



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB4187

Introduced 4/15/2026, by Sen. Darby A. Hills

SYNOPSIS AS INTRODUCED:

55 ILCS 5/5-14001	from Ch. 34, par. 5-14001
55 ILCS 5/5-14006	from Ch. 34, par. 5-14006
60 ILCS 1/105-35	
65 ILCS 5/11-12-4	from Ch. 24, par. 11-12-4

Amends the Counties Code, the Township Code, and the Illinois Municipal Code. Provides that, if development or redevelopment plans created through a plan commission, regional planning commission, planning commission, or planning department are residential in nature and have the potential to increase the enrollment of a school district or districts, then the plan shall be sent in writing by the plan commission, planning department, or both, whichever is applicable, to the school district or districts associated with where the development is going to take place. Provides that the school district or districts shall have the opportunity to meet with the plan commission, planning department, or both, whichever is applicable, to discuss the impact the development or redevelopment could have on the school district or districts where the development or redevelopment is going to take place. Effective immediately.

LRB104 21432 WRO 36495 b

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 Counties Code is amended by changing
5 Sections 5-14001 and 5-14006 as follows:

6 (55 ILCS 5/5-14001) (from Ch. 34, par. 5-14001)

7 Sec. 5-14001. Regional plan. Whenever in the judgment of
8 the county board of any county, a portion or all of said county
9 as a region, should have a plan made for the general purpose of
10 guiding and accomplishing a co-ordinated, adjusted and
11 harmonious development of said region, and of public
12 improvements and utilities therein, and which plans will in
13 the judgment of the county board, in accordance with the
14 present and future needs of the region and of the State, best
15 promote health, safety, morals, order, convenience,
16 prosperity, efficiency and economy in the process of
17 development and the general welfare of said region, the county
18 board is hereby empowered by resolution of record to define
19 the boundaries of such region and to create a regional
20 planning commission for the making of a regional plan for such
21 region so defined. The number of members of such commission,
22 their method of appointment, and their power and authority in
23 the making of such plan, shall be such as the county board may

1 deem proper and not in conflict with law. Said Commission
2 shall be a fact finding body and shall make such
3 investigations and gather such statistics as it shall deem
4 necessary for the planning and development of said region, and
5 shall make a plan of said region to include all matter which it
6 may deem necessary for the development of the region as
7 provided above. If development or redevelopment plans created
8 through a regional planning commission are residential in
9 nature and have the potential to increase enrollment of a
10 school district or districts, then the regional planning
11 commission shall send the plan in writing to the school
12 district or districts associated with where the development is
13 going to take place. The school district or districts shall
14 have the opportunity to meet with the plan commission to
15 discuss the impact that the development or redevelopment could
16 have on the school district or districts associated with where
17 the development or redevelopment is going to take place.

18 (Source: P.A. 86-962.)

19 (55 ILCS 5/5-14006) (from Ch. 34, par. 5-14006)

20 Sec. 5-14006. Official plans of counties of less than
21 500,000 population. In any county with a population not in
22 excess of 500,000 located in the area served by the
23 Northeastern Illinois Metropolitan Area Planning Commission
24 any planning commission created under the provisions of this
25 Division may prepare and recommend to the county board of such

1 county a comprehensive plan of public improvements looking to
2 the present and future development of the region for the
3 planning of which it was created. The plan or plans when
4 adopted by the county board shall be designated as the
5 official plan, or part thereof, of that county. Such plan or
6 plans may be adopted in whole or in separate geographical or
7 functional parts, each of which, when adopted, shall be the
8 official plan or part thereof, of that county. Thereafter,
9 from time to time, the planning commission may recommend
10 changes in the official plan or any part thereof. To provide
11 for the health, safety, comfort and convenience of the
12 inhabitants of the county, such plans may establish reasonable
13 standards of design for subdivisions and for resubdivisions of
14 unimproved land and areas subject to redevelopment, including
15 reasonable requirements for public streets, alleys, ways for
16 public service facilities, storm or flood water runoff
17 channels and basins, parks, playgrounds, school grounds, and
18 other public grounds. If development or redevelopment plans
19 created through a planning commission are residential in
20 nature and have the potential to increase enrollment of a
21 school district or districts, then the planning commission
22 shall send the plan in writing to the school district or
23 districts associated with where the development is going to
24 take place. The school district or districts shall have the
25 opportunity to meet with the planning commission to discuss
26 the impact that the development or redevelopment could have on

1 the school district or districts associated with where the
2 development or redevelopment is going to take place.

3 (Source: P.A. 86-962.)

4 Section 10. The Township Code is amended by changing
5 Section 105-35 as follows:

6 (60 ILCS 1/105-35)

7 Sec. 105-35. Township plan commission.

8 (a) In townships located in counties with a population of
9 less than 600,000 and in townships with a population of more
10 than 500 located in counties with a population of more than
11 3,000,000, the township board may by resolution create a
12 township plan commission. The commission shall consist of 5
13 members appointed by the township supervisor with the advice
14 and consent of the township board. Their terms of office shall
15 be prescribed by the township board. The township supervisor
16 shall designate one of the members as chairman, and the plan
17 commission may appoint other officers it deems necessary and
18 appropriate. The township board may authorize a plan
19 commission to have necessary staff and shall pay the expenses
20 of that staff.

21 (b) Every township plan commission may have the following
22 powers and duties:

23 (1) The commission may prepare and recommend to the
24 township board a comprehensive plan for the present and

1 future development or redevelopment of the unincorporated
2 areas of the township. The plan may be adopted in whole or
3 in separate geographical or functional parts, each of
4 which, when adopted, shall be the official plan, or part
5 of the official plan, of that township. The plan may
6 include reasonable requirements with reference to streets,
7 alleys, public grounds, and other improvements specified
8 in this Section. The plan may recommend (i) establishing
9 reasonable standards of design for subdivisions and for
10 resubdivisions of unimproved land and of areas subject to
11 redevelopment with respect to public improvements as
12 defined in this Section and (ii) establishing reasonable
13 requirements governing the location, width, course, and
14 surfacing of public streets and highways, alleys, ways for
15 public service facilities, curbs, gutters, sidewalks,
16 street lights, parks, playgrounds, school grounds, size of
17 lots to be used for residential purposes, storm water
18 drainage, water supply and distribution, sanitary sewers,
19 and sewage collection and treatment. If development or
20 redevelopment plans created through a plan commission are
21 residential in nature and have the potential to increase
22 enrollment of a school district or districts, then the
23 plan commission shall send the plan in writing to the
24 school district or districts associated with where the
25 development is going to take place. The school district or
26 districts shall have the opportunity to meet with the plan

1 commission to discuss the impact that the development or
2 redevelopment could have on the school district or
3 districts associated with where the development or
4 redevelopment is going to take place.

5 (2) The commission may from time to time recommend
6 changes in the official comprehensive plan.

7 (3) The commission may from time to time prepare and
8 recommend to the township authorities plans for specific
9 improvements in pursuance of the official comprehensive
10 plan.

11 (4) The commission may give aid to the officials
12 charged with the direction of projects for improvements
13 embraced within the official plan to further the making of
14 these projects and, generally, may promote the realization
15 of the official comprehensive plan.

16 (5) The commission may prepare and recommend to the
17 township board schemes for regulating or forbidding
18 structures or activities in unincorporated areas that may
19 hinder access to solar energy necessary for the proper
20 functioning of solar energy systems, as defined in Section
21 1.2 of the Comprehensive Solar Energy Act of 1977, or may
22 recommend changes in those schemes.

23 (6) The commission may exercise other powers germane
24 to the powers granted by this Section that are conferred
25 by the township board.

26 (c) If the county in which the township is located has

1 adopted a county zoning ordinance under Division 5-12 of the
2 Counties Code, the recommendations of the township plan
3 commission may be presented by the township board to the
4 county board of that county.

5 (Source: P.A. 91-721, eff. 6-2-00; 91-738, eff. 1-1-01; 92-16,
6 eff. 6-28-01.)

7 Section 15. The Illinois Municipal Code is amended by
8 changing Section 11-12-4 as follows:

9 (65 ILCS 5/11-12-4) (from Ch. 24, par. 11-12-4)

10 Sec. 11-12-4. Every municipality may create a plan
11 commission or a planning department or both. A plan commission
12 shall be appointed by a mayor of a city or president of a
13 village board subject to confirmation by the corporate
14 authorities. Members of the plan commission shall reside
15 within the municipality or within territory contiguous to the
16 municipality and not more than one and one-half miles beyond
17 the corporate limits and not included within any other
18 municipality. A planning department shall be created,
19 organized and staffed in such manner as the municipality may
20 provide by ordinance. The plan commission shall consist of a
21 chairman and members serving for such terms and such
22 compensation, if any, as the corporate authorities of the
23 municipality may prescribe by ordinance. The ordinance may
24 provide that the plan commission shall have a paid secretary

1 or staff or both. Any plan commission or planning department
2 now existing and officially created by ordinance of any
3 municipality may continue to function under the authority of
4 such prior ordinance and any such plan commission or planning
5 department shall have and exercise all the powers conferred by
6 law as fully as if it had been created hereunder. Any
7 municipality which has or shall hereafter create a plan
8 commission or planning department may appropriate from any
9 funds under its control and not otherwise appropriated, such
10 sums as the corporate authorities may deem proper for the
11 maintenance and operation of such plan commission or planning
12 department, including the salaries of all paid members and
13 employees; the development of a planning program; the
14 preparation of regulations, projects and programs pertinent to
15 the development, redevelopment and renewal of the municipality
16 and such surrounding territory over which the municipality
17 exercises subdivision jurisdiction; the preparation and
18 revision of the official map and the exercise of such powers
19 germane to the purposes for which it was created as may be
20 conferred upon the plan commission or planning department by
21 ordinance.

22 Municipalities may accept, receive and expend funds,
23 grants and services from the federal government or its
24 agencies, or from the State of Illinois or its agencies or from
25 private persons or corporations or foundations for planning
26 purposes generally or for planning specific projects. If

1 development or redevelopment plans created through a plan
2 commission, planning department, or both, are residential in
3 nature and have the potential to increase the enrollment of a
4 school district or districts, then the plan shall be sent in
5 writing by the plan commission, planning department, or both,
6 whichever is applicable, to the school district or districts
7 associated with where the development is going to take place.
8 The school district or districts shall have the opportunity to
9 meet with the plan commission, planning department, or both,
10 whichever is applicable, to discuss the impact that the
11 development or redevelopment could have on the school district
12 or districts where the development or redevelopment is going
13 to take place.

14 (Source: P.A. 76-601.)

15 Section 99. Effective date. This Act takes effect upon
16 becoming law.