

**SB0220**



**95TH GENERAL ASSEMBLY**

**State of Illinois**

**2007 and 2008**

**SB0220**

Introduced 2/7/2007, by Sen. Iris Y. Martinez

**SYNOPSIS AS INTRODUCED:**

20 ILCS 662/25  
20 ILCS 662/30  
20 ILCS 662/46 new

Amends the Local Planning Technical Assistance Act. Provides for reimbursement to school districts for increased education costs associated with affordable housing that is part of an affordable housing plan.

LRB095 09711 HLH 29915 b

**A BILL FOR**

1 AN ACT concerning school costs.

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

4 Section 5. The Local Planning Technical Assistance Act is  
5 amended by adding Section 46 and by changing Sections 25 and 30  
6 as follows:

7 (20 ILCS 662/25)

8 Sec. 25. Use of technical assistance grants.

9 (a) Technical assistance grants may be used to write or  
10 revise a local comprehensive plan. A comprehensive plan funded  
11 under Section 15 of this Act must address, but is not limited  
12 to addressing, each of the following elements:

13 (1) Issues and opportunities. The purpose of this  
14 element is to state the vision of the community, identify  
15 the major trends and forces affecting the local government  
16 and its citizens, set goals and standards, and serve as a  
17 series of guiding principles and priorities to implement  
18 the vision.

19 (2) Land use and natural resources. The purpose of this  
20 element is to translate the vision statement into physical  
21 terms; provide a general pattern for the location,  
22 distribution, and characteristics of future land uses over  
23 a 20-year period; and serve as the element of the

1 comprehensive plan upon which all other elements are based.  
2 The land use element must be in text and map form. It must  
3 include supporting studies on population, the local  
4 economy, natural resources, and an inventory of existing  
5 land uses.

6 (3) Transportation. The purpose of this element is to  
7 consider all relevant modes of transportation, including  
8 mass transit, air, water, rail, automobile, bicycle, and  
9 pedestrian modes of transportation; accommodate special  
10 needs; establish the framework for the acquisition,  
11 preservation, and protection of existing and future  
12 rights-of-way; and incorporate transportation performance  
13 measures.

14 (4) Community facilities (schools, parks, police,  
15 fire, and water and sewer). The purpose of this element is  
16 to provide community facilities; establish levels of  
17 service; ensure that facilities are provided as needed; and  
18 coordinate with other units of local government that  
19 provide the needed facilities.

20 (5) Telecommunications infrastructure. The purpose of  
21 this element is to coordinate telecommunications  
22 initiatives; assess short-term and long-term needs,  
23 especially regarding economic development; determine the  
24 existing telecommunications services of telecommunications  
25 providers; encourage investment in the most advanced  
26 technologies; and establish a framework for providing

1 reasonable access to public rights-of-way.

2 (6) Housing. The purpose of this element is to document  
3 the present and future needs for housing within the  
4 jurisdiction of the local government, including affordable  
5 housing and special needs housing; take into account the  
6 housing needs of a larger region; identify barriers to the  
7 production of housing, including affordable housing;  
8 access the condition of the local housing stock; and  
9 develop strategies, programs, and other actions to address  
10 the needs for a range of housing options.

11 (7) Economic development. The purpose of this element  
12 is to coordinate local economic development initiatives  
13 with those of the State; ensure that adequate economic  
14 development opportunities are available; identify the  
15 strategic competitive advantages of the community and the  
16 surrounding region; identify and enhance local tourism  
17 opportunities; assess the community's strengths and  
18 weaknesses with respect to attracting and retaining  
19 business and industry; and define the municipality's and  
20 county's role.

21 (8) Natural resources. The purpose of this element is  
22 to identify and define the natural resources in the  
23 community with respect to water, land, flora, and fauna;  
24 identify the land and water areas in relation to these  
25 resources; assess the relative importance of these areas to  
26 the needs of the resources; and identify mitigation efforts

1 that are needed to protect these resources.

2 (9) Public participation. This element must include a  
3 process for engaging the community in outreach; the  
4 development of a sense of community; a consensus building  
5 process; and a public education strategy.

6 (10) Comprehensive plans may also include the  
7 following: natural hazards; agriculture and forest  
8 preservation; human services; community design; historic  
9 preservation; and the adoption of subplans, as needed. The  
10 decision on whether to include these elements in the  
11 comprehensive plan shall be based on the needs of the  
12 particular unit of local government.

13 (b) The purpose of this Section is to provide guidance on  
14 the elements of a comprehensive plan but not to mandate  
15 content.

16 (Source: P.A. 92-768, eff. 8-6-02.)

17 (20 ILCS 662/30)

18 Sec. 30. Consistency of land use regulations and actions  
19 with comprehensive plans.

20 (a) If a municipality or county is receiving assistance to  
21 write or revise a comprehensive plan, for 5 years after the  
22 effective date of the plan, land development regulations,  
23 including amendments to a zoning map, and any land use actions  
24 should be consistent with the new or revised comprehensive  
25 plan. "Land use actions" include preliminary or final approval

1 of a subdivision plat, approval of a planned unit development,  
2 approval of a conditional use, granting a variance, or a  
3 decision by a unit of local government to construct a capital  
4 improvement, acquire land for community facilities, or both.

5 (b) Municipalities and counties that have adopted official  
6 comprehensive plans in accordance with Division 12 of Article  
7 11 of the Illinois Municipal Code or Section 5-14001 of the  
8 Counties Code or have adopted housing plans in accordance with  
9 the Affordable Housing Planning and Appeal Act, may be eligible  
10 for additional preferences in State economic development  
11 programs, State transportation programs, State education  
12 programs, State planning programs, State natural resources  
13 programs, and State agriculture programs.

14 (Source: P.A. 92-768, eff. 8-6-02.)

15 (20 ILCS 662/46 new)

16 Sec. 46. Affordable housing school cost reimbursement.

17 (a) As used in this Section, the following terms have the  
18 following meanings:

19 "Affordable multifamily housing" means the preservation or  
20 creation of any homes (condominiums, apartments, townhomes,  
21 etc.) serving non-age-restricted households, as part of a plan  
22 under this Act, in structures that are not detached  
23 single-family units and that are affordable to families whose  
24 annual income is less than 80 percent of the areawide median  
25 income as determined by the United States Department of Housing

1 and Urban Development. Affordability shall be assured for a  
2 period of not less than 30 years.

3 "Governor's Housing Plan" means "Building for Success: The  
4 Governor's Housing Plan" created as a result of Executive Order  
5 #2003-18.

6 (b) For each school year, commencing with the 2006-2007  
7 school year, the State shall pay to each school district an  
8 affordable multifamily housing school cost reimbursement. This  
9 reimbursement must be calculated separately for each school  
10 district in an amount equal to \$1,123 for each affordable  
11 multifamily housing unit located within the district that has  
12 at least 2 bedrooms, plus \$562 per unit for each bedroom in the  
13 unit in addition to the first 2 bedrooms. No school district  
14 may receive a reimbursement under this Section for affordable  
15 multifamily housing unless the Illinois Housing Development  
16 Authority first certifies that the housing advances the  
17 preservation or live-near-work goals of the Governor's Housing  
18 Plan.

19 (c) All reimbursements under this Section are subject to  
20 appropriation. If appropriations are insufficient, then  
21 reimbursement must be prorated.