



Rep. Joe Sosnowski

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09800HB1203ham001

LRB098 04041 OMW 40895 a

1 AMENDMENT TO HOUSE BILL 1203

2 AMENDMENT NO. _____. Amend House Bill 1203 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Counties Code is amended by changing
5 Section 5-12014 as follows:

6 (55 ILCS 5/5-12014) (from Ch. 34, par. 5-12014)

7 Sec. 5-12014. Amendment of regulations and districts.

8 (a) For purposes of this Section, the term "text amendment"
9 means an amendment to the text of a zoning ordinance, which
10 affects the whole county, and the term "map amendment" means an
11 amendment to the map of a zoning ordinance, which affects an
12 individual parcel or parcels of land.

13 (b) The regulations imposed and the districts created under
14 the authority of this Division may be amended from time to time
15 by ordinance or resolution, after the ordinance or resolution
16 establishing same has gone into effect, but no such amendments

1 shall be made without a hearing before the board of appeals. At
2 least 15 days notice of the time and place of such hearing
3 shall be published in a newspaper of general circulation
4 published in such county. Hearings on text amendments shall be
5 held in the court house of the county or other county building
6 with more adequate facilities for such hearings. Hearings on
7 map amendments shall be held in the township or road district
8 affected by the terms of such proposed amendment or in the
9 court house, or other county building with more adequate
10 facilities for such hearings, of the county in which the
11 affected township or road district is located. Provided, that
12 if the owner of any property affected by such proposed map
13 amendment so requests in writing, such hearing shall be held in
14 the township or road district affected by the terms of such
15 proposed amendment. Except as provided in subsection (c), text
16 amendments may be passed at a county board meeting by a simple
17 majority of the elected county board members, unless written
18 protests against the proposed text amendment are signed by 5%
19 of the land owners of the county, in which case such amendment
20 shall not be passed except by the favorable vote of 3/4 of all
21 the members of the county board. Except as provided in
22 subsection (c), map amendments may be passed at a county board
23 meeting by a simple majority of the elected county board
24 members, except that in case of written protest against any
25 proposed map amendment that is either: (A) signed by the owner
26 or owners of at least 20% of the land to be rezoned, or (B)

1 signed by the owner or owners of land immediately touching, or
2 immediately across a street, alley, or public right-of-way
3 from, at least 20% of the perimeter of the land to be rezoned,
4 or in cases where the land affected lies within 1 1/2 miles of
5 the limits of a zoned municipality, or in the case of a
6 proposed text amendment to the Zoning Ordinance, by resolution
7 of the corporate authorities of the zoned municipality with
8 limits nearest adjacent, filed with the county clerk, such
9 amendment shall not be passed except by the favorable vote of
10 3/4 of all the members of the county board, but in counties in
11 which the county board consists of 3 members only a 2/3 vote is
12 required. In such cases, a copy of the written protest shall be
13 served by the protestor or protestors on the applicant for the
14 proposed amendment and a copy upon the applicant's attorney, if
15 any, by certified mail at the address of such applicant and
16 attorney shown in the application for the proposed amendment.
17 Notwithstanding any other provision of this Section, if a map
18 amendment is proposed solely to correct an error made by the
19 county as a result of a comprehensive rezoning by the county,
20 the map amendments may be passed at a county board meeting by a
21 simple majority of the elected board.

22 Any notice required by this Section need not include a
23 metes and bounds legal description, provided that the notice
24 includes: (i) the common street address or addresses and (ii)
25 the property index number ("PIN") or numbers of all the parcels
26 of real property contained in the area for which the variation

1 is requested.

2 (c) If a township located within a county with a population
3 of less than 600,000 has a plan commission and the plan
4 commission objects to a text amendment or a map amendment
5 affecting an unincorporated area of the township, then the
6 township board of trustees may submit its written objections to
7 the county board within 30 days after the hearing before the
8 board of appeals, in which case the county board may not adopt
9 the text amendment or the map amendment affecting an
10 unincorporated area of the township except by the favorable
11 vote of at least three-fourths of all the members of the county
12 board.

13 (Source: P.A. 89-272, eff. 8-10-95.)

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