



## MEMORANDUM

**To:** CMAP Regional Economy Committee

**From:** CMAP Intergovernmental Affairs staff

**Date:** April 16, 2024

**Subject:** State legislative updates

**Action Requested:** Information

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The Illinois General Assembly is back in session following a brief recess at the end of March. The next deadlines ahead for lawmakers is for a third reading on substantive bills on Friday, April 12<sup>th</sup> for the Senate and Friday, April 19<sup>th</sup> for the House. Next, the House and Senate will focus on the opposite chamber's bills.

Below, please find an update on key bills and legislative activity of interest to this committee. This information is up to date as of April 16<sup>th</sup>, 2024.

### **SB3388/HB5077: RPA Appropriation Bill**

These bills would appropriate \$5M to CMAP to carry out the regional planning objectives identified in the Regional Planning Act. The majority of CMAP's funding is from USDOT, which is primarily able to support the agency's transportation work. Other projects that are not directly transportation related, require external funding sources, such as state and federal grants and philanthropic resources. CMAP is seeking this state appropriation to advance the breadth of work reflected in the Regional Planning Act.

SB3388 has been assigned to Senate Appropriations - Public Safety and Infrastructure and HB5077 has been assigned to Appropriations-General Services Committee. CMAP's Intergovernmental Affairs team has been working to get subject matter hearings for these bills.

### **SB3389/HB5078: RPA Modernization Bill**

SB3389 and HB5078 would modernize several elements of the Regional Planning Act, CMAP's enabling statute. Primarily, this bill would allow for a simple majority of Board members in office to approve certain operational items—contracts (except contracts pertaining to the employment of the Executive Director), grants, purchase agreements, and meeting minutes. All other items would continue to require concurrence of 4/5 of the Board members in office. This would allow for more timely decision making by the CMAP Board and ensure consistent flow to



resources to support the agency's programs, policies, and projects. The bill makes other revisions to modernize the Regional Planning Act.

At the time of this writing, SB3389 has passed out of the Senate Chamber and has been assigned to the House Rules Committee. HB5078 is on third reading in the House Chamber.

### **OMA legislative activity**

CMAP has prepared draft legislative language that would provide the CMAP Board and its committees with the flexibility to allow for members to participate virtually and be counted toward quorum. The language and a legislative strategy are currently under discussion with the Illinois Municipal League, who has been pursuing other OMA legislative changes.

### **Select bills of interest**

CMAP staff continues to track legislation before the Illinois General Assembly that impacts the region and is relevant to CMAP's work. The following has been identified by CMAP staff as pieces of legislation being considered before the Illinois General Assembly that may be of interest to the Regional Economy Committee.

It should be noted this list is not an exhaustive list of legislation being tracked by CMAP staff. For more information on other tracked legislation by CMAP staff, please contact Ryan Gougis, IGA Specialist at [rgougis@cmap.illinois.gov](mailto:rgougis@cmap.illinois.gov).

### **Housing/Land Use/Zoning**

#### **[HB4189](#) – OPEN SPACE-DISTRESSED LOC PROJ** (Rep. Smith)

**Description:** Amends the Open Space Lands Acquisition and Development Act. Provides that a local government that has submitted a distressed location project as defined by Department of Natural Resources rule shall be eligible for assistance up to 100% for the acquisition of open space lands and for capital development and improvement projects on distressed location projects. Provides that no less than 10% of the amount appropriated under the Act in any fiscal year shall be made available as grants to distressed communities.

**Status:** Assigned to House Appropriations-General Services Committee on 1/31/2024

#### **[HB4209](#) – DNR-COMMERCIAL SOLAR ENERGY** (Rep. Yednock)

**Description:** Amends the Department of Natural Resources Act. Provides that the Department of Natural Resources may lease land on property of which the Department has jurisdiction for the purpose of creating, operating, or maintaining a commercial solar energy system or a clean energy project. Provides that the lease shall be for a period not longer than 25 years. Provides that, if practical, the Department shall require that any land or property over which the Department has jurisdiction and that is used for the purpose of creating, operating, or maintaining a commercial solar energy system shall have implemented on it and maintained management practices that would qualify the land or property as a beneficial habitat under the



Pollinator-Friendly Solar Site Act. Amends the Department of Natural Resources (Conservation) Law of the Civil Administrative Code of Illinois. Defines "clean energy". Provides that the Department may provide for at least one electric vehicle charging station, as defined in the Electric Vehicle Act, at any State park or other real property that is owned by the Department where electrical service will reasonably permit. Provides that the Department is authorized to charge user fees for the use of an electric vehicle charging station. Amends the State Parks Act to make conforming changes. Amends the Illinois Procurement Code. Exempts certain expenditures by the Department of Natural Resources from the Code.

**Status:** Placed on House Calendar on 2<sup>nd</sup> Reading on 3/13/2024

[HB4213](#) – **LOCAL-ACCESSORY DWELLING UNITS** (Rep. Buckner)

**Description:** Creates the Local Accessory Dwelling Unit Act. Defines terms. Provides that a unit of local government may not prohibit the building or usage of accessory dwelling units in the unit of local government. Provides that a unit of local government may provide reasonable regulations relating to the size and location of accessory dwelling units similar to other accessory structures unless a regulation would have the effect of prohibiting accessory dwelling units. Limits home rule powers.

**Status:** Re-referred to House Rules Committee on 4/5/2024

[HB4795](#) – **SINGLE-FAMILY ZONING BAN ACT** (Rep. Buckner)

**Description:** Creates the Single-Family Zoning Ban Act. Defines "zoning unit" as a county, municipality, or township that has adopted zoning regulations, and defines other terms. Provides that, on and after June 1, 2025, for a zoning unit with a population equal to or greater than 100,000 but less than 500,000, and on and after June 1, 2026, for a zoning unit with a population equal to or greater than 500,000, the zoning unit may not zone area exclusively for single-family residential use. Requires middle housing to be allowed on property that is zoned residential. Requires adoption of zoning ordinances and zoning maps consistent with the Act by June 1, 2025 for zoning units with a population equal to or greater than 100,000 but less than 500,000 or by June 1, 2026 for a zoning unit with a population equal to or greater than 500,000. Provides that the Illinois Housing Development Authority shall develop a model middle housing ordinance that must be used if a zoning unit fails to adopt the required ordinance or zoning map. Allows the Authority to grant exceptions to compliance under specified situations. Requires the Authority to adopt rules regarding the form and substance of a zoning unit's application for an extension, and allows the Authority to adopt other rules relating an extension. Limits the concurrent exercise of home rule powers. Amends the Illinois Administrative Procedure Act. Grants the Authority emergency rulemaking authority to implement the Single-Family Zoning Ban Act.

**Status:** Re-referred to House Rules Committee on 4/5/2024

**Property Tax**

[SB2489](#) – **PROP TX-WASTEWATER** (Sen. McClure)



**Description:** Amends the Property Tax Code. Provides that regional wastewater facilities shall be valued at 33 1/3% of the fair cash value of the facility, with consideration given to the probable net value that could be realized by the owner if the facility were removed and sold at a fair, voluntary sale, giving due account to the expense of removal, site restoration, and transportation. Provides that the alternate valuation for qualifying water treatment facilities applies only to the qualifying water treatment facility itself and not to the land on which the facility is located.

**Status:** Passed Senate Chamber and referred to House Rules Committee on 4/15/2024

[SB3150](#) – **PROP TX-FLOOD HAZARD** (Sen. Stadelman)

**Description:** Amends the Property Tax Code. Creates a homestead exemption, subject to certain limitations, for property that is located within a special flood hazard area as identified by the Federal Emergency Management Agency. Provides that the amount of the exemption shall be a reduction in the property's equalized assessed value of \$5,000.

**Status:** Assigned to Senate Revenue on 2/14/2024

[SB3455](#) – **IDOR-PROP TX STUDY** (Sen. Martwick)

**Description:** Provides that the Department of Revenue, in consultation with the Department of Commerce and Economic Opportunity, shall conduct a study to evaluate the property tax system in the State. Provides that the Department of Revenue may determine the scope of the historical data necessary to complete the study, but in no event shall the scope or time period be less than the 10 most recent tax years for which the Department has complete data.

**Status:** Passed Senate Chamber and referred to House Rules Committee on 4/12/2024