

Exhibit A: Proposed Amendments to Chapter 151 of the Lake County, Illinois Code of Ordinances

Amendment #1:

Amend Section 151.045 (G) Notices to read as follows:

§ 151.045 (G) Notices.

- (1) *Content.* ~~All notices required under this chapter shall~~ Neighbor, written, and newspaper notices shall contain the following information:
- a. Indicate the date, time, and place of the public hearing or date of action that is the subject of notice;
 - b. Describe the property involved in the application by street address and, if required, by the legal description or Property Index Number (PIN);
 - c. Describe the nature, scope, and purpose of the application or proposal; and
 - d. Indicate where additional information on the matter can be obtained.
- (2) *Types.*
- a. *Neighbor notice.* When the provisions of this chapter require that neighbor notice be provided, the official responsible for accepting the application shall mail notice to all property owners of record who will be affected by the development or activity that is the subject of the application. At a minimum, notice shall be mailed to all record owners of property adjacent to the subject property, excluding rights-of-way. Ownership information shall be obtained from Lake County Map Services. Failure to provide neighbor notice shall not invalidate any action taken.
 - b. Written ~~Notice to reviewing agencies and interested parties.~~
 1. When neighbor notice is required, the Planning, Building and Development Director shall also provide written notice to the following reviewing agencies and individuals, as deemed appropriate by the Planning, Building and Development Director in light of the subject matter:
 - a. Cable television company;
 - b. County Board district member;
 - c. Electric company;
 - d. Fire Department/protection district;
 - e. Gas company;
 - f. Illinois Department of Natural Resources;
 - g. Illinois Department of Transportation;

- h. J.U.L.I.E.;
- i. Lake County Forest Preserve District;
- j. Lake County Map Services;
- k. Local postmaster;
- l. Mayor/President of all municipalities within a one and one-half-mile radius of the subject property;
- m. METRA and PACE;
- n. Planning, Building, Zoning and Environment ~~and Zoning~~ Committee members;
- o. Regional Superintendent of Schools;
- p. Soil and Water Conservation District;
- q. Sanitary District;
- r. Lake County Stormwater Management Commission;
- s. Superintendent, grade school district;
- t. Superintendent, high school district;
- u. Telephone company;
- v. Township Assessor;
- w. Township Highway Commissioner;
- x. Township Supervisor; and
- y. Water District.

2. Failure to provide notice to reviewing agencies or interested parties shall not invalidate any action taken.

- c. *Newspaper notice.* When the provisions of this chapter require that notice be published in the newspaper, the official responsible for accepting the application shall ensure that notice is published in a newspaper of general circulation in the township in which the subject property is located. In the case of ordinance text amendments or when there is no newspaper of general circulation in the township, the notice shall be published in a newspaper of general circulation in the county.
- d. *Posted notice.* When the provisions of this chapter require that notice be posted, the official responsible for accepting the application shall post ~~the notice~~ a sign on the subject property in a manner ~~that makes the notice~~ clearly visible to neighboring residents and passers-by from each adjacent street. Failure to correctly post notice shall not invalidate any action taken.

1. Content. Each sign must be a minimum of 24 inches by 24 inches in size and must contain the following information:
 - a. The fact that a public hearing is to be held regarding the subject property with direction to interested members of the public to call the Lake County Planning, Building, and Development Department for further information regarding time, date, location, and substance of the public hearing; and
 - b. The telephone number of the Lake County Planning, Building, and Development Department.

(3) *Timing.* Unless otherwise specifically provided in state statutes or this chapter, neighbor, newspaper, and posted notice of public hearings shall be mailed, published, or placed at least ten days before the public hearing, meeting, or date of action that is the subject of the notice.

(4) *Constructive notice.* Minor defects in a notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Failure of a party to receive notice shall not invalidate any subsequent action. In all cases, however, the requirements for the timing of the notice and for specifying the date, time, and place of a hearing and the location of the subject property shall be strictly construed. If questions arise regarding the adequacy of notice, the body conducting the hearing or meeting shall make a formal finding regarding whether there was substantial compliance with the notice requirements of this chapter.

Amendment #2:

Amend Section 151.045 (L)(1) *Public hearings.* to read as follows:

§ 151.045 (1) *Location.* Unless otherwise specifically required, public hearings required in this subchapter shall be held in the township in which the subject property is located or in the Lake County ~~Court House~~ Central Permit Facility or other county building. If the owner of the subject property so requests, the hearing shall be held in the township in which the subject property is located. In considering amendments to the text of this chapter, the hearing shall be held in the Lake County ~~Court House~~ Central Permit Facility or other suitable county building.