

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 changing Section
5 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
17 shall be made without a hearing before the board of appeals. At
18 least 15 days notice of the time and place of such hearing
19 shall be published in a newspaper of general circulation
20 published in such county. Hearings on text amendments shall be
21 held in the court house of the county or other county building
22 with more adequate facilities for such hearings. Hearings on
23 map amendments shall be held in the township or road district

1 affected by the terms of such proposed amendment or in the
2 court house, or other county building with more adequate
3 facilities for such hearings, of the county in which the
4 affected township or road district is located. Provided, that
5 if the owner of any property affected by such proposed map
6 amendment so requests in writing, such hearing shall be held in
7 the township or road district affected by the terms of such
8 proposed amendment. Except as provided in subsection (c), text
9 amendments may be passed at a county board meeting by a simple
10 majority of the elected county board members, unless written
11 protests against the proposed text amendment are signed by 5%
12 of the land owners of the county, in which case such amendment
13 shall not be passed except by the favorable vote of 3/4 of all
14 the members of the county board. Except as provided in
15 subsection (c), map amendments may be passed at a county board
16 meeting by a simple majority of the elected county board
17 members, except that in case of written protest against any
18 proposed map amendment that is either: (A) signed by the owner
19 or owners of at least 20% of the land to be rezoned, or (B)
20 signed by the owner or owners of land immediately touching, or
21 immediately across a street, alley, or public right-of-way
22 from, at least 20% of the perimeter of the land to be rezoned,
23 or in cases where the land affected lies within 1 1/2 miles of
24 the limits of a zoned municipality, or in the case of a
25 proposed text amendment to the Zoning Ordinance, by resolution
26 of the corporate authorities of the zoned municipality with

1 limits nearest adjacent, filed with the county clerk, such
2 amendment shall not be passed except by the favorable vote of
3 3/4 of all the members of the county board, but in counties in
4 which the county board consists of 3 members only a 2/3 vote is
5 required. In such cases, a copy of the written protest shall be
6 served by the protestor or protestors on the applicant for the
7 proposed amendment and a copy upon the applicant's attorney, if
8 any, by certified mail at the address of such applicant and
9 attorney shown in the application for the proposed amendment.
10 Notwithstanding any other provision of this Section, if a map
11 amendment is proposed solely to correct an error made by the
12 county as a result of a comprehensive rezoning by the county,
13 the map amendments may be passed at a county board meeting by a
14 simple majority of the elected board.

15 Any notice required by this Section need not include a
16 metes and bounds legal description, provided that the notice
17 includes: (i) the common street address or addresses and (ii)
18 the property index number ("PIN") or numbers of all the parcels
19 of real property contained in the area for which the variation
20 is requested.

21 (c) If a township located within a county with a population
22 of less than 600,000 has a plan commission and the plan
23 commission objects to a text amendment or a map amendment
24 affecting an unincorporated area of the township, then the
25 township board of trustees may submit its written objections to
26 the county board within 30 days after the hearing before the

1 board of appeals, in which case the county board may not adopt
2 the text amendment or the map amendment affecting an
3 unincorporated area of the township except by the favorable
4 vote of at least three-fourths of all the members of the county
5 board.

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

7 Section 99. Effective date. This Act takes effect upon
8 becoming law.