~ the ordinance was adopted on September 17,
8 1986 by the Village of Sherman. . †

9 (73) If ~~if~~ the ordinance was adopted on December 16,
10 1986 by the City of Macomb. . †

11 (74) If ~~if~~ the ordinance was adopted on June 11, 2002
12 by the City of East Peoria to create the West Washington
13 Street TIF. . †

14 (75) If ~~if~~ the ordinance was adopted on June 11, 2002
15 by the City of East Peoria to create the Camp Street TIF. . †

16 (76) If ~~if~~ the ordinance was adopted on August 7, 2000
17 by the City of Des Plaines. . †

18 (77) If ~~if~~ the ordinance was adopted on December 22,
19 1986 by the City of Washington to create the Washington
20 Square TIF #2. . †

21 (78) If ~~if~~ the ordinance was adopted on December 29,
22 1986 by the City of Morris. . †

23 (79) If ~~if~~ the ordinance was adopted on July 6, 1998 by
24 the Village of Steeleville. . †

25 (80) If ~~if~~ the ordinance was adopted on December 29,
26 1986 by the City of Pontiac to create TIF I (the Main St

1 TIF) . †

2 (81) If ~~if~~ the ordinance was adopted on December 29,
3 1986 by the City of Pontiac to create TIF II (the
4 Interstate TIF) . †

5 (82) If ~~if~~ the ordinance was adopted on November 6,
6 2002 by the City of Chicago to create the Madden/Wells TIF
7 District . †

8 (83) If ~~if~~ the ordinance was adopted on November 4,
9 1998 by the City of Chicago to create the Roosevelt/Racine
10 TIF District . †

11 (84) If ~~if~~ the ordinance was adopted on June 10, 1998
12 by the City of Chicago to create the Stony Island
13 Commercial/Burnside Industrial Corridors TIF District . †

14 (85) If ~~if~~ the ordinance was adopted on November 29,
15 1989 by the City of Chicago to create the Englewood Mall
16 TIF District . †

17 (86) If ~~if~~ the ordinance was adopted on December 27,
18 1986 by the City of Mendota . †

19 (87) If ~~if~~ the ordinance was adopted on December 31,
20 1986 by the Village of Cahokia . †

21 (88) If ~~if~~ the ordinance was adopted on September 20,
22 1999 by the City of Belleville . †

23 (89) If ~~if~~ the ordinance was adopted on December 30,
24 1986 by the Village of Bellevue to create the Bellevue TIF
25 District 1 . †

26 (90) If ~~if~~ the ordinance was adopted on December 13,

1 1993 by the Village of Crete. †

2 (91) If ~~if~~ the ordinance was adopted on February 12,
3 2001 by the Village of Crete. †

4 (92) If ~~if~~ the ordinance was adopted on April 23, 2001
5 by the Village of Crete. †

6 (93) If ~~if~~ the ordinance was adopted on December 16,
7 1986 by the City of Champaign. †

8 (94) If ~~if~~ the ordinance was adopted on December 20,
9 1986 by the City of Charleston. †

10 (95) If ~~if~~ the ordinance was adopted on June 6, 1989 by
11 the Village of Romeoville. †

12 (96) If ~~if~~ the ordinance was adopted on October 14,
13 1993 and amended on August 2, 2010 by the City of Venice. †

14 (97) If ~~if~~ the ordinance was adopted on June 1, 1994 by
15 the City of Markham. †

16 (98) If ~~if~~ the ordinance was adopted on May 19, 1998 by
17 the Village of Bensenville. †

18 (99) If ~~if~~ the ordinance was adopted on November 12,
19 1987 by the City of Dixon. †

20 (100) If ~~if~~ the ordinance was adopted on December 20,
21 1988 by the Village of Lansing. †

22 (101) If ~~if~~ the ordinance was adopted on October 27,
23 1998 by the City of Moline. †

24 (102) If ~~if~~ the ordinance was adopted on May 21, 1991
25 by the Village of Glenwood. †

26 (103) If ~~if~~ the ordinance was adopted on January 28,

1 1992 by the City of East Peoria. ~~†~~

2 (104) If ~~if~~ the ordinance was adopted on December 14,
3 1998 by the City of Carlyle. ~~†~~

4 (105) If ~~if~~ the ordinance was adopted on May 17, 2000,
5 as subsequently amended, by the City of Chicago to create
6 the Midwest Redevelopment TIF District. ~~†~~

7 (106) If ~~if~~ the ordinance was adopted on September 13,
8 1989 by the City of Chicago to create the Michigan/Cermak
9 Area TIF District. ~~†~~

10 (107) If ~~if~~ the ordinance was adopted on March 30, 1992
11 by the Village of Ohio. ~~†~~

12 (108) If ~~if~~ the ordinance was adopted on July 6, 1998
13 by the Village of Orangeville. ~~†~~ ~~or~~

14 (109) If ~~if~~ the ordinance was adopted on December 16,
15 1997 by the Village of Germantown. ~~†~~

16 (110) If ~~if~~ the ordinance was adopted on April 28, 2003
17 by Gibson City. ~~†~~

18 (111) If ~~if~~ the ordinance was adopted on December 18,
19 1990 by the Village of Washington Park, but only after the
20 Village of Washington Park becomes compliant with the
21 reporting requirements under subsection (d) of Section
22 11-74.4-5, and after the State Comptroller's certification
23 of such compliance. ~~†~~

24 (112) If ~~if~~ the ordinance was adopted on February 28,
25 2000 by the City of Harvey. ~~†~~ ~~and or~~

26 (113) If ~~if~~ the ordinance was adopted on January 11,

1 1991 by the City of Chicago to create the Read/Dunning TIF
2 District. ~~†~~

3 (114) If ~~if~~ the ordinance was adopted on July 24, 1991
4 by the City of Chicago to create the Sanitary and Ship
5 Canal TIF District. ~~† or~~

6 (115) If ~~if~~ the ordinance was adopted on December 4,
7 2007 by the City of Naperville.

8 (116) If ~~(109) if~~ the ordinance was adopted on July 1,
9 2002 by the Village of Arlington Heights.

10 (117) If ~~(113) if~~ the ordinance was adopted on February
11 11, 1991 by the Village of Machesney Park.

12 (118) If ~~(113) if~~ the ordinance was adopted on December
13 29, 1993 by the City of Ottawa.

14 (119) If the ordinance was adopted on May 2, 2002 by
15 the Village of Crestwood.

16 (d) For redevelopment project areas for which bonds were
17 issued before July 29, 1991, or for which contracts were
18 entered into before June 1, 1988, in connection with a
19 redevelopment project in the area within the State Sales Tax
20 Boundary, the estimated dates of completion of the
21 redevelopment project and retirement of obligations to finance
22 redevelopment project costs (including refunding bonds under
23 Section 11-74.4-7) may be extended by municipal ordinance to
24 December 31, 2013. The termination procedures of subsection (b)
25 of Section 11-74.4-8 are not required for these redevelopment
26 project areas in 2009 but are required in 2013. The extension

1 allowed by Public Act 87-1272 shall not apply to real property
2 tax increment allocation financing under Section 11-74.4-8.

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

15 (f) Those dates, for purposes of real property tax
16 increment allocation financing pursuant to Section 11-74.4-8
17 only, shall be not more than 35 years for redevelopment project
18 areas that were established on or after December 1, 1981 but
19 before January 1, 1982 and for which at least \$1,500,000 worth
20 of tax increment revenue bonds were authorized on or after
21 September 30, 1990 but before July 1, 1991; provided that the
22 municipality elects to extend the life of the redevelopment
23 project area to 35 years by the adoption of an ordinance after
24 at least 14 but not more than 30 days' written notice to the
25 taxing bodies, that would otherwise constitute the joint review
26 board for the redevelopment project area, before the adoption

1 of the ordinance.

2 (g) In consolidating the material relating to completion
3 dates from Sections 11-74.4-3 and 11-74.4-7 into this Section,
4 it is not the intent of the General Assembly to make any
5 substantive change in the law, except for the extension of the
6 completion dates for the City of Aurora, the Village of Milan,
7 the City of West Frankfort, the Village of Libertyville, and
8 the Village of Hoffman Estates set forth under items (67),
9 (68), (69), (70), and (71) of subsection (c) of this Section.

10 (Source: P.A. 97-93, eff. 1-1-12; 97-372, eff. 8-15-11; 97-600,
11 eff. 8-26-11; 97-633, eff. 12-16-11; 97-635, eff. 12-16-11;
12 97-807, eff. 7-13-12; 97-1114, eff. 8-27-12; 98-109, eff.
13 7-25-13; 98-135, eff. 8-2-13; 98-230, eff. 8-9-13; 98-463, eff.
14 8-16-13; 98-614, eff. 12-27-13; 98-667, eff. 6-25-14; 98-889,
15 eff. 8-15-14; 98-893, eff. 8-15-14; 98-1064, eff. 8-26-14;
16 revised 9-10-14.)

17 Section 99. Effective date. This Act takes effect upon
18 becoming law.