



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB4187

Introduced 10/28/2025, by Rep. Jaime M. Andrade, Jr.

SYNOPSIS AS INTRODUCED:

20 ILCS 2705/2705-555

was 20 ILCS 2705/49.13

Amends the Department of Transportation Law. Provides that, in counties with a population of more than 3,000,000, a lease for pedestrian infrastructure over a State highway initially entered into within one year after the effective date of the amendatory Act may be for a period of time no longer than 35 years. Provides that the land or property shall be leased by the Department of Transportation at fair market value and meet all other statutory requirements.

LRB104 16000 LNS 29249 b

1 AN ACT concerning State government.

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

4 Section 5. The Department of Transportation Law of the
5 Civil Administrative Code of Illinois is amended by changing
6 Section 2705-555 as follows:

7 (20 ILCS 2705/2705-555) (was 20 ILCS 2705/49.13)

8 Sec. 2705-555. Lease of land or property.

9 (a) The Department has the power from time to time to lease
10 any land or property, with or without appurtenances, of which
11 the Department has jurisdiction and that is not immediately to
12 be used or developed by the State; provided that no such lease
13 be for a longer period of time than that in which it can
14 reasonably be expected the State will not have use for the
15 property, and further provided that no such lease be for a
16 longer period of time than 5 years, except as provided in
17 subsections ~~subsection~~ (b), (c), and (d).

18 (b) In counties with a population of not less than 500,000
19 and not more than 800,000, a lease to any other department of
20 State government, any authority, commission, or agency of the
21 State, or a municipality, county, or township of the State,
22 including in any land lease the corresponding vertical rights,
23 subterranean and air rights, and sublease rights, may be for a

1 period of time no longer than 25 years.

2 (c) In counties with a population of not less than
3 3,000,000, a lease initially entered into within one year
4 after the effective date of this amendatory Act of the 93rd
5 General Assembly, including in any land lease the
6 corresponding vertical rights, subterranean and air rights,
7 and sublease rights, may be for a period of time no longer than
8 35 years. The land or property shall be leased by the
9 Department at fair market value.

10 (d) In counties with a population of more than 3,000,000,
11 a lease for pedestrian infrastructure over a State highway
12 initially entered into within one year after the effective
13 date of this amendatory Act of the 104th General Assembly,
14 including the corresponding vertical rights, subterranean and
15 air rights, and sublease rights, may be for a period of time no
16 longer than 35 years. The land or property shall be leased by
17 the Department at fair market value and meet all other
18 statutory requirements.

19 (Source: P.A. 93-1100, eff. 3-31-05.)