



Rep. Kathleen A. Ryg

Filed: 05/11/04

09300SB2175ham001

LRB093 16339 MKM 50656 a

1 AMENDMENT TO SENATE BILL 2175

2 AMENDMENT NO. \_\_\_\_\_. Amend Senate Bill 2175 by replacing  
3 everything after the enacting clause with the following:

4 "Section 5. The Illinois Municipal Code is amended by  
5 adding Section 7-3-6.2 as follows:

6 (65 ILCS 5/7-3-6.2 new)

7 Sec. 7-3-6.2. Split lots. Notwithstanding any other  
8 provision of this Code, the owner or owners of record of a  
9 split residential lot may disconnect a portion of the lot which  
10 (i) is a residentially zoned and platted lot currently lying  
11 partially within the corporate limits of and governed by 2 or  
12 more municipalities or lying within the unincorporated area of  
13 a county and also within the corporate limits of one or more  
14 municipalities, and contains less than 20 acres; (ii) is  
15 located on the border of the municipality; and (iii) if  
16 disconnected, will not result in the isolation of any part of  
17 the municipality from the remainder of the municipality. The  
18 owner or owners seeking to disconnect a portion of a split lot  
19 from a municipality must petition the court in the manner  
20 provided in Section 7-3-6 of this Code. In determining whether  
21 a lot shall be disconnected under this Section, the court may  
22 consider the following: (i) if disconnected, the growth  
23 prospects and planning and zoning ordinances, if any, of the  
24 municipality will not be unreasonably disrupted; (ii) if

1 disconnected, no substantial disruption will result to  
2 existing municipal service facilities, such as, but not limited  
3 to, sewer systems, street lighting, water mains, garbage  
4 collection, and fire protection; and (iii) if disconnected, the  
5 municipality will not be unduly harmed through loss of tax  
6 revenue in the future.

7 An area of land, or any part thereof, disconnected under  
8 the provisions of this Section from a municipality which was  
9 incorporated at least 2 years prior to the date of the filing  
10 of the petition for disconnection shall not be subdivided into  
11 lots or blocks within one year from the date of disconnection.  
12 A plat of any such proposed subdivision shall not be accepted  
13 for recording within such one-year period, unless the land  
14 comprising such proposed subdivision shall have been  
15 thereafter annexed into a municipality."