

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 Sections 11-74.4-3.5 and 11-74.6-15 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.~~†~~

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.~~†~~~~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.~~†~~

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

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

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

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

14 (119) If ~~if~~ the ordinance was adopted on June 4, 1991  
15 by the Village of Lansing.

16 (120) If ~~(119) if~~ the ordinance was adopted on February  
17 10, 2004 by the Village of Fox Lake.~~†~~

18 (121) If ~~(120) if~~ the ordinance was adopted on December  
19 22, 1992 by the City of Fairfield.~~†~~~~or~~

20 (122) If ~~(121) if~~ the ordinance was adopted on February  
21 10, 1992 by the City of Mt. Sterling.

22 (123) If ~~(113) if~~ the ordinance was adopted on March  
23 15, 2004 by the City of Batavia.

24 (124) If ~~(119) if~~ the ordinance was adopted on March  
25 18, 2002 by the Village of Lake Zurich.

26 (125) If the ordinance was adopted on May 8, 2013 by

1           the Village of Rosemont to create the Higgins Road/River  
2           Road TIF District No. 6.

3           (d) For redevelopment project areas for which bonds were  
4 issued before July 29, 1991, or for which contracts were  
5 entered into before June 1, 1988, in connection with a  
6 redevelopment project in the area within the State Sales Tax  
7 Boundary, the estimated dates of completion of the  
8 redevelopment project and retirement of obligations to finance  
9 redevelopment project costs (including refunding bonds under  
10 Section 11-74.4-7) may be extended by municipal ordinance to  
11 December 31, 2013. The termination procedures of subsection (b)  
12 of Section 11-74.4-8 are not required for these redevelopment  
13 project areas in 2009 but are required in 2013. The extension  
14 allowed by Public Act 87-1272 shall not apply to real property  
15 tax increment allocation financing under Section 11-74.4-8.

16           (e) Those dates, for purposes of real property tax  
17 increment allocation financing pursuant to Section 11-74.4-8  
18 only, shall be not more than 35 years for redevelopment project  
19 areas that were adopted on or after December 16, 1986 and for  
20 which at least \$8 million worth of municipal bonds were  
21 authorized on or after December 19, 1989 but before January 1,  
22 1990; provided that the municipality elects to extend the life  
23 of the redevelopment project area to 35 years by the adoption  
24 of an ordinance after at least 14 but not more than 30 days'  
25 written notice to the taxing bodies, that would otherwise  
26 constitute the joint review board for the redevelopment project

1 area, before the adoption of the ordinance.

2 (f) Those dates, for purposes of real property tax  
3 increment allocation financing pursuant to Section 11-74.4-8  
4 only, shall be not more than 35 years for redevelopment project  
5 areas that were established on or after December 1, 1981 but  
6 before January 1, 1982 and for which at least \$1,500,000 worth  
7 of tax increment revenue bonds were authorized on or after  
8 September 30, 1990 but before July 1, 1991; provided that the  
9 municipality elects to extend the life of the redevelopment  
10 project area to 35 years by the adoption of an ordinance after  
11 at least 14 but not more than 30 days' written notice to the  
12 taxing bodies, that would otherwise constitute the joint review  
13 board for the redevelopment project area, before the adoption  
14 of the ordinance.

15 (g) In consolidating the material relating to completion  
16 dates from Sections 11-74.4-3 and 11-74.4-7 into this Section,  
17 it is not the intent of the General Assembly to make any  
18 substantive change in the law, except for the extension of the  
19 completion dates for the City of Aurora, the Village of Milan,  
20 the City of West Frankfort, the Village of Libertyville, and  
21 the Village of Hoffman Estates set forth under items (67),  
22 (68), (69), (70), and (71) of subsection (c) of this Section.

23 (Source: P.A. 97-93, eff. 1-1-12; 97-372, eff. 8-15-11; 97-600,  
24 eff. 8-26-11; 97-633, eff. 12-16-11; 97-635, eff. 12-16-11;  
25 97-807, eff. 7-13-12; 97-1114, eff. 8-27-12; 98-109, eff.  
26 7-25-13; 98-135, eff. 8-2-13; 98-230, eff. 8-9-13; 98-463, eff.

1 8-16-13; 98-614, eff. 12-27-13; 98-667, eff. 6-25-14; 98-889,  
2 eff. 8-15-14; 98-893, eff. 8-15-14; 98-1064, eff. 8-26-14;  
3 98-1136, eff. 12-29-14; 98-1153, eff. 1-9-15; 98-1157, eff.  
4 1-9-15; 98-1159, eff. 1-9-15; revised 3-19-15.)

5 (65 ILCS 5/11-74.6-15)

6 Sec. 11-74.6-15. Municipal Powers and Duties. A  
7 municipality may:

8 (a) By ordinance introduced in the governing body of the  
9 municipality within 14 to 90 days from the final adjournment of  
10 the hearing specified in Section 11-74.6-22, approve  
11 redevelopment plans and redevelopment projects, and designate  
12 redevelopment planning areas and redevelopment project areas  
13 pursuant to notice and hearing required by this Act. No  
14 redevelopment planning area or redevelopment project area  
15 shall be designated unless a plan and project are approved  
16 before the designation of the area and the area shall include  
17 only those parcels of real property and improvements on those  
18 parcels substantially benefited by the proposed redevelopment  
19 project improvements. Upon adoption of the ordinances, the  
20 municipality shall forthwith transmit to the county clerk of  
21 the county or counties within which the redevelopment project  
22 area is located a certified copy of the ordinances, a legal  
23 description of the redevelopment project area, a map of the  
24 redevelopment project area, identification of the year that the  
25 county clerk shall use for determining the total initial



1 equalized assessed value of the redevelopment project area  
2 consistent with subsection (a) of Section 11-74.6-40, and a  
3 list of the parcel or tax identification number of each parcel  
4 of property included in the redevelopment project area.

5 (b) Make and enter into all contracts necessary or  
6 incidental to the implementation and furtherance of its  
7 redevelopment plan and project.

8 (c) Within a redevelopment project area, acquire by  
9 purchase, donation, lease or eminent domain; own, convey,  
10 lease, mortgage or dispose of land and other property, real or  
11 personal, or rights or interests therein, and grant or acquire  
12 licenses, easements and options with respect to that property,  
13 all in the manner and at a price that the municipality  
14 determines is reasonably necessary to achieve the objectives of  
15 the redevelopment plan and project. No conveyance, lease,  
16 mortgage, disposition of land or other property owned by a  
17 municipality, or agreement relating to the development of the  
18 municipal property shall be made or executed except pursuant to  
19 prior official action of the corporate authorities of the  
20 municipality. No conveyance, lease, mortgage, or other  
21 disposition of land owned by a municipality, and no agreement  
22 relating to the development of the municipal property, shall be  
23 made without making public disclosure of the terms and the  
24 disposition of all bids and proposals submitted to the  
25 municipality in connection therewith. The procedures for  
26 obtaining the bids and proposals shall provide reasonable

1 opportunity for any person to submit alternative proposals or  
2 bids.

3 (d) Within a redevelopment project area, clear any area by  
4 demolition or removal of any existing buildings, structures,  
5 fixtures, utilities or improvements, and to clear and grade  
6 land.

7 (e) Within a redevelopment project area, renovate or  
8 rehabilitate or construct any structure or building, as  
9 permitted under this Law.

10 (f) Within or without a redevelopment project area,  
11 install, repair, construct, reconstruct or relocate streets,  
12 utilities and site improvements essential to the preparation of  
13 the redevelopment area for use in accordance with a  
14 redevelopment plan.

15 (g) Within a redevelopment project area, fix, charge and  
16 collect fees, rents and charges for the use of all or any part  
17 of any building or property owned or leased by it.

18 (h) Issue obligations as provided in this Act.

19 (i) Accept grants, guarantees and donations of property,  
20 labor, or other things of value from a public or private source  
21 for use within a project redevelopment area.

22 (j) Acquire and construct public facilities within a  
23 redevelopment project area, as permitted under this Law.

24 (k) Incur, pay or cause to be paid redevelopment project  
25 costs; provided, however, that on and after the effective date  
26 of this amendatory Act of the 91st General Assembly, no

1 municipality shall incur redevelopment project costs (except  
2 for planning and other eligible costs authorized by municipal  
3 ordinance or resolution that are subsequently included in the  
4 redevelopment plan for the area and are incurred after the  
5 ordinance or resolution is adopted) that are not consistent  
6 with the program for accomplishing the objectives of the  
7 redevelopment plan as included in that plan and approved by the  
8 municipality until the municipality has amended the  
9 redevelopment plan as provided elsewhere in this Law. Any  
10 payments to be made by the municipality to redevelopers or  
11 other nongovernmental persons for redevelopment project costs  
12 incurred by such redeveloper or other nongovernmental person  
13 shall be made only pursuant to the prior official action of the  
14 municipality evidencing an intent to pay or cause to be paid  
15 such redevelopment project costs. A municipality is not  
16 required to obtain any right, title or interest in any real or  
17 personal property in order to pay redevelopment project costs  
18 associated with such property. The municipality shall adopt  
19 such accounting procedures as may be necessary to determine  
20 that such redevelopment project costs are properly paid.

21 (1) Create a commission of not less than 5 or more than 15  
22 persons to be appointed by the mayor or president of the  
23 municipality with the consent of the majority of the governing  
24 board of the municipality. Members of a commission appointed  
25 after the effective date of this Law shall be appointed for  
26 initial terms of 1, 2, 3, 4 and 5 years, respectively, in

1 numbers so that the terms of not more than 1/3 of all members  
2 expire in any one year. Their successors shall be appointed for  
3 a term of 5 years. The commission, subject to approval of the  
4 corporate authorities of the municipality, may exercise the  
5 powers enumerated in this Section. The commission shall also  
6 have the power to hold the public hearings required by this Act  
7 and make recommendations to the corporate authorities  
8 concerning the adoption of redevelopment plans, redevelopment  
9 projects and designation of redevelopment project areas.

10 (m) Make payment in lieu of all or a portion of real  
11 property taxes due to taxing districts. If payments in lieu of  
12 all or a portion of taxes are made to taxing districts, those  
13 payments shall be made to all districts within a redevelopment  
14 project area on a basis that is proportional to the current  
15 collection of revenue which each taxing district receives from  
16 real property in the redevelopment project area.

17 (n) Exercise any and all other powers necessary to  
18 effectuate the purposes of this Act.

19 (o) In conjunction with other municipalities, undertake  
20 and perform redevelopment plans and projects and utilize the  
21 provisions of the Act wherever they have contiguous  
22 redevelopment project areas or they determine to adopt tax  
23 increment allocation financing with respect to a redevelopment  
24 project area that includes contiguous real property within the  
25 boundaries of the municipalities, and, by agreement between  
26 participating municipalities, to issue obligations, separately

1 or jointly, and expend revenues received under this Act for  
2 eligible expenses anywhere within contiguous redevelopment  
3 project areas or as otherwise permitted in the Act. Two or more  
4 municipalities may designate a joint redevelopment project  
5 area under this subsection (o) for a single Industrial Park  
6 Conservation Area comprising of property within or near the  
7 boundaries of each municipality if: (i) both municipalities are  
8 located within the same Metropolitan Statistical Area, as  
9 defined by the United States Office of Management and Budget,  
10 (ii) the 4-year average unemployment rate for that Metropolitan  
11 Statistical Area was at least 11.3%, and (iii) at least one  
12 participating municipality demonstrates that it has made  
13 commitments to acquire capital assets to commence the project  
14 and that the acquisition will occur on or before December 31,  
15 2011. The joint redevelopment project area must encompass an  
16 interstate highway exchange for access and be located, in part,  
17 adjacent to a landfill or other solid waste disposal facility.

18 (p) Create an Industrial Jobs Recovery Advisory Committee  
19 of not more than 15 members to be appointed by the mayor or  
20 president of the municipality with the consent of the majority  
21 of the governing board of the municipality. The members of that  
22 Committee shall be appointed for initial terms of 1, 2, and 3  
23 years respectively, in numbers so that the terms of not more  
24 than 1/3 of all members expire in any one year. Their  
25 successors shall be appointed for a term of 3 years. The  
26 Committee shall have none of the powers enumerated in this

1 Section. The Committee shall serve in an advisory capacity  
2 only. The Committee may advise the governing board of the  
3 municipality and other municipal officials regarding  
4 development issues and opportunities within the redevelopment  
5 project area. The Committee may also promote and publicize  
6 development opportunities in the redevelopment project area.

7 (q) If a redevelopment project has not been initiated in a  
8 redevelopment project area within 5 years after the area was  
9 designated by ordinance under subsection (a), the municipality  
10 shall adopt an ordinance repealing the area's designation as a  
11 redevelopment project area. Initiation of a redevelopment  
12 project shall be evidenced by either a signed redevelopment  
13 agreement or expenditures on eligible redevelopment project  
14 costs associated with a redevelopment project.

15 (r) Within a redevelopment planning area, transfer or loan  
16 tax increment revenues from one redevelopment project area to  
17 another redevelopment project area for expenditure on eligible  
18 costs in the receiving area.

19 (s) Use tax increment revenue produced in a redevelopment  
20 project area created under this Law by transferring or loaning  
21 such revenues to a redevelopment project area created under the  
22 Tax Increment Allocation Redevelopment Act that is either  
23 contiguous to, or separated only by a public right of way from,  
24 the redevelopment project area that initially produced and  
25 received those revenues.

26 (t) The estimated dates of completion of the redevelopment

1 project and retirement of obligations issued to finance  
2 redevelopment project costs (including refunding bonds under  
3 Section 11-74.6-30) may not be later than December 31 of the  
4 year in which the payment to the municipal treasurer as  
5 provided in subsection (b) of Section 11-74.6-35 of this Act is  
6 to be made with respect to ad valorem taxes levied in the 35th  
7 calendar year after the year in which the ordinance approving  
8 the redevelopment project area was adopted if the ordinance was  
9 adopted on September 23, 1997 by the City of Granite City.

10 (Source: P.A. 97-591, eff. 8-26-11.)

11 Section 99. Effective date. This Act takes effect upon  
12 becoming law.