



Rep. Daniel Didech

Filed: 4/7/2025

10400HB0022ham001

LRB104 03136 RTM 25108 a

1 AMENDMENT TO HOUSE BILL 22

2 AMENDMENT NO. _____. Amend House Bill 22 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Illinois Municipal Code is amended by
5 changing Section 11-12-5 as follows:

6 (65 ILCS 5/11-12-5) (from Ch. 24, par. 11-12-5)

7 Sec. 11-12-5. Every plan commission and planning
8 department authorized by this Division 12 has the following
9 powers and whenever in this Division 12 the term plan
10 commission is used such term shall be deemed to include the
11 term planning department:

12 (1) To prepare and recommend to the corporate
13 authorities a comprehensive plan for the present and
14 future development or redevelopment of the municipality.
15 Such plan may be adopted in whole or in separate
16 geographical or functional parts, each of which, when

1 adopted, shall be the official comprehensive plan, or part
2 thereof, of that municipality. This plan may include
3 reasonable requirements with reference to streets, alleys,
4 public grounds, and other improvements hereinafter
5 specified. The plan, as recommended by the plan commission
6 and as thereafter adopted in any municipality in this
7 state, may be made applicable, by the terms thereof, to
8 land situated within the corporate limits and contiguous
9 territory not more than one and one-half miles beyond the
10 corporate limits and not included in any municipality.
11 Such plan may be implemented by ordinances (a)
12 establishing reasonable standards of design for
13 subdivisions and for resubdivisions of unimproved land and
14 of areas subject to redevelopment in respect to public
15 improvements as herein defined; (b) establishing
16 reasonable requirements governing the location, width,
17 course, and surfacing of public streets and highways,
18 alleys, ways for public service facilities, curbs,
19 gutters, sidewalks, street lights, parks, playgrounds,
20 school grounds, size of lots to be used for residential
21 purposes, storm water drainage, water supply and
22 distribution, sanitary sewers, and sewage collection and
23 treatment; and (c) may designate land suitable for
24 annexation to the municipality and the recommended zoning
25 classification for such land upon annexation.

26 (2) To recommend changes, from time to time, in the

1 official comprehensive plan.

2 (3) To prepare and recommend to the corporate
3 authorities, from time to time, plans for specific
4 improvements in pursuance of the official comprehensive
5 plan.

6 (4) To give aid to the municipal officials charged
7 with the direction of projects for improvements embraced
8 within the official plan, to further the making of these
9 projects, and, generally, to promote the realization of
10 the official comprehensive plan.

11 (5) To prepare and recommend to the corporate
12 authorities schemes for regulating or forbidding
13 structures or activities which may hinder access to solar
14 energy necessary for the proper functioning of solar
15 energy systems, as defined in Section 1.2 of the
16 Comprehensive Solar Energy Act of 1977, or to recommend
17 changes in such schemes.

18 (6) To exercise such other powers germane to the
19 powers granted by this Article as may be conferred by the
20 corporate authorities.

21 For purposes of implementing ordinances regarding
22 developer donations or impact fees, and specifically for
23 expenditures thereof, "school grounds" is defined as including
24 land or site improvements, which include school buildings or
25 other infrastructure, including technological infrastructure,
26 necessitated and specifically and uniquely attributed to the

1 development or subdivision in question. Developer donations
2 and impact fees contemplated in implementing ordinances may
3 include amounts to pay for the costs of constructing a new
4 school building if the necessity of the new school building is
5 specifically and uniquely attributed to the development or
6 subdivision and the affected school district certifies the
7 necessity and costs. This amendatory Act of the 93rd General
8 Assembly applies to all impact fees or developer donations
9 paid into a school district or held in a separate account or
10 escrow fund by any school district or municipality for a
11 school district.

12 (Source: P.A. 98-741, eff. 1-1-15; 99-78, eff. 7-20-15.)".