

100TH GENERAL ASSEMBLY State of Illinois 2017 and 2018 HB5987

by Rep. Thomas M. Bennett

SYNOPSIS AS INTRODUCED:

65 ILCS 5/11-74.4-3.5

Amends the Tax Increment Allocation Redevelopment Act of the Illinois Municipal Code. Creates a tax increment allocation financing extension for ordinances adopted on March 21, 2000 and March 22, 2005 by the City of Hoopeston. Effective immediately.

LRB100 24121 AWJ 43244 b

FISCAL NOTE ACT MAY APPLY

HOUSING AFFORDABILITY IMPACT NOTE ACT MAY APPLY

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1 AN ACT concerning local government.

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

- Section 5. The Illinois Municipal Code is amended by changing Section 11-74.4-3.5 as follows:
- 6 (65 ILCS 5/11-74.4-3.5)
- Sec. 11-74.4-3.5. Completion dates for redevelopment projects.
- 9 (a) Unless otherwise stated in this Section, the estimated dates of completion of the redevelopment project and retirement 10 of obligations issued to finance redevelopment project costs 11 (including refunding bonds under Section 11-74.4-7) may not be 12 later than December 31 of the year in which the payment to the 13 14 municipal treasurer, as provided in subsection (b) of Section 11-74.4-8 of this Act, is to be made with respect to ad valorem 15 16 taxes levied in the 23rd calendar year after the year in which the ordinance approving the redevelopment project area was 17 adopted if the ordinance was adopted on or after January 15, 18 19 1981.
 - (a-5) If the redevelopment project area is located within a transit facility improvement area established pursuant to Section 11-74.4-3, the estimated dates of completion of the redevelopment project and retirement of obligations issued to

- finance redevelopment project costs (including refunding bonds under Section 11-74.4-7) may not be later than December 31 of the year in which the payment to the municipal treasurer, as provided in subsection (b) of Section 11-74.4-8 of this Act, is to be made with respect to ad valorem taxes levied in the 35th calendar year after the year in which the ordinance approving the redevelopment project area was adopted.
- 8 (a-7) A municipality may adopt tax increment financing for 9 a redevelopment project area located in a transit facility 10 improvement area that also includes real property located 11 within an existing redevelopment project area established 12 prior to August 12, 2016 (the effective date of Public Act 13 99-792). In such case: (i) the provisions of this Division 14 shall apply with respect to the previously established 15 redevelopment project area until the municipality adopts, as 16 required in accordance with applicable provisions of this 17 Division, an ordinance dissolving the special tax allocation fund for such redevelopment project area and terminating the 18 such redevelopment project 19 designation of area 20 redevelopment project area; and (ii) after the effective date of the ordinance described in (i), the provisions of this 21 22 Division shall apply with respect to the subsequently 23 established redevelopment project area located in a transit 24 facility improvement area.
 - (b) The estimated dates of completion of the redevelopment project and retirement of obligations issued to finance

redevelopment project costs (including refunding bonds under Section 11-74.4-7) may not be later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this Act is to be made with respect to ad valorem taxes levied in the 32nd calendar year after the year in which the ordinance approving the redevelopment project area was adopted if the ordinance was adopted on September 9, 1999 by the Village of Downs.

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

The estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7) may not be later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this Act is to be made with respect to ad valorem taxes levied in the 28th calendar year after the year in which the ordinance approving

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- the redevelopment project area was adopted if the ordinance was adopted on October 12, 1989 by the City of Lawrenceville.
 - (c) The estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7) may not be later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this Act is to be made with respect to ad valorem taxes levied in the 35th calendar year after the year in which the ordinance approving the redevelopment project area was adopted:
- 12 (1) If the ordinance was adopted before January 15, 1981.
- 14 (2) If the ordinance was adopted in December 1983, 15 April 1984, July 1985, or December 1989.
 - (3) If the ordinance was adopted in December 1987 and the redevelopment project is located within one mile of Midway Airport.
 - (4) If the ordinance was adopted before January 1, 1987 by a municipality in Mason County.
 - (5) If the municipality is subject to the Local Government Financial Planning and Supervision Act or the Financially Distressed City Law.
 - (6) If the ordinance was adopted in December 1984 by the Village of Rosemont.
 - (7) If the ordinance was adopted on December 31, 1986

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

- (8) If the ordinance was adopted on October 5, 1982 by the City of Kankakee, or if the ordinance was adopted on December 29, 1986 by East St. Louis.
- (9) If the ordinance was adopted on November 12, 1991 by the Village of Sauget.
 - (10) If the ordinance was adopted on February 11, 1985 by the City of Rock Island.
 - (11) If the ordinance was adopted before December 18, 1986 by the City of Moline.
 - (12) If the ordinance was adopted in September 1988 by Sauk Village.
- (13) If the ordinance was adopted in October 1993 by Sauk Village.
- (14) If the ordinance was adopted on December 29, 1986 by the City of Galva.
- 24 (15) If the ordinance was adopted in March 1991 by the 25 City of Centreville.
- 26 (16) If the ordinance was adopted on January 23, 1991

- 1 by the City of East St. Louis.
- 2 (17) If the ordinance was adopted on December 22, 1986
- 3 by the City of Aledo.
- 4 (18) If the ordinance was adopted on February 5, 1990
- 5 by the City of Clinton.
- 6 (19) If the ordinance was adopted on September 6, 1994
- 7 by the City of Freeport.
- 8 (20) If the ordinance was adopted on December 22, 1986
- 9 by the City of Tuscola.
- 10 (21) If the ordinance was adopted on December 23, 1986
- 11 by the City of Sparta.
- 12 (22) If the ordinance was adopted on December 23, 1986
- 13 by the City of Beardstown.
- 14 (23) If the ordinance was adopted on April 27, 1981,
- 15 October 21, 1985, or December 30, 1986 by the City of
- Belleville.
- 17 (24) If the ordinance was adopted on December 29, 1986
- 18 by the City of Collinsville.
- 19 (25) If the ordinance was adopted on September 14, 1994
- 20 by the City of Alton.
- 21 (26) If the ordinance was adopted on November 11, 1996
- by the City of Lexington.
- 23 (27) If the ordinance was adopted on November 5, 1984
- 24 by the City of LeRoy.
- 25 (28) If the ordinance was adopted on April 3, 1991 or
- June 3, 1992 by the City of Markham.

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1	(29) If the ordinance was adopted on November 11, 1986
2	by the City of Pekin.
3	(30) If the ordinance was adopted on December 15, 1983
4	by the City of Champaign.
5	(31) If the ordinance was adopted on December 15, 1986
6	by the City of Urbana.
7	(32) If the ordinance was adopted on December 15, 1986
8	by the Village of Heyworth.
9	(33) If the ordinance was adopted on February 24, 1992
10	by the Village of Heyworth.
11	(34) If the ordinance was adopted on March 16, 1995 by
12	the Village of Heyworth.
13	(35) If the ordinance was adopted on December 23, 1986
14	by the Town of Cicero.
15	(36) If the ordinance was adopted on December 30, 1986
16	by the City of Effingham.
17	(37) If the ordinance was adopted on May 9, 1991 by the
18	Village of Tilton.
19	(38) If the ordinance was adopted on October 20, 1986
20	by the City of Elmhurst.
21	(39) If the ordinance was adopted on January 19, 1988
22	by the City of Waukegan.
23	(40) If the ordinance was adopted on September 21, 1998
24	by the City of Waukegan.

(41) If the ordinance was adopted on December 31, 1986

by the City of Sullivan.

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1	(42) If the ordinance was adopted on December 23, 1991
2	by the City of Sullivan.
3	(43) If the ordinance was adopted on December 31, 1986
4	by the City of Oglesby.
5	(44) If the ordinance was adopted on July 28, 1987 by
6	the City of Marion.
7	(45) If the ordinance was adopted on April 23, 1990 by
8	the City of Marion.
9	(46) If the ordinance was adopted on August 20, 1985 by
10	the Village of Mount Prospect.
11	(47) If the ordinance was adopted on February 2, 1998
12	by the Village of Woodhull.
13	(48) If the ordinance was adopted on April 20, 1993 by
14	the Village of Princeville.
15	(49) If the ordinance was adopted on July 1, 1986 by
16	the City of Granite City.
17	(50) If the ordinance was adopted on February 2, 1989
18	by the Village of Lombard.
19	(51) If the ordinance was adopted on December 29, 1986
20	by the Village of Gardner.
21	(52) If the ordinance was adopted on July 14, 1999 by
22	the Village of Paw Paw.
23	(53) If the ordinance was adopted on November 17, 1986

(54) If the ordinance was adopted on November 20, 1989

by the Village of Franklin Park.

by the Village of South Holland.

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1	([55)	If	the	ordinance	was	adopted	on	July	14,	1992	bу
2	the V	illa	ge	of R	iverdale.							

- (56) If the ordinance was adopted on December 29, 1986 by the City of Galesburg.
- 5 (57) If the ordinance was adopted on April 1, 1985 by 6 the City of Galesburg.
- 7 (58) If the ordinance was adopted on May 21, 1990 by 8 the City of West Chicago.
- 9 (59) If the ordinance was adopted on December 16, 1986 10 by the City of Oak Forest.
 - (60) If the ordinance was adopted in 1999 by the City of Villa Grove.
- 13 (61) If the ordinance was adopted on January 13, 1987 14 by the Village of Mt. Zion.
- 15 (62) If the ordinance was adopted on December 30, 1986 16 by the Village of Manteno.
 - (63) If the ordinance was adopted on April 3, 1989 by the City of Chicago Heights.
- 19 (64) If the ordinance was adopted on January 6, 1999 by 20 the Village of Rosemont.
- 21 (65) If the ordinance was adopted on December 19, 2000 22 by the Village of Stone Park.
- 23 (66) If the ordinance was adopted on December 22, 1986 24 by the City of DeKalb.
- 25 (67) If the ordinance was adopted on December 2, 1986 26 by the City of Aurora.

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1	(68)	Ιf	the	ordinance	was	adopted	on	December	31,	1986
2	by the	e Vi	lla	ge o	f Milan.						

- (69) If the ordinance was adopted on September 8, 1994 by the City of West Frankfort.
- 5 (70) If the ordinance was adopted on December 23, 1986 6 by the Village of Libertyville.
- 7 (71) If the ordinance was adopted on December 22, 1986 8 by the Village of Hoffman Estates.
 - (72) If the ordinance was adopted on September 17, 1986 by the Village of Sherman.
 - (73) If the ordinance was adopted on December 16, 1986 by the City of Macomb.
 - (74) If the ordinance was adopted on June 11, 2002 by the City of East Peoria to create the West Washington Street TIF.
 - (75) If the ordinance was adopted on June 11, 2002 by the City of East Peoria to create the Camp Street TIF.
 - (76) If the ordinance was adopted on August 7, 2000 by the City of Des Plaines.
 - (77) If the ordinance was adopted on December 22, 1986 by the City of Washington to create the Washington Square TIF #2.
- 23 (78) If the ordinance was adopted on December 29, 1986 24 by the City of Morris.
- 25 (79) If the ordinance was adopted on July 6, 1998 by 26 the Village of Steeleville.

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1	(80) If the ordinance was adopted on December 29, 1986
2	by the City of Pontiac to create TIF I (the Main St TIF).
3	(81) If the ordinance was adopted on December 29, 1986
4	by the City of Pontiac to create TIF II (the Interstate
5	TIF).
6	(82) If the ordinance was adopted on November 6, 2002
7	by the City of Chicago to create the Madden/Wells TIF
8	District.
9	(83) If the ordinance was adopted on November 4, 1998
10	by the City of Chicago to create the Roosevelt/Racine TIF
11	District.
12	(84) If the ordinance was adopted on June 10, 1998 by
13	the City of Chicago to create the Stony Island
14	Commercial/Burnside Industrial Corridors TIF District.
15	(85) If the ordinance was adopted on November 29, 1989
16	by the City of Chicago to create the Englewood Mall TIF
17	District.
18	(86) If the ordinance was adopted on December 27, 1986
19	by the City of Mendota.
20	(87) If the ordinance was adopted on December 31, 1986

(88) If the ordinance was adopted on September 20, 1999 by the City of Belleville.

by the Village of Cahokia.

(89) If the ordinance was adopted on December 30, 1986 by the Village of Bellevue to create the Bellevue TIF District 1.

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by the City of Moline.

the Village of Glenwood.

1	(90) If the ordinance was adopted on December 13, 1993
2	by the Village of Crete.
3	(91) If the ordinance was adopted on February 12, 2001
4	by the Village of Crete.
5	(92) If the ordinance was adopted on April 23, 2001 by
6	the Village of Crete.
7	(93) If the ordinance was adopted on December 16, 1986
8	by the City of Champaign.
9	(94) If the ordinance was adopted on December 20, 1986
10	by the City of Charleston.
11	(95) If the ordinance was adopted on June 6, 1989 by
12	the Village of Romeoville.
13	(96) If the ordinance was adopted on October 14, 1993
14	and amended on August 2, 2010 by the City of Venice.
15	(97) If the ordinance was adopted on June 1, 1994 by
16	the City of Markham.
17	(98) If the ordinance was adopted on May 19, 1998 by
18	the Village of Bensenville.
19	(99) If the ordinance was adopted on November 12, 1987
20	by the City of Dixon.
21	(100) If the ordinance was adopted on December 20, 1988
22	by the Village of Lansing.
23	(101) If the ordinance was adopted on October 27, 1998

(102) If the ordinance was adopted on May 21, 1991 by

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by the City of Harvey.

1	(103) If the ordinance was adopted on January 28, 1992
2	by the City of East Peoria.
3	(104) If the ordinance was adopted on December 14, 1998
4	by the City of Carlyle.
5	(105) If the ordinance was adopted on May 17, 2000, as
6	subsequently amended, by the City of Chicago to create the
7	Midwest Redevelopment TIF District.
8	(106) If the ordinance was adopted on September 13,
9	1989 by the City of Chicago to create the Michigan/Cermak
10	Area TIF District.
11	(107) If the ordinance was adopted on March 30, 1992 by
12	the Village of Ohio.
13	(108) If the ordinance was adopted on July 6, 1998 by
14	the Village of Orangeville.
15	(109) If the ordinance was adopted on December 16, 1997
16	by the Village of Germantown.
17	(110) If the ordinance was adopted on April 28, 2003 by
18	Gibson City.
19	(111) If the ordinance was adopted on December 18, 1990
20	by the Village of Washington Park, but only after the
21	Village of Washington Park becomes compliant with the
22	reporting requirements under subsection (d) of Section
23	11-74.4-5, and after the State Comptroller's certification
24	of such compliance.

(112) If the ordinance was adopted on February 28, 2000

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1	(113) If the ordinance was adopted on January 11, 1991
2	by the City of Chicago to create the Read/Dunning TIF
3	District.
4	(114) If the ordinance was adopted on July 24, 1991 by
5	the City of Chicago to create the Sanitary and Ship Canal
6	TIF District.
7	(115) If the ordinance was adopted on December 4, 2007
8	by the City of Naperville.
9	(116) If the ordinance was adopted on July 1, 2002 by
10	the Village of Arlington Heights.
11	(117) If the ordinance was adopted on February 11, 1991
12	by the Village of Machesney Park.
13	(118) If the ordinance was adopted on December 29, 1993
14	by the City of Ottawa.
15	(119) If the ordinance was adopted on June 4, 1991 by
16	the Village of Lansing.
17	(120) If the ordinance was adopted on February 10, 2004
18	by the Village of Fox Lake.
19	(121) If the ordinance was adopted on December 22, 1992
20	by the City of Fairfield.
21	(122) If the ordinance was adopted on February 10, 1992
22	by the City of Mt. Sterling.
23	(123) If the ordinance was adopted on March 15, 2004 by
24	the City of Batavia.

(124) If the ordinance was adopted on March 18, 2002 by

the Village of Lake Zurich.

1	(125) If the ordinance was adopted on September 23,
2	1997 by the City of Granite City.
3	(126) If the ordinance was adopted on May 8, 2013 by
4	the Village of Rosemont to create the Higgins Road/River
5	Road TIF District No. 6.
6	(127) If the ordinance was adopted on November 22, 1993
7	by the City of Arcola.
8	(128) If the ordinance was adopted on September 7, 2004
9	by the City of Arcola.
10	(129) If the ordinance was adopted on November 29, 1999
11	by the City of Paris.
12	(130) If the ordinance was adopted on September 20,
13	1994 by the City of Ottawa to create the U.S. Route 6 East
14	Ottawa TIF.
15	(131) If the ordinance was adopted on May 2, 2002 by
16	the Village of Crestwood.
17	(132) If the ordinance was adopted on October 27, 1992
18	by the City of Blue Island.
19	(133) If the ordinance was adopted on December 23, 1993
20	by the City of Lacon.
21	(134) If the ordinance was adopted on May 4, 1998 by
22	the Village of Bradford.
23	(135) If the ordinance was adopted on June 11, 2002 by
24	the City of Oak Forest.
25	(136) If the ordinance was adopted on November 16, 1992

by the City of Pinckneyville.

1	(137) If the ordinance was adopted on March 1, 2001 by
2	the Village of South Jacksonville.
3	(138) If the ordinance was adopted on February 26, 1992
4	by the City of Chicago to create the Stockyards Southeast
5	Quadrant TIF District.
6	(139) If the ordinance was adopted on January 25, 1993
7	by the City of LaSalle.
8	(140) If the ordinance was adopted on December 23, 1997
9	by the Village of Dieterich.
10	(141) If the ordinance was adopted on February 10, 2016
11	by the Village of Rosemont to create the Balmoral/Pearl TIF
12	No. 8 Tax Increment Financing Redevelopment Project Area.
13	(142) If the ordinance was adopted on June 11, 2002 by
14	the City of Oak Forest.
15	(143) If the ordinance was adopted on January 31, 1995
16	by the Village of Milledgeville.
17	(144) If the ordinance was adopted on February 5, 1996
18	by the Village of Pearl City.
19	(145) If the ordinance was adopted on December 21, 1994
20	by the City of Calumet City.
21	(146) If the ordinance was adopted on May 5, 2003 by
22	the Town of Normal.
23	(147) (146) If the ordinance was adopted on June 2,
24	1998 by the City of Litchfield.
25	(148) (143) If the ordinance was adopted on October 23,

1995 by the City of Marion.

1	(149) (146) If the ordinance was adopted on May 24,
2	2001 by the Village of Hanover Park.
3	(150) (146) If the ordinance was adopted on May 30,
4	1995 by the Village of Dalzell.
5	(151) (146) If the ordinance was adopted on April 15,
6	1997 by the City of Edwardsville.
7	(152) (147) If the ordinance was adopted on September
8	5, 1995 by the City of Granite City.
9	(153) (143) If the ordinance was adopted on June 21,
10	1999 by the Village of Table Grove.
11	(154) (146) If the ordinance was adopted on February
12	23, 1995 by the City of Springfield.
13	(155) (146) If the ordinance was adopted on August 11,
14	1999 by the City of Monmouth.
15	(156) (146) If the ordinance was adopted on December
16	26, 1995 by the Village of Posen.
17	(157) (147) If the ordinance was adopted on July 1,
18	1995 by the Village of Caseyville.
19	(158) (146) If the ordinance was adopted on January 30,
20	1996 by the City of Madison.
21	(159) If the ordinance was adopted on March 21, 2000 by
22	the City of Hoopeston.
23	(160) If the ordinance was adopted on March 22, 2005 by
24	the City of Hoopeston.
25	(d) For redevelopment project areas for which bonds were

26 issued before July 29, 1991, or for which contracts were

- entered into before June 1, 1988, in connection with a redevelopment project in the area within the State Sales Tax Boundary, the estimated dates of completion of the redevelopment project and retirement of obligations to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7) may be extended by municipal ordinance to December 31, 2013. The termination procedures of subsection (b) of Section 11-74.4-8 are not required for these redevelopment project areas in 2009 but are required in 2013. The extension allowed by Public Act 87-1272 shall not apply to real property tax increment allocation financing under Section 11-74.4-8.
- (e) Those dates, for purposes of real property tax increment allocation financing pursuant to Section 11-74.4-8 only, shall be not more than 35 years for redevelopment project areas that were adopted on or after December 16, 1986 and for which at least \$8 million worth of municipal bonds were authorized on or after December 19, 1989 but before January 1, 1990; provided that the municipality elects to extend the life of the redevelopment project area to 35 years by the adoption of an ordinance after at least 14 but not more than 30 days' written notice to the taxing bodies, that would otherwise constitute the joint review board for the redevelopment project area, before the adoption of the ordinance.
- (f) Those dates, for purposes of real property tax increment allocation financing pursuant to Section 11-74.4-8 only, shall be not more than 35 years for redevelopment project

areas that were established on or after December 1, 1981 but before January 1, 1982 and for which at least \$1,500,000 worth of tax increment revenue bonds were authorized on or after September 30, 1990 but before July 1, 1991; provided that the municipality elects to extend the life of the redevelopment project area to 35 years by the adoption of an ordinance after at least 14 but not more than 30 days' written notice to the taxing bodies, that would otherwise constitute the joint review board for the redevelopment project area, before the adoption of the ordinance.

- (f-5) Those dates, for purposes of real property tax increment allocation financing pursuant to Section 11-74.4-8 only, shall be not more than 47 years for redevelopment project areas that were established on December 29, 1981 by the City of Springfield; provided that (i) the City of Springfield adopts an ordinance extending the life of the redevelopment project area to 47 years and (ii) the City of Springfield provides notice to the taxing bodies that would otherwise constitute the joint review board for the redevelopment project area not more than 30 and not less than 14 days prior to the adoption of that ordinance.
- (g) In consolidating the material relating to completion dates from Sections 11-74.4-3 and 11-74.4-7 into this Section, it is not the intent of the General Assembly to make any substantive change in the law, except for the extension of the completion dates for the City of Aurora, the Village of Milan,

- 1 the City of West Frankfort, the Village of Libertyville, and
- 2 the Village of Hoffman Estates set forth under items (67),
- 3 (68), (69), (70), and (71) of subsection (c) of this Section.
- 4 (Source: P.A. 99-78, eff. 7-20-15; 99-136, eff. 7-24-15;
- 5 99-263, eff. 8-4-15; 99-361, eff. 1-1-16; 99-394, eff. 8-18-15;
- 6 99-495, eff. 12-17-15; 99-508, eff. 6-24-16; 99-792, eff.
- 7 8-12-16; 100-201, eff. 8-18-17; 100-214, eff. 8-18-17;
- 8 100-249, eff. 8-22-17; 100-510, eff. 9-15-17; 100-591, eff.
- 9 6-21-18; 100-609, eff. 7-17-18; 100-836, eff. 8-13-18;
- 10 100-853, eff. 8-14-18; 100-859, eff. 8-14-18; 100-863, eff.
- 11 8-14-18; 100-873, eff. 8-14-18; 100-899, eff. 8-17-18;
- 12 100-928, eff. 8-17-18; 100-967, eff. 8-19-18; 100-1031, eff.
- 13 8-22-18; 100-1032, eff. 8-22-18; revised 9-28-18.)
- 14 Section 99. Effective date. This Act takes effect upon
- 15 becoming law.