



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

HB4407

Introduced 1/14/2026, by Rep. Jackie Haas

#### SYNOPSIS AS INTRODUCED:

65 ILCS 5/11-74.4-3.5

Amends the Tax Increment Allocation Redevelopment Act of the Illinois Municipal Code. Provides that, if an ordinance is adopted after the effective date of the amendatory Act creating a redevelopment project area, the redevelopment project area will expire in the 23rd year after the year in which the first project started using the moneys from the special tax allocation fund (rather than the 23rd year after the year in which the ordinance approving the redevelopment project area was adopted). Provides, however, that, for ordinances adopted after the effective date of the amendatory Act, the 23 years must begin to run no later than 10 years after the year in which the ordinance approving the redevelopment project area was adopted even if no projects have been started using the moneys from the special tax allocation fund. Makes a conforming change in provisions extending the expiration of a redevelopment project area to the 35th calendar year. Provides that no extensions of redevelopment project areas to the 47th calendar year may occur after the effective date of the amendatory Act. Effective immediately.

LRB104 17013 RTM 30428 b

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  
11 retirement of obligations issued to finance redevelopment  
12 project costs (including refunding bonds under Section  
13 11-74.4-7) may not be later than December 31 of the year in  
14 which the payment to the municipal treasurer, as provided in  
15 subsection (b) of Section 11-74.4-8 of this Act, is to be made  
16 with respect to ad valorem taxes levied in the 23rd calendar  
17 year (i) after the year in which the ordinance approving the  
18 redevelopment project area was adopted if the ordinance was  
19 adopted on or after January 15, 1981 through the effective  
20 date of this amendatory Act of the 104th General Assembly or  
21 (ii) after the year in which the first project started using  
22 the moneys from the special tax allocation fund if the  
23 ordinance was adopted after the effective date of this

1 amendatory Act of the 104th General Assembly. The start of the  
2 23 years under paragraph (ii) commences no later than 10 years  
3 after the year in which the ordinance approving the  
4 redevelopment project area was adopted even if no projects  
5 have been started using the moneys from the special tax  
6 allocation fund.

7 (a-5) If the redevelopment project area is located within  
8 a transit facility improvement area established pursuant to  
9 Section 11-74.4-3, the estimated dates of completion of the  
10 redevelopment project and retirement of obligations issued to  
11 finance redevelopment project costs (including refunding bonds  
12 under Section 11-74.4-7) may not be later than December 31 of  
13 the year in which the payment to the municipal treasurer, as  
14 provided in subsection (b) of Section 11-74.4-8 of this Act,  
15 is to be made with respect to ad valorem taxes levied in the  
16 35th calendar year after the year in which the ordinance  
17 approving the redevelopment project area was adopted.

18 (a-7) A municipality may adopt tax increment financing for  
19 a redevelopment project area located in a transit facility  
20 improvement area that also includes real property located  
21 within an existing redevelopment project area established  
22 prior to August 12, 2016 (the effective date of Public Act  
23 99-792). In such case: (i) the provisions of this Division  
24 shall apply with respect to the previously established  
25 redevelopment project area until the municipality adopts, as  
26 required in accordance with applicable provisions of this

1 Division, an ordinance dissolving the special tax allocation  
2 fund for such redevelopment project area and terminating the  
3 designation of such redevelopment project area as a  
4 redevelopment project area; and (ii) after the effective date  
5 of the ordinance described in (i), the provisions of this  
6 Division shall apply with respect to the subsequently  
7 established redevelopment project area located in a transit  
8 facility improvement area.

9 (b) The estimated dates of completion of the redevelopment  
10 project and retirement of obligations issued to finance  
11 redevelopment project costs (including refunding bonds under  
12 Section 11-74.4-7) may not be later than December 31 of the  
13 year in which the payment to the municipal treasurer as  
14 provided in subsection (b) of Section 11-74.4-8 of this Act is  
15 to be made with respect to ad valorem taxes levied in the 32nd  
16 calendar year after the year in which the ordinance approving  
17 the redevelopment project area was adopted if the ordinance  
18 was adopted on September 9, 1999 by the Village of Downs.

19 The estimated dates of completion of the redevelopment  
20 project and retirement of obligations issued to finance  
21 redevelopment project costs (including refunding bonds under  
22 Section 11-74.4-7) may not be later than December 31 of the  
23 year in which the payment to the municipal treasurer as  
24 provided in subsection (b) of Section 11-74.4-8 of this Act is  
25 to be made with respect to ad valorem taxes levied in the 33rd  
26 calendar year after the year in which the ordinance approving

1 the redevelopment project area was adopted if the ordinance  
2 was adopted on May 20, 1985 by the Village of Wheeling.

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

13 (b-5) The estimated dates of completion of the  
14 redevelopment project and retirement of obligations issued to  
15 finance redevelopment project costs (including refunding bonds  
16 under Section 11-74.4-7) may not be later than December 31 of  
17 the year in which the payment to the municipal treasurer as  
18 provided in subsection (b) of Section 11-74.4-8 of this Act is  
19 to be made with respect to ad valorem taxes levied in the 32nd  
20 calendar year after the year in which the ordinance approving  
21 the redevelopment project area was adopted if the ordinance  
22 was adopted on April 19, 2004 by the Village of Tremont.

23 (c) The estimated dates of completion of the redevelopment  
24 project and retirement of obligations issued to finance  
25 redevelopment project costs (including refunding bonds under  
26 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 35th  
4 calendar year (i) after the year in which the ordinance  
5 approving the redevelopment project area was adopted if the  
6 ordinance was adopted on or before the effective date of this  
7 amendatory Act of the 104th General Assembly or (ii) after the  
8 year in which start of the initial 23 years commenced under  
9 subsection (a) if the ordinance was adopted after the  
10 effective date of this amendatory Act of the 104th General  
11 Assembly:

12 (1) If the ordinance was adopted before January 15,  
13 1981.

14 (2) If the ordinance was adopted in December 1983,  
15 April 1984, July 1985, or December 1989.

16 (3) If the ordinance was adopted in December 1987 and  
17 the redevelopment project is located within one mile of  
18 Midway Airport.

19 (4) If the ordinance was adopted before January 1,  
20 1987 by a municipality in Mason County.

21 (5) If the municipality is subject to the Local  
22 Government Financial Planning and Supervision Act or the  
23 Financially Distressed City Law.

24 (6) If the ordinance was adopted in December 1984 by  
25 the Village of Rosemont.

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

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

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

12 (9) If the ordinance was adopted on November 12, 1991  
13 by the Village of Sauget.

14 (10) If the ordinance was adopted on February 11, 1985  
15 by the City of Rock Island.

16 (11) If the ordinance was adopted before December 18,  
17 1986 by the City of Moline.

18 (12) If the ordinance was adopted in September 1988 by  
19 Sauk Village.

20 (13) If the ordinance was adopted in October 1993 by  
21 Sauk Village.

22 (14) If the ordinance was adopted on December 29, 1986  
23 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  
16 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,  
20 1994 by the City of Alton.

21 (26) If the ordinance was adopted on November 11, 1996  
22 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  
26 June 3, 1992 by the City of Markham.

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, 1981  
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,  
24          1998 by the City of Waukegan.

25          (41) If the ordinance was adopted on December 31, 1986  
26          by the City of Sullivan.

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  
10 by 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  
24 by the Village of Franklin Park.

25           (54) If the ordinance was adopted on November 20, 1989  
26 by the Village of South Holland.

1           (55) If the ordinance was adopted on July 14, 1992 by  
2 the Village of Riverdale.

3           (56) If the ordinance was adopted on December 29, 1986  
4 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.

11           (60) If the ordinance was adopted in 1999 by the City  
12 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.

17           (63) If the ordinance was adopted on April 3, 1989 by  
18 the City of Chicago Heights.

19           (64) If the ordinance was adopted on January 6, 1999  
20 by 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.

1           (68) If the ordinance was adopted on December 31, 1986  
2           by the Village of Milan.

3           (69) If the ordinance was adopted on September 8, 1994  
4           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.

9           (72) If the ordinance was adopted on September 17,  
10          1986 by the Village of Sherman.

11          (73) If the ordinance was adopted on December 16, 1986  
12          by the City of Macomb.

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

16          (75) If the ordinance was adopted on June 11, 2002 by  
17          the City of East Peoria to create the Camp Street TIF.

18          (76) If the ordinance was adopted on August 7, 2000 by  
19          the City of Des Plaines.

20          (77) If the ordinance was adopted on December 22, 1986  
21          by the City of Washington to create the Washington Square  
22          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.

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  
21          by the Village of Cahokia.

22          (88) If the ordinance was adopted on September 20,  
23          1999 by the City of Belleville.

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

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,  
22 1988 by the Village of Lansing.

23           (101) If the ordinance was adopted on October 27, 1998  
24 by the City of Moline.

25           (102) If the ordinance was adopted on May 21, 1991 by  
26 the Village of Glenwood.

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,  
4 1998 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  
12 by 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,  
16 1997 by the Village of Germantown.

17           (110) If the ordinance was adopted on April 28, 2003  
18 by Gibson City.

19           (111) If the ordinance was adopted on December 18,  
20 1990 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.

25           (112) If the ordinance was adopted on February 28,  
26 2000 by the City of Harvey.

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,  
12          1991 by the Village of Machesney Park.

13          (118) If the ordinance was adopted on December 29,  
14          1993 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,  
18          2004 by the Village of Fox Lake.

19          (121) If the ordinance was adopted on December 22,  
20          1992 by the City of Fairfield.

21          (122) If the ordinance was adopted on February 10,  
22          1992 by the City of Mt. Sterling.

23          (123) If the ordinance was adopted on March 15, 2004  
24          by the City of Batavia.

25          (124) If the ordinance was adopted on March 18, 2002  
26          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,  
7           1993 by the City of Arcola.

8           (128) If the ordinance was adopted on September 7,  
9           2004 by the City of Arcola.

10          (129) If the ordinance was adopted on November 29,  
11          1999 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,  
20          1993 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,  
26          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,  
4 1992 by the City of Chicago to create the Stockyards  
5 Southeast 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,  
9 1997 by the Village of Dieterich.

10           (141) If the ordinance was adopted on February 10,  
11 2016 by the Village of Rosemont to create the  
12 Balmoral/Pearl TIF No. 8 Tax Increment Financing  
13 Redevelopment Project Area.

14           (142) If the ordinance was adopted on June 11, 2002 by  
15 the City of Oak Forest.

16           (143) If the ordinance was adopted on January 31, 1995  
17 by the Village of Milledgeville.

18           (144) If the ordinance was adopted on February 5, 1996  
19 by the Village of Pearl City.

20           (145) If the ordinance was adopted on December 21,  
21 1994 by the City of Calumet City.

22           (146) If the ordinance was adopted on May 5, 2003 by  
23 the Town of Normal.

24           (147) If the ordinance was adopted on June 2, 1998 by  
25 the City of Litchfield.

26           (148) If the ordinance was adopted on October 23, 1995

1 by the City of Marion.

2 (149) If the ordinance was adopted on May 24, 2001 by  
3 the Village of Hanover Park.

4 (150) If the ordinance was adopted on May 30, 1995 by  
5 the Village of Dalzell.

6 (151) If the ordinance was adopted on April 15, 1997  
7 by the City of Edwardsville.

8 (152) If the ordinance was adopted on September 5,  
9 1995 by the City of Granite City.

10 (153) If the ordinance was adopted on June 21, 1999 by  
11 the Village of Table Grove.

12 (154) If the ordinance was adopted on February 23,  
13 1995 by the City of Springfield.

14 (155) If the ordinance was adopted on August 11, 1999  
15 by the City of Monmouth.

16 (156) If the ordinance was adopted on December 26,  
17 1995 by the Village of Posen.

18 (157) If the ordinance was adopted on July 1, 1995 by  
19 the Village of Caseyville.

20 (158) If the ordinance was adopted on January 30, 1996  
21 by the City of Madison.

22 (159) If the ordinance was adopted on February 2, 1996  
23 by the Village of Hartford.

24 (160) If the ordinance was adopted on July 2, 1996 by  
25 the Village of Manlius.

26 (161) If the ordinance was adopted on March 21, 2000

1 by the City of Hoopeston.

2 (162) If the ordinance was adopted on March 22, 2005  
3 by the City of Hoopeston.

4 (163) If the ordinance was adopted on July 10, 1996 by  
5 the City of Chicago to create the Goose Island TIF  
6 District.

7 (164) If the ordinance was adopted on December 11,  
8 1996 by the City of Chicago to create the Bryn  
9 Mawr/Broadway TIF District.

10 (165) If the ordinance was adopted on December 31,  
11 1995 by the City of Chicago to create the 95th/Western TIF  
12 District.

13 (166) If the ordinance was adopted on October 7, 1998  
14 by the City of Chicago to create the 71st and Stony Island  
15 TIF District.

16 (167) If the ordinance was adopted on April 19, 1995  
17 by the Village of North Utica.

18 (168) If the ordinance was adopted on April 22, 1996  
19 by the City of LaSalle.

20 (169) If the ordinance was adopted on June 9, 2008 by  
21 the City of Country Club Hills.

22 (170) If the ordinance was adopted on July 3, 1996 by  
23 the Village of Phoenix.

24 (171) If the ordinance was adopted on May 19, 1997 by  
25 the Village of Swansea.

26 (172) If the ordinance was adopted on August 13, 2001

1 by the Village of Saunemin.

2 (173) If the ordinance was adopted on January 10, 2005  
3 by the Village of Romeoville.

4 (174) If the ordinance was adopted on January 28, 1997  
5 by the City of Berwyn for the South Berwyn Corridor Tax  
6 Increment Financing District.

7 (175) If the ordinance was adopted on January 28, 1997  
8 by the City of Berwyn for the Roosevelt Road Tax Increment  
9 Financing District.

10 (176) If the ordinance was adopted on May 3, 2001 by  
11 the Village of Hanover Park for the Village Center Tax  
12 Increment Financing Redevelopment Project Area (TIF # 3).

13 (177) If the ordinance was adopted on January 1, 1996  
14 by the City of Savanna.

15 (178) If the ordinance was adopted on January 28, 2002  
16 by the Village of Okawville.

17 (179) If the ordinance was adopted on October 4, 1999  
18 by the City of Vandalia.

19 (180) If the ordinance was adopted on June 16, 2003 by  
20 the City of Rushville.

21 (181) If the ordinance was adopted on December 7, 1998  
22 by the City of Quincy for the Central Business District  
23 West Tax Increment Redevelopment Project Area.

24 (182) If the ordinance was adopted on March 27, 1997  
25 by the Village of Maywood approving the Roosevelt Road TIF  
26 District.

1           (183) If the ordinance was adopted on March 27, 1997  
2           by the Village of Maywood approving the Madison  
3           Street/Fifth Avenue TIF District.

4           (184) If the ordinance was adopted on November 10,  
5           1997 by the Village of Park Forest.

6           (185) If the ordinance was adopted on July 30, 1997 by  
7           the City of Chicago to create the Near North TIF district.

8           (186) If the ordinance was adopted on December 1, 2000  
9           by the Village of Mahomet.

10          (187) If the ordinance was adopted on June 16, 1999 by  
11          the Village of Washburn.

12          (188) If the ordinance was adopted on August 19, 1998  
13          by the Village of New Berlin.

14          (189) If the ordinance was adopted on February 5, 2002  
15          by the City of Highwood.

16          (190) If the ordinance was adopted on June 1, 1997 by  
17          the City of Flora.

18          (191) If the ordinance was adopted on August 17, 1999  
19          by the City of Ottawa.

20          (192) If the ordinance was adopted on June 13, 2005 by  
21          the City of Mount Carroll.

22          (193) If the ordinance was adopted on March 25, 2008  
23          by the Village of Elizabeth.

24          (194) If the ordinance was adopted on February 22,  
25          2000 by the City of Mount Pulaski.

26          (195) If the ordinance was adopted on November 21,

1           2000 by the City of Effingham.

2           (196) If the ordinance was adopted on January 28, 2003  
3 by the City of Effingham.

4           (197) If the ordinance was adopted on February 4, 2008  
5 by the City of Polo.

6           (198) If the ordinance was adopted on August 17, 2005  
7 by the Village of Bellwood to create the Park Place TIF.

8           (199) If the ordinance was adopted on July 16, 2014 by  
9 the Village of Bellwood to create the North-2014 TIF.

10          (200) If the ordinance was adopted on July 16, 2014 by  
11 the Village of Bellwood to create the South-2014 TIF.

12          (201) If the ordinance was adopted on July 16, 2014 by  
13 the Village of Bellwood to create the Central Metro-2014  
14 TIF.

15          (202) If the ordinance was adopted on September 17,  
16 2014 by the Village of Bellwood to create the Addison  
17 Creek "A" (Southwest)-2014 TIF.

18          (203) If the ordinance was adopted on September 17,  
19 2014 by the Village of Bellwood to create the Addison  
20 Creek "B" (Northwest)-2014 TIF.

21          (204) If the ordinance was adopted on September 17,  
22 2014 by the Village of Bellwood to create the Addison  
23 Creek "C" (Northeast)-2014 TIF.

24          (205) If the ordinance was adopted on September 17,  
25 2014 by the Village of Bellwood to create the Addison  
26 Creek "D" (Southeast)-2014 TIF.

1           (206) If the ordinance was adopted on June 26, 2007 by  
2 the City of Peoria.

3           (207) If the ordinance was adopted on October 28, 2008  
4 by the City of Peoria.

5           (208) If the ordinance was adopted on April 4, 2000 by  
6 the City of Joliet to create the Joliet City Center TIF  
7 District.

8           (209) If the ordinance was adopted on July 8, 1998 by  
9 the City of Chicago to create the 43rd/Cottage Grove TIF  
10 district.

11           (210) If the ordinance was adopted on July 8, 1998 by  
12 the City of Chicago to create the 79th Street Corridor TIF  
13 district.

14           (211) If the ordinance was adopted on November 4, 1998  
15 by the City of Chicago to create the Bronzeville TIF  
16 district.

17           (212) If the ordinance was adopted on February 5, 1998  
18 by the City of Chicago to create the Homan/Arthington TIF  
19 district.

20           (213) If the ordinance was adopted on December 8, 1998  
21 by the Village of Plainfield.

22           (214) If the ordinance was adopted on July 17, 2000 by  
23 the Village of Homer.

24           (215) If the ordinance was adopted on December 27,  
25 2006 by the City of Greenville.

26           (216) If the ordinance was adopted on June 10, 1998 by

1 the City of Chicago to create the Kinzie Industrial TIF  
2 district.

3 (217) If the ordinance was adopted on December 2, 1998  
4 by the City of Chicago to create the Northwest Industrial  
5 TIF district.

6 (218) If the ordinance was adopted on June 10, 1998 by  
7 the City of Chicago to create the Pilsen Industrial TIF  
8 district.

9 (219) If the ordinance was adopted on January 14, 1997  
10 by the City of Chicago to create the 35th/Halsted TIF  
11 district.

12 (220) If the ordinance was adopted on June 9, 1999 by  
13 the City of Chicago to create the Pulaski Corridor TIF  
14 district.

15 (221) If the ordinance was adopted on December 16,  
16 1997 by the City of Springfield to create the Enos Park  
17 Neighborhood TIF District.

18 (222) If the ordinance was adopted on February 5, 1998  
19 by the City of Chicago to create the Roosevelt/Cicero  
20 redevelopment project area.

21 (223) If the ordinance was adopted on February 5, 1998  
22 by the City of Chicago to create the Western/Ogden  
23 redevelopment project area.

24 (224) If the ordinance was adopted on July 21, 1999 by  
25 the City of Chicago to create the 24th/Michigan Avenue  
26 redevelopment project area.

1           (225) If the ordinance was adopted on January 20, 1999  
2           by the City of Chicago to create the Woodlawn  
3           redevelopment project area.

4           (226) If the ordinance was adopted on July 7, 1999 by  
5           the City of Chicago to create the Clark/Montrose  
6           redevelopment project area.

7           (227) If the ordinance was adopted on November 4, 2003  
8           by the City of Madison to create the Rivers Edge  
9           redevelopment project area.

10          (228) If the ordinance was adopted on August 12, 2003  
11          by the City of Madison to create the Caine Street  
12          redevelopment project area.

13          (229) If the ordinance was adopted on March 7, 2000 by  
14          the City of Madison to create the East Madison TIF.

15          (230) If the ordinance was adopted on August 3, 2001  
16          by the Village of Aviston.

17          (231) If the ordinance was adopted on August 22, 2011  
18          by the Village of Warren.

19          (232) If the ordinance was adopted on April 8, 1999 by  
20          the City of Farmer City.

21          (233) If the ordinance was adopted on August 4, 1999  
22          by the Village of Fairmont City.

23          (234) If the ordinance was adopted on October 2, 1999  
24          by the Village of Fairmont City.

25          (235) If the ordinance was adopted December 16, 1999  
26          by the City of Springfield.

1           (236) If the ordinance was adopted on December 13,  
2           1999 by the Village of Palatine to create the Village of  
3           Palatine Downtown Area TIF District.

4           (237) If the ordinance was adopted on September 29,  
5           1999 by the City of Chicago to create the 111th/Kedzie  
6           redevelopment project area.

7           (238) If the ordinance was adopted on November 12,  
8           1998 by the City of Chicago to create the Canal/Congress  
9           redevelopment project area.

10          (239) If the ordinance was adopted on July 7, 1999 by  
11          the City of Chicago to create the Galewood/Armitage  
12          Industrial redevelopment project area.

13          (240) If the ordinance was adopted on September 29,  
14          1999 by the City of Chicago to create the Madison/Austin  
15          Corridor redevelopment project area.

16          (241) If the ordinance was adopted on April 12, 2000  
17          by the City of Chicago to create the South Chicago  
18          redevelopment project area.

19          (242) If the ordinance was adopted on January 9, 2002  
20          by the Village of Elkhart.

21          (243) If the ordinance was adopted on May 23, 2000 by  
22          the City of Robinson to create the West Robinson  
23          Industrial redevelopment project area.

24          (244) If the ordinance was adopted on October 9, 2001  
25          by the City of Robinson to create the Downtown Robinson  
26          redevelopment project area.

1           (245) If the ordinance was adopted on September 19,  
2           2000 by the Village of Valmeyer.

3           (246) If the ordinance was adopted on April 15, 2002  
4           by the City of McHenry to create the Downtown TIF  
5           district.

6           (247) If the ordinance was adopted on February 15,  
7           1999 by the Village of Channahon.

8           (248) If the ordinance was adopted on December 19,  
9           2000 by the City of Peoria.

10          (249) If the ordinance was adopted on July 24, 2000 by  
11          the City of Rock Island to create the North 11th Street  
12          redevelopment project area.

13          (250) If the ordinance was adopted on February 5, 2002  
14          by the City of Champaign to create the North Campustown  
15          TIF.

16          (251) If the ordinance was adopted on November 20,  
17          2000 by the Village of Evergreen Park.

18          (252) If the ordinance was adopted on February 16,  
19          2000 by the City of Chicago to create the  
20          Fullerton/Milwaukee redevelopment project area.

21          (253) If the ordinance was adopted on October 23, 2006  
22          by the Village of Bourbonnais to create the Bourbonnais  
23          Industrial Park Conservation Area.

24          (254) If the ordinance was adopted on February 22,  
25          2000 by the City of Geneva to create the East State Street  
26          redevelopment project area.

1           (255) If the ordinance was adopted on February 6, 2001  
2           by the Village of Downers Grove to create the Ogden Avenue  
3           redevelopment project area.

4           (256) If the ordinance was adopted on June 27, 2001 by  
5           the City of Chicago to create the Division/Homan  
6           redevelopment project area.

7           (257) If the ordinance was adopted on May 17, 2000 by  
8           the City of Chicago to create the 63rd/Pulaski  
9           redevelopment project area.

10          (258) If the ordinance was adopted on March 10, 1999  
11          by the City of Chicago to create the Greater Southwest  
12          Industrial (East) redevelopment project area.

13          (259) If the ordinance was adopted on February 16,  
14          2000 by the City of Chicago to create the Lawrence/Kedzie  
15          redevelopment project area.

16          (260) If the ordinance was adopted on November 3, 1999  
17          by the City of Chicago to create the Lincoln Avenue  
18          redevelopment project area.

19          (261) If the ordinance was adopted on September 3,  
20          2015 by the Village of Fox River Grove to create the  
21          Downtown TIF #2 redevelopment project area.

22          (262) If the ordinance was adopted on October 16, 2000  
23          by the Village of Franklin Park to create the Downtown  
24          Franklin Avenue redevelopment project area.

25          (263) If the ordinance was adopted on September 8,  
26          2003 by the City of Jacksonville to create the Downtown

1           Redevelopment Project Area.

2           (264) If the ordinance was adopted on August 13, 2002  
3           by the City of Prophetstown to create the Redevelopment  
4           Project Area No. 1.

5           (265) If the ordinance was adopted on August 29, 2006  
6           by the City of Ottawa to create the Ottawa Dayton  
7           Industrial TIF District.

8           (266) If the ordinance was adopted on June 27, 2006 by  
9           the City of Ottawa to create the Ottawa Canal TIF  
10          District.

11          (267) If the ordinance was adopted on March 5, 2001 by  
12          the City of Salem to create the TIF No 2 - Redevelopment  
13          Area.

14          (268) If the ordinance was adopted on January 23, 2002  
15          by the Village of Malta to create the Harkness Property  
16          redevelopment project area.

17          (269) If the ordinance was adopted on June 16, 2008 by  
18          the City of Highland to create TIF #1.

19          (270) If the ordinance was adopted on January 3, 2012  
20          by the City of Highland to create TIF #2.

21          (271) If the ordinance was adopted on January 1, 2000  
22          by the City of Chicago to create the Belmont/Central  
23          redevelopment project area.

24          (272) If the ordinance was adopted on June 27, 2001 by  
25          the City of Chicago to create the Englewood Neighborhood  
26          redevelopment project area.

1           (273) If the ordinance was adopted on December 13,  
2           2000 by the City of Chicago to create the Lake Calumet Area  
3           Industrial redevelopment project area.

4           (274) If the ordinance was adopted on October 15, 2001  
5           by the City of Des Plaines to create TIF No. 6 Mannheim  
6           Higgins Road.

7           (275) If the ordinance was adopted on October 22, 2001  
8           by the City of Sullivan to create TIF District III.

9           (276) If the ordinance was adopted on November 12,  
10          2013 by the City of Oak Forest to create the City of Oak  
11          Forest Cicero Avenue Tax Increment Financing District  
12          Redevelopment Project Area TIF District #6.

13          (277) If the ordinance was adopted on December 15,  
14          2003 by the City of Knoxville.

15          (278) If the ordinance was adopted on February 16,  
16          2000 by the City of Chicago to create the Peterson/Pulaski  
17          redevelopment project area.

18          (279) If the ordinance was adopted on February 16,  
19          2000 by the City of Chicago to create the Central West  
20          redevelopment project area.

21          (280) If the ordinance was adopted on June 27, 2001 by  
22          the City of Chicago to create the Lawrence/Broadway  
23          redevelopment project area.

24          (281) If the ordinance was adopted on March 18, 2002  
25          by the City of St. Charles for the First Street District  
26          #4.

1           (282) If the ordinance was adopted on April 6, 2001 by  
2 the Village of Melrose Park to create the Seniors First  
3 TIF.

4           (283) If the ordinance was adopted on April 6, 2001 by  
5 the Village of Melrose Park to create the Zenith Opus TIF.

6           (284) If the ordinance was adopted on June 24, 2003 by  
7 the City of Lewistown to create Lewistown TIF District 1.

8           (285) If the ordinance was adopted on April 10, 2002  
9 by the City of Elgin to create the Central Area TIF  
10 Redevelopment Project Area.

11           (286) If the ordinance was adopted on February 17,  
12 2004 by the City of Carbondale to create TIF Redevelopment  
13 Project Area #1.

14           (287) If the ordinance was adopted on July 1, 2008 by  
15 the City of Pittsfield to create Pittsfield TIF District  
16 #1.

17           (288) If the ordinance was adopted on June 22, 2005 by  
18 the City of Fairview Heights to create the Shoppes of St.  
19 Clair Redevelopment Area.

20           (289) If the ordinance was adopted on December 4, 2007  
21 by the City of Fairview Heights to create the Lincoln  
22 Trail Redevelopment Area.

23           (290) If the ordinance was adopted on May 7, 2008 by  
24 the City of Vienna to create Vienna TIF #1.

25           (291) If the ordinance was adopted on August 8, 2000  
26 by the Village of Lyons to create Village of Lyons TIF

1 District #1 (North Ogden).

2 (292) If the ordinance was adopted on August 8, 2000  
3 by the Village of Lyons to create Village of Lyons TIF  
4 District #2 (South Ogden/Joliet).

5 (293) If the ordinance was adopted on March 20, 2002  
6 by the Village of Bridgeview to create Bridgeview Harlem  
7 Avenue TIF District #1.

8 (d) For redevelopment project areas for which bonds were  
9 issued before July 29, 1991, or for which contracts were  
10 entered into before June 1, 1988, in connection with a  
11 redevelopment project in the area within the State Sales Tax  
12 Boundary, the estimated dates of completion of the  
13 redevelopment project and retirement of obligations to finance  
14 redevelopment project costs (including refunding bonds under  
15 Section 11-74.4-7) may be extended by municipal ordinance to  
16 December 31, 2013. The termination procedures of subsection  
17 (b) of Section 11-74.4-8 are not required for these  
18 redevelopment project areas in 2009 but are required in 2013.  
19 The extension allowed by Public Act 87-1272 shall not apply to  
20 real property tax increment allocation financing under Section  
21 11-74.4-8.

22 (e) Those dates, for purposes of real property tax  
23 increment allocation financing pursuant to Section 11-74.4-8  
24 only, shall be not more than 35 years for redevelopment  
25 project areas that were adopted on or after December 16, 1986  
26 and for which at least \$8 million worth of municipal bonds were

1 authorized on or after December 19, 1989 but before January 1,  
2 1990; provided that the municipality elects to extend the life  
3 of the redevelopment project area to 35 years by the adoption  
4 of an ordinance after at least 14 but not more than 30 days'  
5 written notice to the taxing bodies, that would otherwise  
6 constitute the joint review board for the redevelopment  
7 project area, before the adoption of the ordinance.

8 (f) Those dates, for purposes of real property tax  
9 increment allocation financing pursuant to Section 11-74.4-8  
10 only, shall be not more than 35 years for redevelopment  
11 project areas that were established on or after December 1,  
12 1981 but before January 1, 1982 and for which at least  
13 \$1,500,000 worth of tax increment revenue bonds were  
14 authorized on or after September 30, 1990 but before July 1,  
15 1991; provided that the municipality elects to extend the life  
16 of the redevelopment project area to 35 years by the adoption  
17 of an ordinance after at least 14 but not more than 30 days'  
18 written notice to the taxing bodies, that would otherwise  
19 constitute the joint review board for the redevelopment  
20 project area, before the adoption of the ordinance.

21 (f-1) (Blank).

22 (f-2) (Blank).

23 (f-3) (Blank).

24 (f-5) Those dates, for purposes of real property tax  
25 increment allocation financing pursuant to Section 11-74.4-8  
26 only, shall be not more than 47 years for redevelopment

1 project areas listed in this subsection; provided that (i) the  
2 municipality adopts an ordinance extending the life of the  
3 redevelopment project area to 47 years and (ii) the  
4 municipality provides notice to the taxing bodies that would  
5 otherwise constitute the joint review board for the  
6 redevelopment project area not more than 30 and not less than  
7 14 days prior to the adoption of that ordinance:

8 (1) If the redevelopment project area was established  
9 on December 29, 1981 by the City of Springfield.

10 (2) If the redevelopment project area was established  
11 on December 29, 1986 by the City of Morris and that is  
12 known as the Morris TIF District 1.

13 (3) If the redevelopment project area was established  
14 on December 31, 1986 by the Village of Cahokia.

15 (4) If the redevelopment project area was established  
16 on December 20, 1986 by the City of Charleston.

17 (5) If the redevelopment project area was established  
18 on December 23, 1986 by the City of Beardstown.

19 (6) If the redevelopment project area was established  
20 on December 23, 1986 by the Town of Cicero.

21 (7) If the redevelopment project area was established  
22 on December 29, 1986 by the City of East St. Louis.

23 (8) If the redevelopment project area was established  
24 on January 23, 1991 by the City of East St. Louis.

25 (9) If the redevelopment project area was established  
26 on December 29, 1986 by the Village of Gardner.

1           (10) If the redevelopment project area was established  
2           on June 11, 2002 by the City of East Peoria to create the  
3           West Washington Street TIF.

4           (11) If the redevelopment project area was established  
5           on December 22, 1986 by the City of Washington creating  
6           the Washington Square TIF #2.

7           (12) If the redevelopment project area was established  
8           on November 11, 1986 by the City of Pekin.

9           (13) If the redevelopment project area was established  
10          on December 30, 1986 by the City of Belleville.

11          (14) If the ordinance was adopted on April 3, 1989 by  
12          the City of Chicago Heights.

13          (15) If the redevelopment project area was established  
14          on December 29, 1986 by the City of Pontiac to create TIF I  
15          (the Main St TIF).

16          (16) If the redevelopment project area was established  
17          on December 29, 1986 by the City of Pontiac to create TIF  
18          II (the Interstate TIF).

19          (17) If the redevelopment project area was established  
20          on December 23, 1986 by the City of Sparta to create TIF  
21          #1. Any termination procedures provided for in Section  
22          11-74.4-8 are not required for this redevelopment project  
23          area prior to the 47th calendar year after the year in  
24          which the ordinance approving the redevelopment project  
25          year was adopted.

26          (18) If the redevelopment project area was established

1 on March 30, 1992 by the Village of Ohio to create the  
2 Village of Ohio TIF District.

3 (19) If the redevelopment project area was established  
4 on December 13, 1993 by the Village of Crete.

5 (20) If the redevelopment project area was established  
6 on February 12, 2001 by the Village of Crete.

7 (21) If the redevelopment project area was established  
8 on April 23, 2001 by the Village of Crete.

9 (22) If the redevelopment project area was established  
10 on December 29, 1993 by the City of Ottawa to create the  
11 Ottawa I-80 North TIF District.

12 (23) If the redevelopment project area was established  
13 on September 20, 1994 by the City of Ottawa to create the  
14 Ottawa Rt. 6 East TIF District.

15 (24) If the redevelopment project area was established  
16 on January 6, 1999 by the Village of Rosemont to create the  
17 Village of Rosemont TIF 4 South River Road.

18 (25) If the redevelopment project area was established  
19 on December 20, 1988 by the Village of Lansing.

20 (26) If the redevelopment project area was established  
21 on November 20, 1989 by the Village of South Holland.

22 (27) If the redevelopment project area was established  
23 on December 11, 1989 by the Village of Melrose Park to  
24 create the Mid-Metros TIF.

25 No further extensions under this subsection may occur  
26 after the effective date of this amendatory Act of the 104th

1 General Assembly.

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. 103-315, eff. 7-28-23; 103-575, eff. 12-8-23;  
11 103-1016, eff. 8-9-24; 103-1058, eff. 12-31-24; 104-322, eff.  
12 8-15-25.)

13 Section 99. Effective date. This Act takes effect upon  
14 becoming law.