

**SECTION 11.0 CHANGES AND AMENDMENTS**

**11.01 AUTHORITY**

Whenever the public necessity, convenience, general welfare, or good zoning practice require, the Village Board of Trustees may, by ordinance, change the district boundaries or amend, change, or supplement the regulations established by this Ordinance or amendments thereto.

Such Change or Amendment shall be subject to the review and recommendation of the Village Plan Commission.

**11.02 INITIATION**

A change or amendment may be initiated by the Village Board, or any member thereof, Village Plan Commission, or by a petition of one or more of the owners or lessees of property within the area proposed to be changed.

**11.03 PETITIONS**

Petitions for any change to the district boundaries or amendments to the regulations 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:

Plat Plan drawn to a scale of 1 inch equals 100 feet showing the area proposed to be rezoned, its locations, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area proposed to be rezoned.

Owners' Names and Addresses of all properties lying within 200 feet of the area proposed to be rezoned.

Additional Information required by the Village Plan Commission or Village Board.

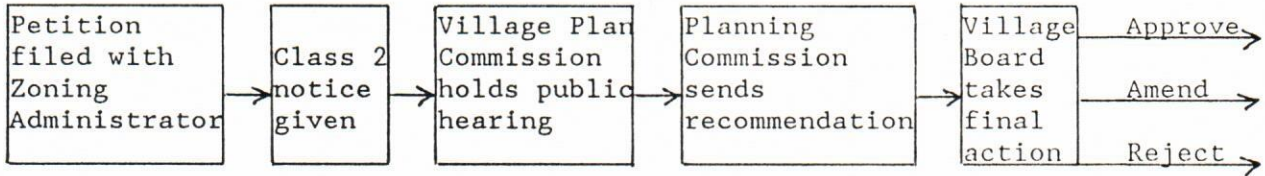
**11.04 RECOMMENDATIONS**

The Village Plan Commission shall review all proposed changes and amendments within the corporate limits, conduct a public hearing (with class 2 notice), and shall recommend that the petition be granted as requested, modified, or denied.

**11.05 VILLAGE BOARD'S ACTIONS**

Following such hearing and after careful consideration of the Village Plan Commission's recommendations, the Village Board shall vote on the passage of the proposed change or amendment.

STEPS FOR ZONING AMENDMENT WITHIN VILLAGE LIMITS:



11.06 PROTEST

In the event of a protest against such district change or amendment to the regulations of this Ordinance duly signed and acknowledged by the owners of 20 percent or more either of the areas of the land included in such proposed change or by the owners of 20 percent or more of the land immediately adjacent extending 100 feet therefrom, or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such changes or amendments shall not become effective except by the favorable vote of three-fourths of the full Village Board membership.