



# TOWN OF CORTLAND

59 S. Somonauk Rd., P.O. Box 519  
Cortland, IL 60112

**THIRD LARGEST TOWN IN ILLINOIS**

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Administration  
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(815)756-4583

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(815)756-3030

Police (Non Emergency)  
(815)756-2558

Website  
[www.cortlandil.org](http://www.cortlandil.org)

## TOWN OF CORTLAND – SPECIAL SERVICE AREA DISPUTES SETTLED

The Town of Cortland recently concluded longstanding litigation involving unpaid Special Service Area taxes in certain areas of the Town known as SSAs 4-8. The settlement has resulted in the recent dismissal of a lawsuit filed in 2016 entitled *LNL4EVER, LLC v. Cortland, DeKalb County and the Special Service Area Bondholders*.

The litigation involved approximately \$23 million in Special Service Area bonds issued in 2006 by the Town of Cortland to fund an independent sanitary sewer system and to improve its water system. The Special Service Area bonds were primarily issued to pay for an innovative sewage treatment plant known as the Sheaffer System which now has the capacity to serve more than double the current population of the Town of Cortland. The system was built at the request of real estate developers, who agreed to have a series of multi-year Special Service Area taxes placed against their land to fund the utility system needed for their planned developments. The taxes were to continue through tax year 2015.

The housing recession of 2008 resulted in very little construction taking place and an almost universal default relating to the payment of the Special Service taxes. The Bondholders, most of whose bonds were never paid, made a claim for the tax-delinquent land along with tax purchaser LNL4EVER, LLC, which then metastasized into the wide ranging lawsuit that eventually included both the Town of Cortland and DeKalb County. Mayor Russell Stokes received the support of the Town Board in his view that most of the properties should remain in private hands and be returned to the effective tax rolls, and this proved to be the basis for a comprehensive settlement. Working closely and collaboratively with DeKalb County in a statutory process to return the parcels to the tax rolls, the Town was able to accomplish a settlement which resulted in the eventual transfer of nine parcels in SSAs 4-8 to LNL4EVER, LLC and the rest of the parcels to UMB Bank, which serves as the Trustee for the Bondholders. As part of the Agreement, however, Cortland will remain in ownership of 13 parcels of property, almost all of which will be used for permanent public uses, including sites for parts of its utility system and bicycle and walking paths. In the future as the land is turned back to the private parties and is developed, Cortland will receive its then-current building permit and connection fees along with in some cases, an extra \$1,000 fee which will reimburse Cortland for extra costs associated with this dispute.

This litigation has consumed a great deal of time and effort and, through the successful efforts of the Town's officials and those working in collaboration, is now over. Unburdened by this unfortunate legacy of the Great Recession, the Town of Cortland may now turn toward meeting its goals in development with clearer skies ahead.

### A MESSAGE FROM CHIEF DARGIS

The holiday season is always a special time of year. It is also a time when busy people can become careless and vulnerable to theft and other holiday crime. We can never be too careful, too prepared, or too aware. Please check the Town's website for safety tips and share this information with family, friends and neighbors. The Town of Cortland Police Department wishes you a safe happy and peaceful holiday season.

"The holiday season is a perfect time to reflect on our blessings and seek out ways to make life better for those around us."  
Terri Marshall

Best regards,

Lin Dargis, Chief of Police



### Cortland Water Department Continues To Replace Meters

The water department will continue replacement of older water meters in the system. Many of these meters are near 20 years old, although they continue to register water consumption; the battery in the device that transmits the actual reading is expiring. If you receive a utility bill with an **ESTIMATED READ**, it is important to call and schedule an appointment. Meter replacement is free of charge and will take about 30 minutes. Appointment times are scheduled Monday-Friday 7:30 a.m. until 3:00 p.m. Please call 815-756-9684 Monday-Friday between 8:30 - 4:30 to schedule appointments.

### AN ORDINANCE AMENDING TITLE 6, MOTOR VEHICLES AND TRAFFIC, CHAPTER 2, PARKING RESTRICTIONS AND REGULATIONS

No vehicle of any kind, including, but not limited to, any automobile, stock car, truck, van, trailer, recreational vehicle, motorhome, aquatic vessel, or tractor shall be parked in the front, back, or side yards of private property, except on an approved form of hard surfaces. All hard surfaces shall conform to Section 9-5-3D of the Town of Cortland Municipal Code. Unapproved surfaces include, but are not limited to, grass, dirt, gravel, and wood chips. If you have any questions, please call or check the Town Code on the Town's website.

#### WATER BILLING INFO

**Water Bills are due November 25, 2019.**

**Due Dates for 2020 are February 25, May 25, August 25, and November 25**

#### NEED INFORMATION?

The Town website at [cortlandil.org](http://cortlandil.org) is updated regularly. Staff is always available to answer questions. The Cortland Police Department has a Facebook page to keep you up to date on police happenings. You can check it out at Cortland IL Police Department.

### Are you interested in helping in the development of Cortland?

If yes, then you may be interested in serving on the Town's Planning Commission. The Town is actively seeking residents that would be interested in volunteering their time to serve on the Town of Cortland Planning Commission. The Planning Commission is responsible for reviewing plans for all types of development (residential, commercial and industrial) and making recommendations to the Town Board of Trustees on those respective plans. The Commission may also periodically amend the Town's Comprehensive Plan and the Town's Zoning Code.

Interested residents are encouraged to submit an application, which may be obtained online or by contacting the Town of Cortland (located at 59 S. Somonauk Road or call 815-756-9041). The application must be submitted in a sealed envelope to the Cortland Town Hall and addressed to the attention of "Planning Commission Chair Brad Lawson." Applications will be reviewed and interviews conducted by current members of the Planning Commission. Appointments will be made by the Mayor pursuant to recommendations by the Commission.

The application is available on the Town's Website [www.cortlandil.org/Residents/Planning Commission](http://www.cortlandil.org/Residents/Planning Commission)

**Please call the Cortland Police Department non-emergency number (815)756-2558 to report solicitors that cannot provide a required Town Identification Card.**

**DATES TO REMEMBER**

**November**

- 11 Town Board Meeting  
Veteran's Day (Town Hall Closed)
- 25 Town Board Meeting
- 28 Thanksgiving (Town Hall Closed)
- 29 Town Hall Closed

**December**

- 07 Spaghetti with Santa (Cortland Fire Department)
- 09 Town Board Meeting
- 23 Town Board Meeting
- 24 Christmas Eve (Town Hall Closed)
- 25 Christmas Day (Town Board Closed)

**HAPPY NEW YEAR!**

All Town meetings start at 7 p.m. unless otherwise noted. Please check our website for cancellations or changes to meeting schedule. Planning Commission Meetings, when scheduled, are held the first Thursday of every month. Check the Town's website for meeting agendas.



**CHRISTMAS TREE PICK-UP**

DC Trash will be providing Christmas tree pick-up on normal scheduled days through the month of January.

**NICOR MODERNIZES METERS**

In the next few months Nicor Gas will begin deployment of the Meter Modernization Project. For more information you can go to [https://nicorgas.com/residential/meter-reading/advanced-metering-infrastructure?utm\\_source=bill-insert&utm\\_medium=july](https://nicorgas.com/residential/meter-reading/advanced-metering-infrastructure?utm_source=bill-insert&utm_medium=july)



**REMINDER THAT THERE IS NO PARKING ON STREETS AFTER 2" SNOWFALL**

**IT IS VERY IMPORTANT THAT EVERYONE READ THE CENSUS INSERT! MORE INFORMATION IS AVAILABLE ON THEIR WEBSITE AT CENSUS.GOV**

**PUBLIC WORKS**

The Town's goal is to achieve roads clear of snow in a reasonable time period. This depends greatly on the type and amount of snow. Please remember full plow operations will begin after 2 or more inches of snow has fallen and the storm begins to taper off. Start times will depend on the forecasted snow ending. **Parking on streets is not permitted after a declared 2" snow fall; please check forecast for predicted snow amount.**

We are sorry, but we are not able to control the snow from going into driveways. All residents must be prepared to clear their own driveways. By Town Ordinance residents are responsible to keep sidewalks cleared from snow and free of ice.

Please keep fire hydrants clear of snow. This is a safety issue that could affect your family or your neighbors.

**Mailboxes**

It's that time of year again and the dreaded **SNOW** is here. Please take the time to do a maintenance check of your mailbox. Check to make sure it was installed properly according to USPS guidelines, nuts and bolts are tight, and the post is not rotted or leaning. The Town is only responsible for mailbox damage if the plow came in direct contact with a mailbox.

If you have plowing questions or concerns and have access to a computer, please e-mail Public Works Director John Kocher at [streets@cortlandil.org](mailto:streets@cortlandil.org) or you can email him directly from the Town website; just click on departments and follow the link. You may also call the Town Hall at 815-756-9041. However direct email to Mr. Kocher is the best way to reach him.

Hello Friends and Neighbors,

Summer and Fall seemed to pass quickly and now we are experiencing an early and what promises to be a long Winter.

I want to thank all those folks that volunteered their time to bring us a tremendous Summer Festival and Fall Parade. Fortunately, neither were hampered by the weather.

Our scheduled road improvements and sidewalk improvements have been completed. The County Highway Department will be painting crosswalks when appropriate. When all is complete the Town will be taking over maintenance of Somonauk Road up to and including the intersection with Cortland Center Road.

Just recently the Town was gifted 3 acres of property on the southeast corner of Somonauk Road and Cortland Center Road. The acceptance of this generous gift from Resource Bank, was approved by the Town Board and it was agreed that the property would be re-zoned from Commercial to Park land and made a part of Suppeland Park. Possible uses of this Park property will be discussed in the future.

As soon as the Town receives the property, and weather permits, public works will be clearing some of the trees and brush which hinder visibility of motorists at the aforementioned intersection.

Please read this entire Newsletter as it contains information that affects all of us.

I encourage everyone to be safe and enjoy the upcoming Holidays with your family and friends, and please be kind and courteous to your neighbors.

Best Wishes to All,

Russ Stokes, Mayor



**PLEASE READ CENSUS INFORMATION BELOW.**

**WATER BILLS WERE MAILED ON NOVEMBER 7 TH  
THEY ARE DUE NOVEMBER 25TH.**

**IF YOU DID NOT RECEIVE YOUR WATER BILL IN THE MAIL,  
YOU MAY CALL THE TOWN HALL FOR A COPY,**

# How the 2020 Census will invite everyone to respond



## What to Expect in the Mail

When it's time to respond, most households will receive an invitation in the mail.

Every household will have the option of responding online, by mail, or by phone.

Depending on how likely your area is to respond online, you'll receive either an invitation encouraging you to respond online or an invitation along with a paper questionnaire.

### Letter Invitation

- Most areas of the country are likely to respond online, so most households will receive a letter asking you to go online to complete the census questionnaire.
- We plan on working with the U.S. Postal Service to stagger the delivery of these invitations over several days. This way we can spread out the number of users responding online, and we'll be able to serve you better if you need help over the phone.

### Letter Invitation and Paper Questionnaire

- Areas that are less likely to respond online will receive a paper questionnaire along with their invitation. The invitation will also include information about how to respond online or by phone.

WHAT WE WILL SEND IN THE MAIL	
On or between	You'll receive:
March 12-20	An invitation to respond online to the 2020 Census. (Some households will also receive paper questionnaires.)
March 16-24	A reminder letter.
	<b>If you haven't responded yet:</b>
March 26-April 3	A reminder postcard.
April 8-16	A reminder letter and paper questionnaire.
April 20-27	A final reminder postcard before we follow up in person.

### We understand you might miss our initial letter in the mail.

- Every household that hasn't already responded will receive reminders and will eventually receive a paper questionnaire.
- It doesn't matter which initial invitation you get or how you get it—we will follow up in person with all households that don't respond.

# 50 WAYS CENSUS DATA ARE USED

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- Decision making at all levels of government.
- Drawing federal, state, and local legislative districts.
- Attracting new businesses to state and local areas.
- Distributing over \$675 billion annually in federal funds and even more in state funds.
- Forecasting future transportation needs for all segments of the population.
- Planning for hospitals, nursing homes, clinics, and the location of other health services.
- Forecasting future housing needs for all segments of the population.
- Directing funds for services for people in poverty.
- Designing public safety strategies.
- Development of rural areas.
- Analyzing local trends.
- Estimating the number of people displaced by natural disasters.
- Developing assistance programs for American Indians and Alaska Natives.
- Creating maps to speed emergency services to households in need of assistance.
- Delivering goods and services to local markets
- Designing facilities for people with disabilities, the elderly, or children.
- Planning future government services.
- Planning investments and evaluating financial risk.
- Publishing economic and statistical reports about the United States and its people.
- Facilitating scientific research.
- Developing "intelligent" maps for government and business.
- Providing proof of age, relationship, or residence certificates provided by the Census Bureau.
- Distributing medical research.
- Reapportioning seats in the House of Representatives.
- Planning and researching for media as backup for news stories.
- Drawing school district boundaries.
- Planning budgets for government at all levels.
- Spotting trends in the economic well-being of the nation.
- Planning for public transportation services.
- Planning health and educational services for people with disabilities.
- Establishing fair market rents and enforcing fair lending practices.
- Directing services to children and adults with limited English-language proficiency.
- Planning urban land use.
- Planning outreach strategies.
- Understanding labor supply.
- Assessing the potential for spread of communicable diseases.
- Making business decisions.
- Understanding consumer needs.
- Planning for faith-based organizations.
- Locating factory sites and distribution centers.
- Distributing catalogs and developing direct mail pieces.
- Setting a standard for creating both public and private sector surveys.
- Evaluating programs in different geographical areas.
- Providing genealogical research.
- Planning for school projects.
- Developing adult education programs.
- Researching historical subject areas.
- Determining areas eligible for housing assistance and rehabilitation loans.