

CHAPTER 9-14

ZONING CHANGES AND ORDINANCE AMENDMENTS

SECTION:

- 9-14-1: Authority
- 9-14-2: Initiation
- 9-14-3: Petitions
- 9-14-4: Public Hearings and Recommendations
- 9-14-5: Passage
- 9-14-6: Protest

- 9-14-1: **AUTHORITY:** Whenever the public necessity, convenience, general welfare or the evolving comprehensive plan requires, the Village Board may, by ordinance, change zoning district boundaries or amend, change, or supplement the regulations established by this ordinance or amendments thereto, or approve a Planned Unit Development project. Said change or amendment shall be subject to review by the Planning Commission.
- 9-14-2: **INITIATION:** A change or amendment may be initiated by the Village Board, Planning Commission, or by a petition of one or more of the owners or lessees of property within the area proposed to be changed.
- 9-14-3: **PETITIONS:** Petitions for any change to zoning district boundaries or amendments to the regulations other than Planned Unit Development projects shall be filed with the Village Clerk, describe the premises to be rezoned or the regulations to be amended, list the reasons justifying the petition, specify the proposed use, and have attached the following:
- A. Plot plan drawn to scale of one inch equals one hundred feet (1" = 100') showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within two hundred feet (200') of the area proposed to be rezoned.
 - B. Owner's names and addresses of all properties lying within two hundred feet (200') of the area proposed to be rezoned.
 - C. Additional information required by the Planning Commission or municipal governing body.
 - D. Petitions for Planned Unit Development projects shall be filed as preliminary plats as required by the Planned Unit Development procedure.

- 9-14-4: **PUBLIC HEARINGS AND RECOMMENDATIONS:** The Planning Commission shall review all proposed changes and amendments and shall, after holding a public hearing, make recommendation to the Village Board that such be approved, specially approved, or denied.
- 9-14-5: **PASSAGE:** After careful consideration of the Planning Commission's recommendation, the Village Board shall vote on the proposed change or amendment. The Planning Commission's recommendations shall be implemented unless overruled by three-fourths (3/4) of the full Village Board membership, except in the event of a protest.
- 9-14-6: **PROTEST:** In the event of a protest against such zoning district change or amendment to the regulations of this Ordinance filed with the Village Clerk and duly signed and acknowledged by the owners of twenty percent (20%) or more of the land included in such proposed change, or by the owners of twenty percent (20%) or more of the land immediately adjacent extending one hundred feet (100') therefrom, or by the owners of twenty percent (20%) or more of the land directly opposite thereto extending one hundred feet (100') from the street frontage of such opposite land, such changes or amendments shall not become effective except by the favorable vote of three-fourths (3/4) of the full Village Board membership.