

DEPARTMENT OF BUILDING AND
ZONING
OF COOK COUNTY, ILLINOIS

Timothy P. Bleuher
COMMISSIONER OF BUILDING AND ZONING
OF COOK COUNTY



County Administration Building
69 W. Washington, Suite 2830
Chicago, IL 60602-3169
TEL (312) 603-0500
FAX (312) 603-9940
TDD (800) 526-0857

<https://www.cookcountyil.gov/agency/building-and-zoning-0>

RULES FOR FILING MAP AMENDMENT APPLICATION

Definition

A map amendment is a change in zoning classification from the Cook County Zoning Map.

Requirements

1. Only the title owner of the property, their attorney, or an authorized agent may file the application and only in the owner's name. Persons other than the landowner or their attorney must present a letter of authorization from the owner.
2. Filing fees must be submitted at the time of filing by check or Money Order, payable to the Cook County Collector. Fees are established by the County Board and are based upon the type of application involved. Filing fees are not refundable. NOTE: Cash will not be accepted; See attached Fee Schedule.
3. The applicant shall file one (1) paper and one (1) digital form of the application, and all supporting documents so specified in Article 13.7.3. The applicant shall include a written statement and evidence establishing that the proposed map amendment will conform to the standards set forth in Article 13.7. The applicant shall attest, and the Department of Building and Zoning shall independently verify, that no judicial proceedings for a violation of any Cook County Ordinance pending pertaining to the subject property.
4. The applicant shall furnish a list of names and last known addresses of the persons served with notice (Article 13.7.3). The applicant shall furnish a written statement certifying compliance with the notice requirement of the Ordinance. *(Note: Your Notice to File letter should include "Public Hearing will be conducted in Cook County Administration Building. If you would like to have the Public Hearing in the Township, please request so by writing to Secretary, Cook County Zoning Board of Appeals, 69 W. Washington St. Suite# 2840, Chicago, IL 60602" within 14 days of _____)*
5. Map Amendments require one (1) original copy of a Plat of Survey with the application. Plat of Survey will state the acreage of the tract, include a Legal Description, and bear the raised seal of an Illinois Registered Land Surveyor. The Plat of Survey must be dated within the last five (5) years. If possible, the Plat of Survey should also show the nearest dedicated east/west and north/south streets, the right of way width and distance of each street from the property in question.
6. One (1) Proof of Ownership must accompany the application. Proof of ownership may be Photostats of Cook County Recorder of Deed's Certificate, Title Policy, Letter of Opinion, or another adequate document. (Please note: A Real Estate Tax Bill is not Proof of Ownership). NOTE: Deed in Trust must provide original letterhead from Trust, identifying Trustees.
7. One (1) Site Plan of proposed construction must also accompany each application. Proposed, additional and existing structures should be plotted on the Site Plans, indicating distances to the property lines.
8. On applications for Map Amendment, please type answers to all questions.

When ready to file, please telephone and
MAKE AN APPOINTMENT
With Zoning Administrator's Office
(312) 603-0503 – rubina.alam@cookcountyil.gov

13.7 MAP AMENDMENT APPLICATION

Documents	Required	Submitted	Accepted
Application	One Digital - pdf		
Plat of Survey	1		
Ownership	1		
Agent's Authorization (if applicable)	1		
Notification <ul style="list-style-type: none"> • Letter • Certified Mail Receipts • Attestation 	1 1 1		
Development Schedule	1		
Site Plan	1		
Statement of Evidence of Standards (Art. 13.7.9. of Zoning Ordinance)			
Planning Objective	1		
Concept Plan for Proposed Use	1		
Environmental-Concerns and Issues*	1		
Utilities-Existing and/or Proposed	1		
Traffic-Study/Issues	1		
Financial Impact*	1		
Market Study*	1		
Application Fee (Invoice will be sent for online payment)	1		

***As determined by Zoning Administrator based on the amendment**

Reviewed By: _____ Accepted By: _____ Date: _____

MAP AMENDMENT NOTIFICATION INSTRUCTIONS

13.7 Map Amendments

13.7.3 Notice of application: An applicant shall, not less than 15 days nor more than 30 days before filing an application, serve written notice, of intent to apply for a map amendment by certified mail with return receipt requested, to the property owners within 250 feet of the lot lines of the subject property, whose names appear on the Cook County tax records. For condominium developments that are located within 250 feet of the lot line of the subject property, only the condominium association shall be served with notice. The number of feet occupied by public roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement. Notice need not be sent to owners more than 400 feet from the subject property when public streets, alleys and other public ways are included in the computation. In addition, the applicant shall serve notice to the clerk of each municipality within 1½ miles of the subject property, the superintendent of each local school district, the fire chief of each local fire protection district, the township clerk and township highway commissioner. When the applicant is either the President or a member of the Cook County Board of Commissioners, notice shall be served in accordance with this section, by the Zoning Board of Appeals. Notice shall contain the address of the subject property, a brief statement of the nature of the application, the name and address of the applicant and a statement of the approximate date when the applicant intends to apply. If the property owner on which notice is served cannot be found, or the mailed notice is returned, the notice requirements of this provision shall be deemed satisfied provided the applicant made a bona fide effort to determine the owner's address.

13.7.7. Notice of public hearing.

- A. Time and place of a public hearing shall be published in a newspaper of general circulation in Cook County not less than 15 days before the hearing. In addition, at least 15 days before the hearing, notice of the hearing shall be posted on the property proposed to be rezoned in such a way as to be plainly visible from the roadway or right-of-way passing the frontage of the property. Notice posted on the property shall be maintained until the date of hearing on a weatherproof sign that is at least three feet by four feet in size. The sign shall have a white background and contain the word "NOTICE" in red capital letters at least six inches high. The remaining lettering shall be in black capital letters, a minimum of three inches in height. Notice shall contain at least the following language: "This property is the subject of a rezoning hearing before the Cook County Zoning Board of Appeals on (date) at (time) at (location)."
- B. Written notice shall be served by regular mail and also by certified mail with return receipt requested, at least 15 days before the hearing, by the applicant to the clerk of each municipality within 1½ miles of the property proposed to be rezoned, the clerk of the township in which the property is located the superintendent of each school district, the township highway commissioner, and the fire chief of the local fire protection district in which the property is located. The applicant shall also serve written notice, by certified mail with return receipt requested, to property owners within 250 feet of the lot line of the subject property, whose names appear on the Cook County tax records, as to the date, time, and location of the public hearing. For condominium developments that are located within 250 feet of the lot line of the subject property, only the condominium association shall be served with notice. The notices shall contain the same information as the posted notice and shall also contain the legal description of the property, the common address of the property, the name of the applicant, the applicant's representative, and a brief description of the requested map amendment. Applicant shall submit proof of mailing for all required notices.
- C. The applicant shall be responsible for the preparation of both posted and mailed notices and shall be solely responsible for the adequacy and accuracy of the information. The applicant shall also be responsible for placing and maintaining posted notice and for mailing and maintaining records of written notices. The Secretary of the Zoning Board of Appeals shall be responsible for assuring that notice by newspaper publication is given. Supplemental or additional notices shall be published or distributed as prescribed by Zoning Board of Appeals' rules. Applicants shall also file an affidavit with the Department of Building and Zoning certifying compliance with the notice requirements of this section. All required notices shall be provided at the expense of the applicant.
- D. When the applicant is the President or a member of the Cook County Board of Commissioners, notice shall be served in accordance with this section, by the Zoning Board of Appeals, not less than 15 days nor more than 30 days before a scheduled public hearing. Notice and service requirements shall be in addition to posting and publishing requirements of this article.

13.7.9. Standards and findings of fact and recommendation of the Zoning Board of Appeals.

A. Evidence submitted shall be reviewed by the Zoning Board of Appeals to determine whether the proposed use benefits public health, safety, and welfare with respect to the following standards:

1. Uses of surrounding property.
2. Zoning classification of surrounding property.
3. Suitability of the subject property for the use permitted under the existing zoning classification.
4. Trend of development in the area.
5. Length of time the property has been vacant as zoned considered in the context of land development in the surrounding area.
6. Extent to which property values are diminished by particular zoning restrictions.
7. Need in the community for the proposed use.
8. Consistency with the Cook County Comprehensive Land Use and Policies Plan.

APPLICATION FOR MAP AMENDMENT FOR UNINCORPORATED COOK COUNTY

APPLICANT INFORMATION

Name			
Address			
City	State	Zip	Phone

OWNER INFORMATION

Name			
Address			
City	State	Zip	Phone
Applicant Is: <input type="checkbox"/> Owner <input type="checkbox"/> Attorney <input type="checkbox"/> Other (specify)			
Date that present owner acquired legal title on subject property			

PROPERTY INFORMATION

Property Address		
City	Township	Present Zoning Classification
PIN# _____ - _____ - _____ - _____ - _____		Acreage of Property
Location _____ _____ _____ _____		

APPLICATION FOR MAP AMENDMENT [CONTINUED]

REQUEST

Proposed Zoning Change	
Has the present applicant previously sought to rezone the subject site or part of it? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If so, when?	To what zoning district classification?
Is the subject property planned to be improved? <input type="checkbox"/> Yes <input type="checkbox"/> No	
What will be the actual use of the improvement?	
Is public sewer available? <input type="checkbox"/> Yes <input type="checkbox"/> No	Is public water available? <input type="checkbox"/> Yes <input type="checkbox"/> No

REQUIREMENTS

One (1) set of the following documents must accompany this application:	
<input type="checkbox"/> A. Registered surveyor's plat of survey <input type="checkbox"/> B. Concept plan for proposed use <input type="checkbox"/> C. Site Plan <input type="checkbox"/> D. Planning Objective <input type="checkbox"/> E. Development Schedule	<input type="checkbox"/> F. Environmental concerns and issues <input type="checkbox"/> G. Utilities-existing and / or proposed. <input type="checkbox"/> H. Traffic Study / Issues <input type="checkbox"/> I. Financial Impact <input type="checkbox"/> J. Market Study

COUNTY OF COOK)
)
 STATE OF ILLINOIS) s.s.

_____, being first duly sworn, on oath deposes and says that all of the above statements and the statements contained in the documents submitted herewith are true.

Signature of applicant

Signature of applicant

Subscribed and sworn to before me this
 _____ Day of _____, 20_____

Notary Public

STATEMENT OF EXISTING CONDITIONS ON PROPERTY

PIN# ____ - ____ - _____ - _____ - _____		
Address		
Township		
Are there existing structures or buildings on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, describe _____		
Height (number of stories)	Area (cover the ground)	Type of Construction
Will this building(s) be used if Map Amendment is granted <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, what will be the intended use? _____		
Will the intended use of the building(s) conform to the occupancy requirements of the Cook County Building Ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No		

COUNTY OF COOK)
)
STATE OF ILLINOIS) s.s.

_____, being first duly sworn, on oath deposes and says that all of the above statements and the statements contained in the documents submitted herewith are true.

Signature of applicant

Subscribed and sworn to before me this
_____ Day of _____, 20_____

Notary Public

Office Use Only	
Is the Property in a floodplain?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, is a TOPO available	<input type="checkbox"/> Yes <input type="checkbox"/> No

Map Amendment # _____

Property Address		
City	State	Zip

I, _____ and, I, _____
Property Owner (print) *Applicant (print)*

do hereby certify and attest that we are aware of Cook County Zoning Ordinance Article 13, which mandate that no Map Amendment and/or Special Use application shall be accepted or processed for approval while there exist pending judicial proceedings for violations of any Cook County Building and Zoning Ordinances. We hereby certify and attest that there are no pending judicial proceedings for violation of Cook County Building and Zoning Ordinance against the property described above.

We further acknowledge, by signature below, that we understand that if we resume illegal zoning activities after any violations have been adjudicated and remedied and while a Map Amendment and/or Special Use application is in process, the original Map Amendment and/or Special Use application will be declared null and void and the application process, including all notification requirements, must commence again and all application documents, including all filing fees, must be resubmitted and refilled with Cook County Zoning Administrator.

Signature of Owner

(Signature of Applicant)

Subscribed and sworn to before me this
____ Day of _____, 20____

Subscribed and sworn to before me this
____ Day of _____, 20____

Notary Public

Notary Public

**Department of Building and Zoning
Applicant's Statement**

1. I have in my possession a copy of the "Rules of Practice and Procedure" issued by the Zoning Board of Appeals.
2. I am aware that filing fees may not be refunded.
3. To the best of my knowledge, violation of the Cook County Zoning Ordinance now ___ DOES ___ DOES NOT exist on the subject property. If it does Violation # _____
4. To the best of my knowledge, no deed restrictions or private covenants prevent the use, change of zone, special use, or variation sought in this application.
5. As an applicant, I am a lawyer or have been advised of the recommendation of the Zoning Board of Appeals that I obtain legal counsel of my choice to assist me in the preparation and presentation of my case.
6. I have been informed that Public Hearing dates are set by the Zoning Board of Appeals and that I will receive Notice of that date by certified mail at least fifteen (15) days before the Public Hearing.
7. I am aware that I may arrange or request the assistance of the Secretary of the Zoning Board in arranging for the attendance of a court reporter at the hearing at my expense. I understand that if a court reporter is not present or is unable to make a complex transcript of the entire hearing, regardless of length, my case might be adversely affected by the lack of a complete record of the hearing.
8. I acknowledge that it is my responsibility to prepare all exhibits, arrange for the appearance of qualified witnesses and to have at the Hearing all documents relevant to this case.
9. With respect to soil, water and fire matters:
 - a. For the proposed P.U.D. (planned unit development), I am aware of the applicable ordinance, rules and regulations pertaining to water retention and run-off and understand that failure to prove compliance herewith, will result in denial of my P.U.D. application.
 - b. Except in variation cases, at the hearing I will present evidence of having informed the jurisdictional fire protection district of my plans.
10. Planned Unit Development Applications: Applicant must submit a copy of the preliminary site plan, showing ingress, egress, drainage and parking to the Chief Engineer of the Transportation and Planning Bureau of the Cook County Highway Department for preliminary approval. A public hearing date will be set only upon the submission and approval of said plat.
11. I have been informed of the Zoning Board's presumption of the general desirability of planned developments, where appropriate, and will either seek a planned development, where appropriate, or will offer reasons at the hearing for its inappropriateness in my case.

Applicant Signature _____ Date _____

Department of Building and Zoning Fee Schedule

A) Petition for a Text Amendment:	\$525.00
B) Petition for Map Amendment:	
1. Less than one acre	\$1,000.00
2. One acre to five acres	\$1,750.00
3. Five acres to ten acres	\$2,500.00
4. Ten acres to twenty acres	\$3,250.00
C) Petitions for the following Special Uses:	
1. Excavations for Artificial Lake on which sub-division is proposed	\$2,100.00
2. If sand, gravel, rock or fill to be sold from above item, additional	\$4,200.00
3. Extraction of rock, sand, gravel, peat or any type of Borrow Pit	\$4,200.00
4. Extraction of Top Soil	\$1,050.00
5. Sanitary Land Fill	\$6,300.00
6. Dry Land Fill	
a. Under five acres	\$525.00
b. Over five acres	\$4,200.00
7. All hospitals, sanitariums, convalescent homes, nursing and rest homes for profit	\$2,100.00
8. Planned Developments	
a. Five acres and under	\$1,000.00
b. Over five acres to ten acres	\$1,750.00
c. Over ten acres to fifteen acres	\$2,500.00
d. over fifteen acres	\$3,250.00
9. All other listed Special Uses as provided for in the Zoning Ordinance	\$525.00
D) Petitions for Variations:	
1. All variations in all residential districts, regardless of number of different variations sought	\$225.00* or \$50.00 per lot whichever is greater
2. All variations in all commercial and industrial districts, regardless of number of variations sought * plus cost of court reporter transcript	\$425.00*
E) Any combination of petitions, such as an Amendment, Special Use and Variation, if requested by the applicant, will be treated as individual petitions as far as fees are concerned, but will be consolidated and heard at the designated time for the Public Hearing, before the Zoning Board of Appeals of Cook County.	
F) Fees for any other uses not included in this list or new uses not yet conceived, shall be determined by the Commissioner of Building and Zoning until such time as a resolution can be presented to the Board of Commissioners of Cook County.	