

1 AN ACT in relation to planning.

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

4 Section 1. Short title. This Act may be cited as the
5 Local Planning Technical Assistance Act.

6 Section 5. Purposes. The purposes of this Act are to:

7 (1) Define and disseminate the principles of
8 sensible planning.

9 (2) Encourage counties and municipalities to engage
10 in planning, regulatory, and development approaches that
11 conform to the principles of sensible planning.

12 (3) Provide demonstration grants to counties and
13 municipalities to prepare and implement comprehensive
14 plans, zoning ordinances, subdivision controls, other
15 land development regulations, and development incentives
16 that conform to the principles of sensible planning.

17 (4) Prepare and distribute model ordinances,
18 manuals, and other technical publications that are
19 founded upon and promote the principles of sensible
20 planning.

21 (5) Research and report upon the results and impact
22 of activities funded by the demonstration grants.

23 Section 10. Definitions. In this Act:

24 "Comprehensive plan" means a regional plan adopted under
25 Section 5-14001 of the Counties Code, an official
26 comprehensive plan adopted under Section 11-12-6 of the
27 Illinois Municipal Code, or local land resource management
28 plan adopted under Section 4 of the Local Land Resource
29 Management Planning Act.

30 "Department" means the Department of Commerce and

1 Community Affairs.

2 "Land development regulation" means any ordinance or
3 regulation of a county or municipality that regulates
4 development and land use, including, but not limited to,
5 zoning and subdivision ordinances.

6 "Municipality" means any city, village, or incorporated
7 town.

8 "Subsidiary plan" means any plan, other than a
9 comprehensive plan, that guides development, land use, and
10 infrastructure for a county or municipality, or a portion of
11 a county or municipality.

12 Section 15. Sensible planning. "Sensible planning"
13 consists of planning, regulatory, and development practices
14 and techniques founded upon and promoting the following
15 principles:

16 (1) Using land resources more efficiently through
17 compact building forms, in-fill development, and moderation
18 in street and parking standards to lessen land consumption
19 and preserve natural resources.

20 (2) Supporting the location of stores, offices,
21 residences, schools, recreational spaces, and other public
22 facilities within walking distance of each other in compact
23 neighborhoods to provide opportunities for easier movement
24 and interaction.

25 (3) Providing a variety of housing choices, so that the
26 young and old, single persons and families, and those of
27 varying economic ability may find places to live.

28 (4) Supporting walking, cycling, and transit as
29 attractive alternatives to driving, providing alternative
30 routes that disperse, rather than concentrate, traffic
31 congestion and lowering traffic speeds in neighborhoods.

32 (5) Connecting infrastructure and development decisions
33 to minimize future costs by creating neighborhoods where more

1 people use existing services and facilities and by
2 integrating development and land use with transit routes and
3 stations.

4 (6) Improving the development review process and
5 development standards so that developers are encouraged to
6 apply the principles stated in this Section.

7 Section 20. Technical assistance grants. The Department
8 may make grants to counties and municipalities to develop,
9 update, administer, and implement comprehensive plans,
10 subsidiary plans, land development regulations, and
11 development incentives that conform to the principles of
12 sensible planning.

13 The Department must adopt rules establishing standards
14 and procedures for determining eligibility for the grants,
15 regulating the use of funds under the grants, and requiring
16 periodic reporting of the results and impact of activities
17 funded by the grants.

18 No individual grant under this Act may have duration of
19 more than 24 months.

20 The Department, in the determination of grantees, must
21 take into consideration communities with limited means to
22 support local planning efforts. The Department must also seek
23 an even balance of grants within metropolitan regions.

24 The Department must give greater consideration to
25 applications that include one or more units of local
26 government working together.

27 Section 25. Model ordinances and technical publications.
28 The Department may prepare model ordinances, manuals, and
29 other technical publications that are founded upon and
30 promote the principles of sensible planning. The Department
31 must make all possible use of existing model ordinances,
32 manuals, and other technical publications that conform to the

1 principles of sensible planning and that were prepared by
2 regional planning agencies and commissions, councils of
3 government, and other organizations.

4 The Department may employ or retain private for-profit or
5 not-for-profit entities, regional planning agencies and
6 commissions, councils of government, and universities to
7 advise, prepare, or conduct the preparation of the model
8 ordinances, manuals, and other technical publications.

9 The Department must distribute any model ordinances,
10 manuals, and other technical publications prepared under this
11 Section to all counties and municipalities in this State,
12 regional planning agencies and commissions in this State, the
13 Illinois State Library, all public libraries in this State,
14 and to other organizations and libraries at the Department's
15 discretion.

16 Section 30. Educational and training programs. The
17 Department may provide educational and training programs in
18 planning, regulatory, and development practices and
19 techniques founded upon and promoting the principles of
20 sensible planning, including, but not limited to, the use and
21 application of any model ordinances, manuals, and other
22 technical publications prepared by the Department.

23 The Department may employ or retain private for-profit
24 and not-for-profit entities, regional planning agencies and
25 commissions, and universities to operate or conduct, or
26 assist in the operation or conduct of, the programs.

27 Section 35. Annual report.

28 (a) The Department must, at least annually but more
29 often at its discretion, report in writing to the Governor
30 and General Assembly on:

31 (1) The results and impacts of county and municipal
32 activities funded by the grants authorized by this Act,

1 with a focus upon those planning, regulatory, and
2 development practices and techniques that have
3 successfully implemented the principles of sensible
4 planning.

5 (2) The distribution of the grants.

6 (3) Model ordinances, manuals, and other technical
7 publications prepared by the Department.

8 (4) Educational and training programs provided by
9 the Department.

10 (b) The report must also be provided to all counties and
11 municipalities in this State, regional planning agencies and
12 commissions in this State, the Illinois State Library, all
13 public libraries in this State, and to other organizations
14 and libraries at the Department's discretion.

15 Section 40. Local Planning Fund. The Department may use
16 moneys, subject to appropriation, in the Local Planning Fund,
17 a special fund created in the State treasury, to implement
18 and administer this Act.

19 Section 900. The State Finance Act is amended by adding
20 Section 5.545 as follows:

21 (30 ILCS 105/5.545 new)

22 Sec. 5.545. The Local Planning Fund.

23 Section 999. Effective date. This Act takes effect upon
24 becoming law.