

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 adding Section  
5 5-12012.1 as follows:

6 (55 ILCS 5/5-12012.1 new)

7 Sec. 5-12012.1. Actions subject to de novo review; due  
8 process.

9 (a) Any special use, variance, rezoning, or other amendment  
10 to a zoning ordinance adopted by the county board of any  
11 county, home rule or non-home rule, shall be subject to de novo  
12 judicial review as a legislative decision, regardless of  
13 whether the process of its adoption is considered  
14 administrative for other purposes. Any action seeking the  
15 judicial review of such a decision shall be commenced not later  
16 than 90 days after the date of the decision.

17 (b) The principles of substantive and procedural due  
18 process apply at all stages of the decision-making and review  
19 of all zoning decisions.

20 Section 10. The Township Code is amended by adding Section  
21 110-50.1 as follows:

22 (60 ILCS 1/110-50.1 new)

23 Sec. 110-50.1. Actions subject to de novo review; due  
24 process.

25 (a) Any special use, variance, rezoning, or other amendment  
26 to a zoning ordinance adopted by the township board of any  
27 township shall be subject to de novo judicial review as a  
28 legislative decision, regardless of whether the process of its  
29 adoption is considered administrative for other purposes. Any  
30 action seeking the judicial review of such a decision shall be

1 commenced not later than 90 days after the date of the  
2 decision.

3 (b) The principles of substantive and procedural due  
4 process apply at all stages of the decision-making and review  
5 of all zoning decisions.

6 Section 15. The Illinois Municipal Code is amended by  
7 adding Section 11-13-25 as follows:

8 (65 ILCS 5/11-13-25 new)

9 Sec. 11-13-25. Actions subject to de novo review; due  
10 process.

11 (a) Any special use, variance, rezoning, or other amendment  
12 to a zoning ordinance adopted by the corporate authorities of  
13 any municipality, home rule or non-home rule, shall be subject  
14 to de novo judicial review as a legislative decision,  
15 regardless of whether the process of its adoption is considered  
16 administrative for other purposes. Any action seeking the  
17 judicial review of such a decision shall be commenced not later  
18 than 90 days after the date of the decision.

19 (b) The principles of substantive and procedural due  
20 process apply at all stages of the decision-making and review  
21 of all zoning decisions.

22 Section 99. Effective date. This Act takes effect upon  
23 becoming law.