

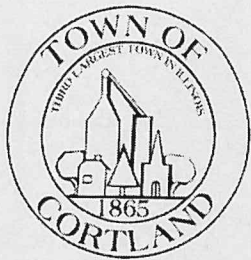


NOTICE OF PUBLIC HEARING

Public notice is hereby given that Raymond Soto of SOTOMAYN LLC, as applicant, has filed a request for text amendment in accordance with Title 9, Chapter 9, Section 2B of the Cortland Town Code. The proposed amendment consists of modifying Title 9, Chapter 2, Section 2 to define “Outdoor Storage, Commercial”. The proposed amendment also includes the addition of “Outdoor Storage, Commercial” as a permitted use in C-2 General Commercial zoning as indicated in Section 9-3-7 Permitted Uses by District.

A Public Hearing before the Town’s Planning Commission will be held at Town Hall, 59 S. Somonauk Road, Cortland, on **Thursday, March 5, 2026, at 7:00 pm.**

All persons desiring to provide testimony regarding the requested amendment may attend the public hearing to do so or offer testimony in advance thereof in writing. The application for amendment may be viewed through the Town’s website at www.cortlandil.org. Written correspondence regarding the proposal may be directed to the Town of Cortland Zoning Administrator, P.O. Box 519, Cortland, IL 60112 and must be received not later than 4:30 p.m. at Town Hall on the day of the hearing in order to be incorporated into the public record of proceedings for amendment request as appropriate.



Date Filed:	February 3, 2026
Job Number:	
PC Number:	

LAND DEVELOPMENT APPLICATION

THE UNDERSIGNED RESPECTFULLY PETITIONS THE TOWN OF CORTLAND TO REVIEW AND CONSIDER GRANTING THE FOLLOWING APPROVAL ON THE LAND HEREIN DESCRIBED.

(Check all that apply)

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Annexation* | <input type="checkbox"/> Rezoning from _____ to _____ |
| <input checked="" type="checkbox"/> Text Amendment (attached proposed language) | |
| <input type="checkbox"/> Special Use Permit for a: | <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Planned Unit Development: | |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Development Plan <input type="checkbox"/> Final Development Plan |
| <input type="checkbox"/> Subdivision Plat: | <input type="checkbox"/> Preliminary Subdivision Plat <input type="checkbox"/> Final Subdivision Plat |

** Attach an original copy of the annexation petition to this application*

.....
PLEASE PRINT OR TYPE IN BLUE OR BLACK INK

PART I. APPLICANT INFORMATION

APPLICANT	LAND OWNER <i>(If not the Applicant)</i>	CONTACT PERSON <i>(If not the Applicant)</i>
Name: <u>Raymond Soto</u>	<u>Raymond R. Hohe</u>	_____
Company: <u>SOTOMAYN LLC</u>	_____	_____
Address: <u>1N939 Saddlewood Drive</u>	<u>2710 SW Avenue</u>	_____
<u>Maple Park, IL 60151</u>	<u>Cape Coral, FL 33914</u>	_____
E-mail: <u>ray.resoto@gmail.com</u>	<u>ray.hohe@gmail.com; rhohe@cnifence.com</u>	_____
Phone: <u>630-674-7686</u>	<u>630-878-9972</u>	_____

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES NO

(If the Applicant is not the owner of the subject property, a notarized letter from the Owner authorizing the Applicant to file the Land Development Application must be attached to this application.)

IS THE APPLICANT AND/OR OWNER A TRUSTEE OR A BENEFICIARY OF A LAND TRUST?

YES NO

(If the Applicant and/or Owner of the subject property is a Trustee of a land trust or beneficiary(ies) of a land trust, a disclosure statement identifying each beneficiary of such land trust by name and address and defining his/her interest therein shall be verified by the Trustee and shall be attached hereto.)

Cortland Land Development Application

Date Filed:	February 3, 2026
PCN number:	

PART II. PROPERTY INFORMATION

ADDRESS OF PROPERTY: 320 W Lincoln Highway, Cortland, IL 60112

PARCEL INDEX NUMBER(S): 09-30-200-009

LEGAL DESCRIPTION: A FULL LEGAL DESCRIPTION MUST BE ATTACHED TO THE APPLICATION

TOTAL AREA OF SUBJECT PROPERTY(IES) (ACRES): 3.00

IF SUBDIVIDING, NUMBER OF LOTS BEING CREATED: _____

CURRENT ZONING: C-2 PROPOSED ZONING: C-2

RECOMMENDED LAND USE: _____

PROPOSED LAND USE: (Based upon the recommendations of the Cortland Town Plan)
Outdoor storage of RVs, boats, campers, vans and vintage cars

NAME OF PROPOSED DEVELOPMENT: SOTOMAYN LLC CORTLAND

The subject property is located in which FIRE PROTECTION DISTRICT? Cortland Fire Protection District

The subject property is located in which SCHOOL DISTRICT? CUISD #428 - DeKalb

Attach relevant checklist(s) and associated information as outlined during the pre-application meeting.

I, Raymond Soto, hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Zoning Ordinance and/or Subdivision Ordinance of the Town of Cortland.

[Signature]
Signature of Applicant

February 3, 2026
Date

State of Illinois
County of <u>DeKalb</u>
Signed before me on <u>February 3</u> , 20 <u>26</u> by <u>Raymond Soto</u> <i>Applicant</i>
<u>[Signature]</u> Signature of Notary Public
(Seal) OFFICIAL SEAL JULIA SOTO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 06/22/2027

ZONING SECTION TWO:

That Title 9, “Zoning Regulations” Chapter Two, “Definitions, Section 9-2-2” shall be amended to include an additional definition as follows:

Outdoor Storage, Commercial: A commercial premises whereupon the owner and/or operator may permit customers, for a fee, to use said premises for the storage of Recreational Vehicles, boats, campers, vans, and vintage cars outside of a wholly enclosed building.

ZONING SECTION THREE:

That Title 9, “Zoning Regulations” Chapter Three, “Miscellaneous Zoning Regulations”, Section 9-3-7.G “Permitted Uses by District” shall be amended as follows:

G. OTHER USES	ag	R-1	R-2	R-3	R-4	C-1	C-2	I-1	I-2	P-1
Amusement establishments						P	P	P		S
Appliance sales and repair						P	P	P		
Automobile sales and repair service						S	P	P		
Automobile, truck and trailer body repair								P	P	
Barbershop						P	P			
Beauty salon						P	P			
Boarding/rooming house					P					
Boat sale and repair							P	P		
Body art studio						S	S			
Bowling alley						P	P			
Business service establishment						P				
Canvas retail repair and fabricating						S	P	P	P	
Car wash							P			
Carillon, bell towers, clocks	S	S	S	S	S	S	S	S	S	S
Carpet manufacture									P	
Catalog order store						P	P	P		
Cemetery		S	S	S	S					
Clay products manufacture									P	
Clothing store						P	P			
Commercial storage							P			
Community center										S
Confections manufacture								P	P	

	ag	R-1	R-2	R-3	R-4	C-1	C-2	I-1	I-2	P-1
Convenience shop						P	P	P	P	
Cosmetics manufacture								P	S	
Daycare center 5		P	P	P	P	P	P	P		
Daycare home 5		P	P	P	P					
Department store						P	P			
Drive-in food service establishments						S	P	P	P	
Drive-in theater							P	P		
Drugstore						P	P			
Dry goods store						P	P			
Dye manufacture									S	
Electrical generating plant								S		
Equipment repair and storage							S	P	P	
Excavating operations								P	P	
Fence sales and manufacture							P			
Fire sciences training facility	S							S	S	
Floral shop						P	P			
Flour storage									S	
Freight yards/terminals									P	
Funeral parlor						S	P			
Furniture store						P	P			
Gas station						P	P	P	P	
Gift store						P	P			
Government office and buildings		S	S	S	S	S	S	S	S	S
Grain storage elevators - whole grain storage	P							S		
Gun, archery range, indoor								P		
Hardware store						P	P	P		
Hospital		S	S	S	S		S			
Hotel						P	P			
Insurance office						P	P			
Jewelry store						P	P			
Laundromat						P	P			
Library		S	S	S	S	P	P			
Luggage store						P	P			

	ag	R-1	R-2	R-3	R-4	C-1	C-2	I-1	I-2	P-1
Lumber sales and storage								P	P	
Magazine store						P	P			
Mobile home park					S					
Mobile home sales								P	P	
Motel						S	P			
Motor vehicle impound yard								S	S	
Music store						P	P			
Office and/or artist supplies						P	P			
Outdoor Storage, Commercial							P			
Paint shop								P	P	
Park areas		S	S	S	S	S	S	P	P	P
Personal wireless telecommunications facilities (when located on town owned land)	P	P	P	P	P	P	P	P	P	P
Personal wireless telecommunications facilities (when not located on town owned land) 3		S	S	S	S	S	S	S	S	
Picnic shelter										P
Place of assembly, seating capacity less than 300 persons 7	P	P	P	P	P	P	P	P	P	
Place of assembly, seating capacity less than 300 persons 7 and with a license to operate on the premises from the Town										P
Place of assembly, seating capacity 300 or more persons	S	S	S	S	S	S	S	S	S	
Planned unit development		S	S	S	S	S	S	S	S	
Playgrounds		P	P	P	P					P
Plumbing sales and service						P	P	P		
Professional office						P	P	P	P	
Public transportation terminal								P	P	
RV sales and repairs							P			
Radio and television stations						P	P	P	P	
Real estate office						P	P			
Religious institution, offices, group living facilities		P	P	P	P	P	P			
Repair garage								P	P	
Residential, multiple-family					P	S				

	ag	R-1	R-2	R-3	R-4	C-1	C-2	I-1	I-2	P-1
Residential, single-family	P	P	P	P	P	S				
Residential, two-family 6				P	P	S				
Restrooms, public										P
Schools		S	S	S	S					
Scientific and research instruments								P	P	
Secondhand stores						P	P			
Seeds, processing	P							P	P	
Shoe store						P	P			
Solar Farm	S							S		
Solar Garden	S							S		
Sporting goods store						P	P			
Stadiums, auditoriums and arenas							P	P		
Store products manufacture									P	
Swimming pool, private		P	P	P	P					
Swimming pool, public		S	S	S	S					S
Theater						P	P			
Towing service business office								P	P	
Trucking terminal									P	
Utility facility, large	S	S	S	S	S	S	S	S	S	S
Utility facility, medium 4	P	P	P	P	P	P	P	P	P	P
Utility facility, small	P	P	P	P	P	P	P	P	P	P
Variety store						P	P			
Wastewater irrigation area	P	P	P	P	P	P	P	P	P	P
Wastewater reclamation and reuse facility	S							S	S	S
Wholesale outlets							P	P	P	