TOWN OF CORTLAND
DEKALB COUNTY, ILLINOIS

TOWN OF CORTLAND
ORDINANCE NO. 2019-XX

AN ORDINANCE REZONING THE PROPERTY LOCATED AT TBD (F/K/A 20740) N. SOMONAUK ROAD FROM "C-1" LIMITED RETAIL BUSINESS TO "C-2" GENERAL COMMERCIAL IN THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS

ADOPTED BY THE
MAYOR AND BOARD OF TRUSTEES
OF THE TOWN OF CORTLAND

This ___ day of _____, 2019

Effective date: _____, 2019

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Town of Cortland, DeKalb County, Illinois this ___ day of ____ 2019.

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WHEREAS, a Land Development Application for a hearing before the Planning Commission has been filed by Mario Delgado for the property located at TBD (f/k/a 20740) N. Somonauk Road in the Town of Cortland, with the consent of the owner, Resource Bancshares, Inc., an Illinois Corporation, seeking to rezone the property which is currently zoned "C-1" Limited-Retail Business, to "C-2" General Commercial; said property (the "subject property") being legally described as follows as:

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH 1/2; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID QUARTER, 329.01 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO SAID WEST LINE, 408.50 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID WEST LINE, 333.50 FEET TO THE NORTH LINE OF SAID SOUTH 1/2; THENCE WESTERLY, ALONG SAID NORTH LINE, 408.52 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.
PIN: 09-20-200-003

WHEREAS, the application of Mario Delgado d/b/a Del's Family Landscaping for such zoning map amendment was made in accordance with the provisions of the Cortland Town Code; and

WHEREAS, pursuant to the required published notice and proper notification by the Town of Cortland of adjacent property owners, the Planning Commission held a public hearing on **March 7, 2019**; and

WHEREAS, the Planning Commission has recommended approval of the rezoning (zoning map amendment) from "C-1" Limited-Retail Business, to "C-2" General Commercial by a 4-1 vote with 2 members absent; and

WHEREAS, the Town of Cortland Board of Trustees, after examining said application and recommendation, along with the Advisory Report in accordance with Section 9-9-2.B of the Town Code, has determined that all requirements for the zoning map amendment have been met.

NOW THEREFORE, BE IT ORDAINED by the Corporate Authorities of the Town of Cortland, DeKalb County, Illinois as follows:

1. That the zoning map amendment is hereby approved, and the subject property commonly known as TBD (f/k/a 20740) N. Somonauk Road and legally described above

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shall henceforth be zoned **"C-2" General Commercial**, and shall be so depicted on the Town's official zoning map.

2. That the recitals above are incorporated herein and this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED and this APPROVED this ____ day of ____, 2019.

AYES:
NAYS:
ABSENT:

_____
Russell C. Stokes, Mayor

ATTEST:

_____
Cheryl Aldis, Town Clerk

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