

Land Use and Zoning Legislation

As of February 21, 2020

Click on Each Bill Number for Additional Information
(ISACo)

HOUSE BILLS			
Bill	Sponsor	Title	Summary
H-4098 Oppose Mandate	J. Mason	epa-landfills	Amends the Environmental Protection Act. Requires a landfill located within 1000 feet of the right of way of a township or county road or State or interstate highway to have its operations screened from view by a barrier no less than 8 feet in height. Provides that no part of a landfill may be located closer than 1000 feet from specified buildings unless the owner of the building provides written permission. Preempts home rule. Effective immediately.
H-4405	K. Burke	consv-unused grant funds	Amends the Open Space Lands Acquisition and Development Act. Provides that any portion of an advanced grant payment not expended by a grantee within 2 years shall be returned to the Department of Natural Resources for distribution with the remainder of the grant on a reimbursement basis. Clarifies that grant funds may be made available for expenditure by a grantee for a period longer than 2 years as long as the grant funds have been legally obligated by the unit of local government prior to the expiration of the 2-year period. Effective immediately.

H-4653 Oppose Mandate	D. Mazzochi	sm wireless facilities-hearing	Creates the Local Control, Protection, and Empowering Law in the Small Wireless Facilities Deployment Act. Provides that property owners may, by petition, require a hearing prior to an authority's approval or denial of the installation of a small wireless facility in an area zoned exclusively for residential purposes. Requires the petition to include 250 signatures of the property owners or 40% of the property owners, whichever is less, within 1,000 feet of where the small wireless facility would be installed. Includes other petition and hearing requirements. Provides that all findings and written comments of the authority as a result of the hearing must be forwarded to the Office of the Secretary of the Federal Communications Commission by the authority. Provides that a hearing shall not interfere with the requirement that an authority approve or deny an application within specified timeframes.
SENATE BILLS			
Bill	Sponsor	Title	Summary
S-2466 Support ISACo Agenda	L. Holmes	county-special use revocation	Amends the Counties Code. Provides that a county board may revoke a special use previously authorized for any of the following reasons: (1) disorderly or immoral practices occur on the property for which the special use was granted; (2) circumstances happen or become known to the county board or board of appeals, which, had they happened or been known at the time when the special use was approved, would have legally justified the county board or board of appeals in refusing the special use; or (3) the beneficiaries of the special use violate any of the rules and regulations issued by the county board or board of appeals, other than those necessarily violated by authorizing the special use. Effective immediately.

S-2956	A. Manar	consv-unused grant funds	Amends the Open Space Lands Acquisition and Development Act. Provides that any portion of an advanced grant payment not expended by a grantee within 2 years shall be returned to the Department of Natural Resources for distribution with the remainder of the grant on a reimbursement basis. Clarifies that grant funds may be made available for expenditure by a grantee for a period longer than 2 years as long as the grant funds have been legally obligated by the unit of local government prior to the expiration of the 2-year period. Effective immediately.
S-3298	S. Hilton	sm wireless facilities-install	Amends the Small Wireless Facilities Deployment Act. Modifies the definition of collocate or collocation and adds a definition of structure. Changes various references of collocate or collocation to install or installation. Provides that an authority may require in a residential historic district that a small wireless facility be collocated on an existing utility pole or existing wireless support structure within 850 feet of the proposed installation or, if no such existing wireless support structure, the authority may reject the application. Effective immediately.