

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 (Text of Section before amendment by P.A. 95-1028)

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

10 (a) Unless otherwise stated in this Section, the estimated  
11 dates of completion of the redevelopment project and retirement  
12 of obligations issued to finance redevelopment project costs  
13 (including refunding bonds under Section 11-74.4-7) may not be  
14 later than December 31 of the year in which the payment to the  
15 municipal treasurer, as provided in subsection (b) of Section  
16 11-74.4-8 of this Act, is to be made with respect to ad valorem  
17 taxes levied in the 23rd calendar year after the year in which  
18 the ordinance approving the redevelopment project area was  
19 adopted if the ordinance was adopted on or after January 15,  
20 1981.

21 (b) The estimated dates of completion of the redevelopment  
22 project and retirement of obligations issued to finance  
23 redevelopment project costs (including refunding bonds under

1 Section 11-74.4-7) may not be later than December 31 of the  
2 year in which the payment to the municipal treasurer as  
3 provided in subsection (b) of Section 11-74.4-8 of this Act is  
4 to be made with respect to ad valorem taxes levied in the 33rd  
5 calendar year after the year in which the ordinance approving  
6 the redevelopment project area was adopted, if the ordinance  
7 was adopted on May 20, 1985 by the Village of Wheeling.

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

17 (1) if the ordinance was adopted before January 15,  
18 1981;

19 (2) if the ordinance was adopted in December 1983,  
20 April 1984, July 1985, or December 1989;

21 (3) if the ordinance was adopted in December 1987 and  
22 the redevelopment project is located within one mile of  
23 Midway Airport;

24 (4) if the ordinance was adopted before January 1, 1987  
25 by a municipality in Mason County;

26 (5) if the municipality is subject to the Local

1 Government Financial Planning and Supervision Act or the  
2 Financially Distressed City Law;

3 (6) if the ordinance was adopted in December 1984 by  
4 the Village of Rosemont;

5 (7) if the ordinance was adopted on December 31, 1986  
6 by a municipality located in Clinton County for which at  
7 least \$250,000 of tax increment bonds were authorized on  
8 June 17, 1997, or if the ordinance was adopted on December  
9 31, 1986 by a municipality with a population in 1990 of  
10 less than 3,600 that is located in a county with a  
11 population in 1990 of less than 34,000 and for which at  
12 least \$250,000 of tax increment bonds were authorized on  
13 June 17, 1997;

14 (8) if the ordinance was adopted on October 5, 1982 by  
15 the City of Kankakee, or if the ordinance was adopted on  
16 December 29, 1986 by East St. Louis;

17 (9) if the ordinance was adopted on November 12, 1991  
18 by the Village of Sauget;

19 (10) if the ordinance was adopted on February 11, 1985  
20 by the City of Rock Island;

21 (11) if the ordinance was adopted before December 18,  
22 1986 by the City of Moline;

23 (12) if the ordinance was adopted in September 1988 by  
24 Sauk Village;

25 (13) if the ordinance was adopted in October 1993 by  
26 Sauk Village;

1           (14) if the ordinance was adopted on December 29, 1986  
2           by the City of Galva;

3           (15) if the ordinance was adopted in March 1991 by the  
4           City of Centreville;

5           (16) if the ordinance was adopted on January 23, 1991  
6           by the City of East St. Louis;

7           (17) if the ordinance was adopted on December 22, 1986  
8           by the City of Aledo;

9           (18) if the ordinance was adopted on February 5, 1990  
10          by the City of Clinton;

11          (19) if the ordinance was adopted on September 6, 1994  
12          by the City of Freeport;

13          (20) if the ordinance was adopted on December 22, 1986  
14          by the City of Tuscola;

15          (21) if the ordinance was adopted on December 23, 1986  
16          by the City of Sparta;

17          (22) if the ordinance was adopted on December 23, 1986  
18          by the City of Beardstown;

19          (23) if the ordinance was adopted on April 27, 1981,  
20          October 21, 1985, or December 30, 1986 by the City of  
21          Belleville;

22          (24) if the ordinance was adopted on December 29, 1986  
23          by the City of Collinsville;

24          (25) if the ordinance was adopted on September 14, 1994  
25          by the City of Alton;

26          (26) if the ordinance was adopted on November 11, 1996

1 by the City of Lexington;

2 (27) if the ordinance was adopted on November 5, 1984

3 by the City of LeRoy;

4 (28) if the ordinance was adopted on April 3, 1991 or  
5 June 3, 1992 by the City of Markham;

6 (29) if the ordinance was adopted on November 11, 1986  
7 by the City of Pekin;

8 (30) if the ordinance was adopted on December 15, 1981  
9 by the City of Champaign;

10 (31) if the ordinance was adopted on December 15, 1986  
11 by the City of Urbana;

12 (32) if the ordinance was adopted on December 15, 1986  
13 by the Village of Heyworth;

14 (33) if the ordinance was adopted on February 24, 1992  
15 by the Village of Heyworth;

16 (34) if the ordinance was adopted on March 16, 1995 by  
17 the Village of Heyworth;

18 (35) if the ordinance was adopted on December 23, 1986  
19 by the Town of Cicero;

20 (36) if the ordinance was adopted on December 30, 1986  
21 by the City of Effingham;

22 (37) if the ordinance was adopted on May 9, 1991 by the  
23 Village of Tilton;

24 (38) if the ordinance was adopted on October 20, 1986  
25 by the City of Elmhurst;

26 (39) if the ordinance was adopted on January 19, 1988

1 by the City of Waukegan;

2 (40) if the ordinance was adopted on September 21, 1998

3 by the City of Waukegan;

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

5 by the City of Sullivan;

6 (42) if the ordinance was adopted on December 23, 1991

7 by the City of Sullivan;

8 (43) if the ordinance was adopted on December 31, 1986

9 by the City of Oglesby;

10 (44) if the ordinance was adopted on July 28, 1987 by

11 the City of Marion;

12 (45) if the ordinance was adopted on April 23, 1990 by

13 the City of Marion;

14 (46) if the ordinance was adopted on August 20, 1985 by

15 the Village of Mount Prospect;

16 (47) if the ordinance was adopted on February 2, 1998

17 by the Village of Woodhull;

18 (48) if the ordinance was adopted on April 20, 1993 by

19 the Village of Princeville;

20 (49) if the ordinance was adopted on July 1, 1986 by

21 the City of Granite City;

22 (50) if the ordinance was adopted on February 2, 1989

23 by the Village of Lombard;

24 (51) if the ordinance was adopted on December 29, 1986

25 by the Village of Gardner;

26 (52) if the ordinance was adopted on July 14, 1999 by

1 the Village of Paw Paw;

2 (53) if the ordinance was adopted on November 17, 1986  
3 by the Village of Franklin Park;

4 (54) if the ordinance was adopted on November 20, 1989  
5 by the Village of South Holland;

6 (55) if the ordinance was adopted on July 14, 1992 by  
7 the Village of Riverdale;

8 (56) if the ordinance was adopted on December 29, 1986  
9 by the City of Galesburg;

10 (57) if the ordinance was adopted on April 1, 1985 by  
11 the City of Galesburg;

12 (58) if the ordinance was adopted on May 21, 1990 by  
13 the City of West Chicago;

14 (59) if the ordinance was adopted on December 16, 1986  
15 by the City of Oak Forest;

16 (60) if the ordinance was adopted in 1999 by the City  
17 of Villa Grove;

18 (61) if the ordinance was adopted on January 13, 1987  
19 by the Village of Mt. Zion;

20 (62) if the ordinance was adopted on December 30, 1986  
21 by the Village of Manteno;

22 (63) if the ordinance was adopted on April 3, 1989 by  
23 the City of Chicago Heights;

24 (64) if the ordinance was adopted on January 6, 1999 by  
25 the Village of Rosemont;

26 (65) if the ordinance was adopted on December 19, 2000

1 by the Village of Stone Park;

2 (66) if the ordinance was adopted on December 22, 1986

3 by the City of DeKalb; ~~or~~

4 (67) if the ordinance was adopted on December 2, 1986

5 by the City of Aurora;~~;~~

6 (68) ~~(67)~~ if the ordinance was adopted on December 31,

7 1986 by the Village of Milan; ~~or~~

8 (69) ~~(68)~~ if the ordinance was adopted on September 8,

9 1994 by the City of West Frankfort;~~;~~

10 (70) if the ordinance was adopted on December 23, 1986

11 by the Village of Libertyville; or

12 (72) if the ordinance was adopted on September 17, 1986

13 by the Village of Sherman.

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



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

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

26           (g) In consolidating the material relating to completion

1 dates from Sections 11-74.4-3 and 11-74.4-7 into this Section,  
2 it is not the intent of the ~~95th~~ General Assembly to make any  
3 substantive change in the law, except for the extension of the  
4 completion dates ~~date~~ for the City of Aurora, the Village of  
5 Milan, ~~and~~ the City of West Frankfort, and the Village of  
6 Libertyville set forth under items ~~item~~ (67), and (68), (69),  
7 and (70) of subsection (c) of this Section.

8 (Source: P.A. 95-932, eff. 8-26-08; 95-964, eff. 9-23-08;  
9 incorporates P.A. 95-777, eff. 9-22-08; revised 10-14-08.)

10 (Text of Section after amendment by P.A. 95-1028)

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

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

24 (b) The estimated dates of completion of the redevelopment  
25 project and retirement of obligations issued to finance

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

9 (c) 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 35th  
16 calendar year after the year in which the ordinance approving  
17 the redevelopment project area was adopted:

18 (1) if the ordinance was adopted before January 15,  
19 1981;

20 (2) if the ordinance was adopted in December 1983,  
21 April 1984, July 1985, or December 1989;

22 (3) if the ordinance was adopted in December 1987 and  
23 the redevelopment project is located within one mile of  
24 Midway Airport;

25 (4) if the ordinance was adopted before January 1, 1987  
26 by a municipality in Mason County;

1           (5) if the municipality is subject to the Local  
2 Government Financial Planning and Supervision Act or the  
3 Financially Distressed City Law;

4           (6) if the ordinance was adopted in December 1984 by  
5 the Village of Rosemont;

6           (7) if the ordinance was adopted on December 31, 1986  
7 by a municipality located in Clinton County for which at  
8 least \$250,000 of tax increment bonds were authorized on  
9 June 17, 1997, or if the ordinance was adopted on December  
10 31, 1986 by a municipality with a population in 1990 of  
11 less than 3,600 that is located in a county with a  
12 population in 1990 of less than 34,000 and for which at  
13 least \$250,000 of tax increment bonds were authorized on  
14 June 17, 1997;

15           (8) if the ordinance was adopted on October 5, 1982 by  
16 the City of Kankakee, or if the ordinance was adopted on  
17 December 29, 1986 by East St. Louis;

18           (9) if the ordinance was adopted on November 12, 1991  
19 by the Village of Sauget;

20           (10) if the ordinance was adopted on February 11, 1985  
21 by the City of Rock Island;

22           (11) if the ordinance was adopted before December 18,  
23 1986 by the City of Moline;

24           (12) if the ordinance was adopted in September 1988 by  
25 Sauk Village;

26           (13) if the ordinance was adopted in October 1993 by

1           Sauk Village;

2           (14) if the ordinance was adopted on December 29, 1986  
3           by the City of Galva;

4           (15) if the ordinance was adopted in March 1991 by the  
5           City of Centreville;

6           (16) if the ordinance was adopted on January 23, 1991  
7           by the City of East St. Louis;

8           (17) if the ordinance was adopted on December 22, 1986  
9           by the City of Aledo;

10          (18) if the ordinance was adopted on February 5, 1990  
11          by the City of Clinton;

12          (19) if the ordinance was adopted on September 6, 1994  
13          by the City of Freeport;

14          (20) if the ordinance was adopted on December 22, 1986  
15          by the City of Tuscola;

16          (21) if the ordinance was adopted on December 23, 1986  
17          by the City of Sparta;

18          (22) if the ordinance was adopted on December 23, 1986  
19          by the City of Beardstown;

20          (23) if the ordinance was adopted on April 27, 1981,  
21          October 21, 1985, or December 30, 1986 by the City of  
22          Belleville;

23          (24) if the ordinance was adopted on December 29, 1986  
24          by the City of Collinsville;

25          (25) if the ordinance was adopted on September 14, 1994  
26          by the City of Alton;

1           (26) if the ordinance was adopted on November 11, 1996  
2           by the City of Lexington;

3           (27) if the ordinance was adopted on November 5, 1984  
4           by the City of LeRoy;

5           (28) if the ordinance was adopted on April 3, 1991 or  
6           June 3, 1992 by the City of Markham;

7           (29) if the ordinance was adopted on November 11, 1986  
8           by the City of Pekin;

9           (30) if the ordinance was adopted on December 15, 1981  
10          by the City of Champaign;

11          (31) if the ordinance was adopted on December 15, 1986  
12          by the City of Urbana;

13          (32) if the ordinance was adopted on December 15, 1986  
14          by the Village of Heyworth;

15          (33) if the ordinance was adopted on February 24, 1992  
16          by the Village of Heyworth;

17          (34) if the ordinance was adopted on March 16, 1995 by  
18          the Village of Heyworth;

19          (35) if the ordinance was adopted on December 23, 1986  
20          by the Town of Cicero;

21          (36) if the ordinance was adopted on December 30, 1986  
22          by the City of Effingham;

23          (37) if the ordinance was adopted on May 9, 1991 by the  
24          Village of Tilton;

25          (38) if the ordinance was adopted on October 20, 1986  
26          by the City of Elmhurst;

1           (39) if the ordinance was adopted on January 19, 1988  
2           by the City of Waukegan;

3           (40) if the ordinance was adopted on September 21, 1998  
4           by the City of Waukegan;

5           (41) if the ordinance was adopted on December 31, 1986  
6           by the City of Sullivan;

7           (42) if the ordinance was adopted on December 23, 1991  
8           by the City of Sullivan;

9           (43) if the ordinance was adopted on December 31, 1986  
10          by the City of Oglesby;

11          (44) if the ordinance was adopted on July 28, 1987 by  
12          the City of Marion;

13          (45) if the ordinance was adopted on April 23, 1990 by  
14          the City of Marion;

15          (46) if the ordinance was adopted on August 20, 1985 by  
16          the Village of Mount Prospect;

17          (47) if the ordinance was adopted on February 2, 1998  
18          by the Village of Woodhull;

19          (48) if the ordinance was adopted on April 20, 1993 by  
20          the Village of Princeville;

21          (49) if the ordinance was adopted on July 1, 1986 by  
22          the City of Granite City;

23          (50) if the ordinance was adopted on February 2, 1989  
24          by the Village of Lombard;

25          (51) if the ordinance was adopted on December 29, 1986  
26          by the Village of Gardner;

1           (52) if the ordinance was adopted on July 14, 1999 by  
2 the Village of Paw Paw;

3           (53) if the ordinance was adopted on November 17, 1986  
4 by the Village of Franklin Park;

5           (54) if the ordinance was adopted on November 20, 1989  
6 by the Village of South Holland;

7           (55) if the ordinance was adopted on July 14, 1992 by  
8 the Village of Riverdale;

9           (56) if the ordinance was adopted on December 29, 1986  
10 by the City of Galesburg;

11           (57) if the ordinance was adopted on April 1, 1985 by  
12 the City of Galesburg;

13           (58) if the ordinance was adopted on May 21, 1990 by  
14 the City of West Chicago;

15           (59) if the ordinance was adopted on December 16, 1986  
16 by the City of Oak Forest;

17           (60) if the ordinance was adopted in 1999 by the City  
18 of Villa Grove;

19           (61) if the ordinance was adopted on January 13, 1987  
20 by the Village of Mt. Zion;

21           (62) if the ordinance was adopted on December 30, 1986  
22 by the Village of Manteno;

23           (63) if the ordinance was adopted on April 3, 1989 by  
24 the City of Chicago Heights;

25           (64) if the ordinance was adopted on January 6, 1999 by  
26 the Village of Rosemont;



1 (65) if the ordinance was adopted on December 19, 2000  
2 by the Village of Stone Park;

3 (66) if the ordinance was adopted on December 22, 1986  
4 by the City of DeKalb; ~~or~~

5 (67) if the ordinance was adopted on December 2, 1986  
6 by the City of Aurora;~~or~~

7 (68) ~~(67)~~ if the ordinance was adopted on December 31,  
8 1986 by the Village of Milan; ~~or~~

9 (69) ~~(68)~~ if the ordinance was adopted on September 8,  
10 1994 by the City of West Frankfort;~~or~~

11 (70) if the ordinance was adopted on December 23, 1986  
12 by the Village of Libertyville;

13 (71) if the ordinance was adopted on December 22, 1986  
14 by the Village of Hoffman Estates; or

15 (72) if the ordinance was adopted on September 17, 1986  
16 by the Village of Sherman.

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

1 project areas in 2009 but are required in 2013. The extension  
2 allowed by Public Act 87-1272 shall not apply to real property  
3 tax increment allocation financing under Section 11-74.4-8.

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

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

1 board for the redevelopment project area, before the adoption  
2 of the ordinance.

3 (g) In consolidating the material relating to completion  
4 dates from Sections 11-74.4-3 and 11-74.4-7 into this Section,  
5 it is not the intent of the ~~95th~~ General Assembly to make any  
6 substantive change in the law, except for the extension of the  
7 completion dates ~~date~~ for the City of Aurora, the Village of  
8 Milan, and the City of West Frankfort, the Village of  
9 Libertyville, and the Village of Hoffman Estates set forth  
10 under items ~~item~~ (67), and (68), (69), (70), and (71) of  
11 subsection (c) of this Section.

12 (Source: P.A. 95-932, eff. 8-26-08; 95-964, eff. 9-23-08;  
13 incorporates P.A. 95-777, eff. 9-22-08, and 95-1028, eff.  
14 1-1-10; revised 1-27-09.)

15 Section 95. No acceleration or delay. Where this Act makes  
16 changes in a statute that is represented in this Act by text  
17 that is not yet or no longer in effect (for example, a Section  
18 represented by multiple versions), the use of that text does  
19 not accelerate or delay the taking effect of (i) the changes  
20 made by this Act or (ii) provisions derived from any other  
21 Public Act.

22 Section 99. Effective date. This Act takes effect upon  
23 becoming law.