

<b>Topic:</b>	State Land Use Law; Urban Renewal; Local Boards
<b>Resource Type:</b>	Regulations
<b>State:</b>	Illinois
<b>Jurisdiction Type:</b>	State
<b>Municipality:</b>	N/A
<b>Year (adopted, written, etc.):</b>	2004
<b>Community Type – applicable to:</b>	Urban; Suburban; Rural
<b>Title:</b>	State of Illinois Urban Renewal – Municipal Ordinance
<b>Document Last Updated in Database:</b>	May 5, 2017

### ***Abstract***

Under 65 ILL. COMP. STAT. 5/11-11-1 (2004), corporate municipal authorities are granted broad powers to redevelop and revitalize “any blighted or slum area or any conservation area” that is a “detriment to public safety, health or morals.” Municipal authorities in communities with more than 500,000 residents may appoint a “Conservation Board” or “Department of Urban Renewal” to investigate and report on the revitalization needs in a designated “conservation area.” Those entities may also draft a “conservation plan” that addresses, *inter alia*, (a) the purchase, improvement, or razing of existing land, buildings, and infrastructure, (b) potential zoning or rezoning requirements, (c) financing and incentive measures, (d) project phasing, and (e) “any and all other steps needed to carry out the plan.” Municipal authorities may then adopt and execute redevelopment plans as deemed necessary to carry out urban renewal objectives. 315 ILL. COMP. STAT. 25/5 (2004); *see also* 315 ILL. COMP. STAT. 25/1 *et seq.* (2004) (Urban Community Conservation Act); 315 ILL. COMP. STAT. 30/1 *et seq.* (2004) (Urban Renewal Consolidation Act of 1961).

### ***Resource***

#### **65 ILL. COMP. STAT. 5/11-11-1 (2004)**

##### **Sec. 11-11-1.**

The corporate authorities of each municipality have the following powers: (1) to acquire by purchase, condemnation or otherwise any improved or unimproved real property the acquisition of which is necessary or appropriate for the rehabilitation or redevelopment of any blighted or slum area or any conservation area as defined in Section 3 of the Urban Community Conservation Act; (2) to remove or demolish sub-standard or other buildings and structures from the property so acquired; (3) to hold or use any of such property for public uses; and (4) to sell, lease or exchange such property as is not required for the public purposes of the municipality. In case of sale or lease the provisions of

Sections 11-76-1 through 11-76-3 shall govern except when such sale or lease is made to a public corporation or public agency, and except when the municipality is the Local Public Agency under an urban renewal project as defined in Section 11-11-2. Where a municipality is such a Local Public Agency the corporate authorities thereof shall have the same powers, and be subject to the same conditions, restrictions, limitations, penalties and definitions of terms, and employ the same modes of procedure in the conveyance of real property as are prescribed in Sections 15, 16, 17, 18 and 19 (except omitting the provision requiring reimbursement of any public utility by the purchaser) of the "Urban Renewal Consolidation Act of 1961", approved August 15, 1961, as the same are now or may hereafter be amended, as fully as if provisions contained in said sections of the "Urban Renewal Consolidation Act of 1961" were set forth herein, except that the term "Department" as therein used shall, as applied to such municipality, mean the municipality as Local Public Agency. In case of exchange of property for property privately owned 3 disinterested appraisers shall be appointed to appraise the value of the property exchanged and such exchange shall not be made unless the property received by the municipality is equal to or greater in value than the property exchanged therefor, or if less than such value the difference shall be paid in money. For the purposes of this section, "blighted or slum area" means any area where buildings or improvements, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities, deleterious land uses, or any combination of these factors, are a detriment to public safety, health or morals, and an area of not less in the aggregate than 2 acres has been designated by ordinance or resolution as an integrated project for rehabilitation or redevelopment.

This amendatory Act of 1971 does not apply to any municipality which is a home rule unit.

(Source: P. A. 77-656.)