Town of Cortland

Agenda Request

(SUBMIT FORM TO THE TOWN CLERK NO LATER THAN ONE WEEK BEFORE THE SCHEDULED MEETING)

ALL REQUESTS ARE SUBJECT TO THE APPROVAL OF THE MAYOR

☐ **RESOLUTION** ☒ **ORDINANCE** ☐ **INFORMATION** ☐ **OTHER**

DATE PREPARED: JUNE 18, 2020 **FOR MEETING ON: JUNE 22, 2020**

DESCRIPTION/TITLE: **PC20-01 – REQUEST TO REZONE 3 ACRES AT THE SOUTHEAST CORNER OF SOMONUAK ROAD AND CORTLAND CENTER ROAD FROM C-1 TO P-1.**

REQUIRED ACTION: **MOTION TO APPROVE "AN ORDINANCE REZONING 3.1 ACRES, PIN: 09-20-200-003 FROM "C-1" LIMITED RETAIL BUSINESS TO "P-1" RECREATION AND OPEN SPACE IN THE TOWN OF CORTLAND."**

STAFF/COMMITTEE RECOMMENDATION: **THE PLANNING COMMISSION AND STAFF RECOMMENDS THAT THIS ORDIANANCE BE PASSED.**

STATEMENT OF CONCERN/SUMMARY: **THIS 3.1 ACRE PROPERTY WAS RECENTLY ACQUIRED BY THE TOWN AND IS PHSYCIALLY ADJACENT TO SUPPLAND PARK, WHICH IS ZONED P-1. AS IT IS THE INTENT TO DEVELOP THIS NEWLY ACQUIRED PROPERTY AS PART OF SUPPLAND PARK IT IS APPROPRIATE TO REZONE IT TO A DESIGNATION WHICH ALLOWS A PUBLIC PARK.**

Prepared by: Anna Kurtzman Approved by: Date:

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FINDING OF FACT AND RECOMMENDATION
TO THE TOWN OF CORTLAND BOARD OF TRUSTEES
PC 2020-01

To: Cortland Board of Trustees

From: Cortland Planning Commission

Date: June 18, 2020

RE: Consideration of a request to rezone property at the Southeast Corner of Somonauk Road and Cortland Center Road

The Cortland Planning Commission conducted a Public Hearing on June 7, 2020, at 7:04 p.m. in the Town of Cortland Town Hall at 59 S. Somonauk Road, Cortland, Illinois. The purpose of the Public Hearing involved consideration of the request by the Town of Cortland as applicant and owner to rezone a three acre property at the southeast corner of Somonauk Road and Cortland Center Road from C-1 (Limited Retail Business) to P-1 (Recreation and Open Space).

Public notice was given through publication in the Daily Chronicle and via letters mailed by the United States Postal Service to adjacent property owners.

The Planning Commission reviewed and considered the material and information presented at the public hearing. It reviewed the required standards upon which a rezoning request is to be considered (Section 9-9-2B4 of the Zoning Code) and established Findings of Fact.

A motion was made to approve the request to rezone the property from C-1 to P-1, which passed by an unanimous roll call vote. The Planning Commission therefore recommends approval of the request.

Respectfully Submitted,

S. Bradley Lawson

Brad Lawson, Chairman
CORTLAND PLANNING COMMISSION

TOWN OF CORTLAND
DEKALB COUNTY, ILLINOIS

TOWN OF CORTLAND
ORDINANCE NO. 2020-__

AN ORDINANCE REZONING 3.1 ACRES, PIN: 09-20-200-003 FROM "C-1" LIMITED RETAIL BUSINESS TO "P-1" RECREATION AND OPEN SPACE IN THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS

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

This ___ day of _____, 2020

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Town of Cortland, DeKalb County, Illinois this ___ day of _____, 2020.

ORDINANCE 2020-_____

AN ORDINANCE REZONING 3.1 ACRES, PIN: 09-20-200-003 FROM "C-1" LIMITED RETAIL BUSINESS TO "P-1" RECREATION AND OPEN SPACE IN THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS

WHEREAS, a Land Development Application for a hearing before the Planning Commission has been filed by the Town of Cortland, owner of a 3.1 acre parcel located in the Town of Cortland, seeking to rezone the property to "P-1" Recreation and Open Space; said property being legally described as follows:

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 the Town of Cortland 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 Applicant of adjacent property owners, the Planning Commission held a public hearing on June 4, 2020; and

WHEREAS, the Planning Commission has recommended approval of the rezoning (zoning map amendment) for the parcel to "P-1" Recreation and Open Space by a 5-0 vote; 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 property legally described above shall henceforth be zoned **"P-1" Recreation and Open Space**, 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 June, 2020.

AYES:
NAYS:
ABSENT:

_____
Russell C. Stokes, Mayor

ATTEST:

_____
Cheryl Aldis, Town Clerk