



Illinois State Association of Counties

POSITION STATEMENT

January 1, 2021

MAJORITY VOTE FOR APPROVAL OF ZONING CHANGE

SUPPORT

The Illinois Counties Code provides a process by which a proposed zoning provision, text amendment or map amendment can be reviewed and challenged by affected parties. A text amendment is an amendment to the text of a zoning ordinance that affects the whole county. A map amendment is an amendment to the map of a zoning ordinance that affects an individual parcel or parcels of land.

Current Law:

The law creates a process by which a township can challenge a proposed county zoning provision, text amendment or map amendment if: (1) the township has a plan commission; (2) the township is located within a county with fewer than 600,000; and (3) the zoning provision, text amendment or map amendment would affect the unincorporated area of the township.

If the township with the plan commission submits a written objection to the county board within 30 days following submission of the proposed zoning ordinance or resolution by the county zoning commission to the county board, then the county board is prohibited from adopting the zoning provisions without a favorable three-fourths vote of the county board.

Proposed Change:

The General Assembly and Governor should remove the provision that allows an objection by a township with a plan commission to increase the vote threshold necessary for a county board to approve a zoning provision, text amendment or map amendment in a county with fewer than 600,000 residents.

RESTORE A SIMPLE MAJORITY VOTE REQUIREMENT TO OVERCOME A COUNTY ZONING PROVISION OBJECTION MADE BY A TOWNSHIP.