Town of Cortland
59 S. Somonauk Rd.
P.O. Box 519
Cortland, IL 60112-0519

Town Hall:
Administration Office 815/756-9041
Town Clerk's Office 815/756-3030
Facsimile 815/756-4583

Operations & Maintenance:
Town Garage 815/756-6469

Police Department:
Non-Emergency 815/756-2558
Facsimile 815/787-2015

Water/Wastewater:
Office 815/756-9684
Emergencies 815/756-1910
Facsimile 815/756-1543

TO: Planning Commissioners May 29, 2020

FROM: Anna B. Kurtzman, Zoning Administrator

SUBJECT: PC 20-01: Request to Rezone Property owned by Town of Cortland
Southeast Corner of Somonauk Rd and Cortland Center Rd
From C-1 (Limited Retail Business) to P-1 (Recreation and Open Space)

STAFF ADVISORY REPORT

APPLICANT: Town of Cortland

OWNER: Town of Cortland

PROPOSAL:
The applicant is requesting to change the zoning of the subject property from the current C-1 (Limited Retail Business) P-1 (Recreation and Open Space). A copy of the application is attached as Exhibit A.

SUBJECT PROPERTY:
The subject property is approximately 3 acres in size and is located at the southeast corner of N. Somonauk Road and E. Cortland Center Road. It is also bounded by N Pampas Drive on the eastern side. This property is presently undeveloped but has previously been used for row crops. The property is currently zoned C-1 (Limited Retail Business). (A location map, aerial photo, and zoning map are attached as Group Exhibit B.)

HISTORY/CURRENT CONDITIONS:
The Subject Property was annexed in 2002 at which time it was zoned C-1. Portions of the property have been farmed with row crops. In recent weeks the applicant has been removing trees at the northwest corner of the property – trees which were deemed a traffic sight hazard by the owner.

Properties that are immediately adjacent to the subject property (or across the street from) have the following zoning and uses:

Direction	Zoning	Use
North	C-2	Agriculture
South	P-1	Suppeland Park
East	R-2 PUD	NeuCort Lakes Subdivision
West	P-1	Undeveloped
Northwest	Unincorporated A-1 (Agricultural District)	Farmstead

COMPREHENSIVE PLAN:
The Town adopted a Comprehensive Plan on December 13, 2004, which guides development throughout the community. An "Uptown/Civic Center Sub-Area Plan" was adopted on March 13, 2006, which provides further guidance for the area surrounding the intersection of Somonauk Road and Cortland Center Road (Exhibit C). The visual depiction of the plan envisions developing this intersection with retail development. The opening sentence of the preface for this Sub-Area Plan states: "Downtown Cortland is envisioned as a mixed-use pedestrian environment that will serve, both aesthetically and socially, as the front porch of the community."

ANNEXATION AGREEMENT:
The annexation agreement associated with this property was adopted on January 14, 2002 (Ordinance 2002-01). A copy of this document is available for review at the Town Hall or can be found at the County Recorder's website as document number 2002003905. This agreement, like most annexation agreements, is valid for twenty years (due to expire January 14, 2022). The bulk of the agreement discusses how the "Meger Property" (now NeuCort Lakes Subdivision) would develop. It appears that, as it pertains to the "Resource Bankshare Property" the relevant sections discuss the zoning – indicating that it is to be used and developed pursuant to the regulations of the C-1 zoning district. Per Section 2.2(a) of this agreement the property "shall remain in effect during the Term of this Agreement and thereafter unless amended or varied from at the request of the owner thereof."

COMMENTS FROM THE PROFESSIONALS:
The owner intends to use the property as an extension to Suppeland Park. Any engineering concerns, such as the grade difference between the adjacent roads and the subject property, will be addressed at the time that development occurs. The Town has adequate water and sanitary sewer facilities to expand the park to include this property.

While the visual depiction of how the policies of the Downtown Cortland/"Main Street" Visions Plan show this parcel as being developed with retail uses, the policies of this sub-plan do allow some modification. Staff supports deviating from the visual depiction thus allowing this corner to extend the existing park. Such an extension would complement the proposed civic center to be located at the southwest corner of Somonauk Road and Cortland Center Road, leaving the two northern corners to continue to develop with retail uses as depicted in the Sub Area Plan.

STANDARDS UPON WHICH REVIEW SHOULD BE TAKEN:
Section 9-9-2 of the Zoning Code addresses the Planning Commission's role in assessing amendments to the Code, including Map Amendments. Subsection B4 states that the Commission is to provide the Town Board with a written report, that includes your recommendation, and reasons therefore including findings of fact used to make your recommendation. A copy of the standards, including suggestions on crafting the Findings of Fact, is included in Exhibit D. Please remember that these are suggestions only and are based upon information available at this time. Additional information may be presented during the hearing process which may impact how these points are addressed.

PLANNING COMMISSION ACTIONS:
Open the Public Hearing and accept any and all testimony related to the proposal. Once all testimony has been presented the Commission may close the hearing. After closing the hearing the Commission may discuss the merits of the presented information, establish the Findings of Fact upon which decisions may be made and render a recommendation to the Town Board.

As this is a request to rezone property the Planning Commission may recommend to either approve or deny the request (no conditions may be imposed upon the rezoning). It is important to note that any motion must be made as a positive statement. (I.E., "I make a motion to approve the request to rezone the property at the southeast corner of Somonauk Road and Cortland Center Road from its present classification of C-1 to P-1.")

/abk
Attachments
F:\My Documents\W-ZB\Planning Commission\2020\PC 20-01 Rezone SEC Somonauk & Cortland Center\PC Report\Report to PC.docx

PC Number:	PC 20-01
Date Filed:	2/27/2020

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)

[ ] Annexation* [X] Rezoning from C-1 to P-1

[ ] Text Amendment (see attached language)

[ ] Special Use Permit for a
- [ ] Planned Residential Development
- [ ] Planned Commercial Development
- [ ] Planned Industrial Development
- [ ] Planned Office Development
- [ ] Planned Mixed-Use Development
- [ ] Other _____

[ ] Concept Plan

[ ] Preliminary Subdivision Plat [ ] Preliminary Development Plan *(for Planned Developments)*

[ ] Final Engineering Plan [ ] Preliminary Engineering

[ ] Final Subdivision Plat [ ] Final Development Plan *(for Planned Developments)*

Attach an original copy of the annexation petition to this application

PART I. APPLICANT INFORMATION

APPLICANT *(Please Print or Type)*

Name: Town of Cortland - Anna Kurtzman, Zoning Administrator

Address: P.O. Box 519
Cortland, IL 60112

E-mail: ICCI_Kurtzman@yahoo.com

Phone: (815) 981 - 8790

Fax: ( ) _____ - _____

Town of Cortland
Land Development Application

PC Number: PC 20-01

LAND OWNER *(If different than Applicant)*

Name: Same

Address: _____

_____

E-mail: _____

Phone: (_____) _____ - _____

Fax: (_____) _____ - _____

CONTACT PERSON *(If different from Applicant)*

Name: Same

Address: _____

_____

E-mail: _____

Phone: (_____) _____ - _____

Fax: (_____) _____ - _____

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY? YES [X] NO [ ]

*(If the Applicant is not the owner of the subject property, a 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 [X]

(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.)

PART II. PROPERTY INFORMATION

ADDRESS OF PROPERTY: N/A

PARCEL INDEX NUMBER(S): 09-20-200-003

LEGAL DESCRIPTION: *A LEGAL DESCRIPTION MUST BE ATTACHED TO THIS APPLICATION*

AREA OF PARCEL (*ACRES*): 3.1

IF SUBDIVIDING, NUMBER OF LOTS BEING CREATED: NA

CURRENT ZONING: C-1 **PROPOSED ZONING:** P-1

Town of Cortland
Land Development Application

PC Number: PC 20-01

RECOMMENDED LAND USE: Commercial/Retail
(Based upon the recommendations of the Cortland Town Plan)

PROPOSED LAND USE: Park

NAME OF PROPOSED DEVELOPMENT: Suppland Park extension

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

The subject property is located in which SCHOOL DISTRICT? 428

I, *Anna B. Kurtzman*, 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 of Applicant

Date: February 27, 2020

State of Illinois
County of Dekalb.

Signed before me on 27th Feb., 2020 by Rita Dixon Nielsen

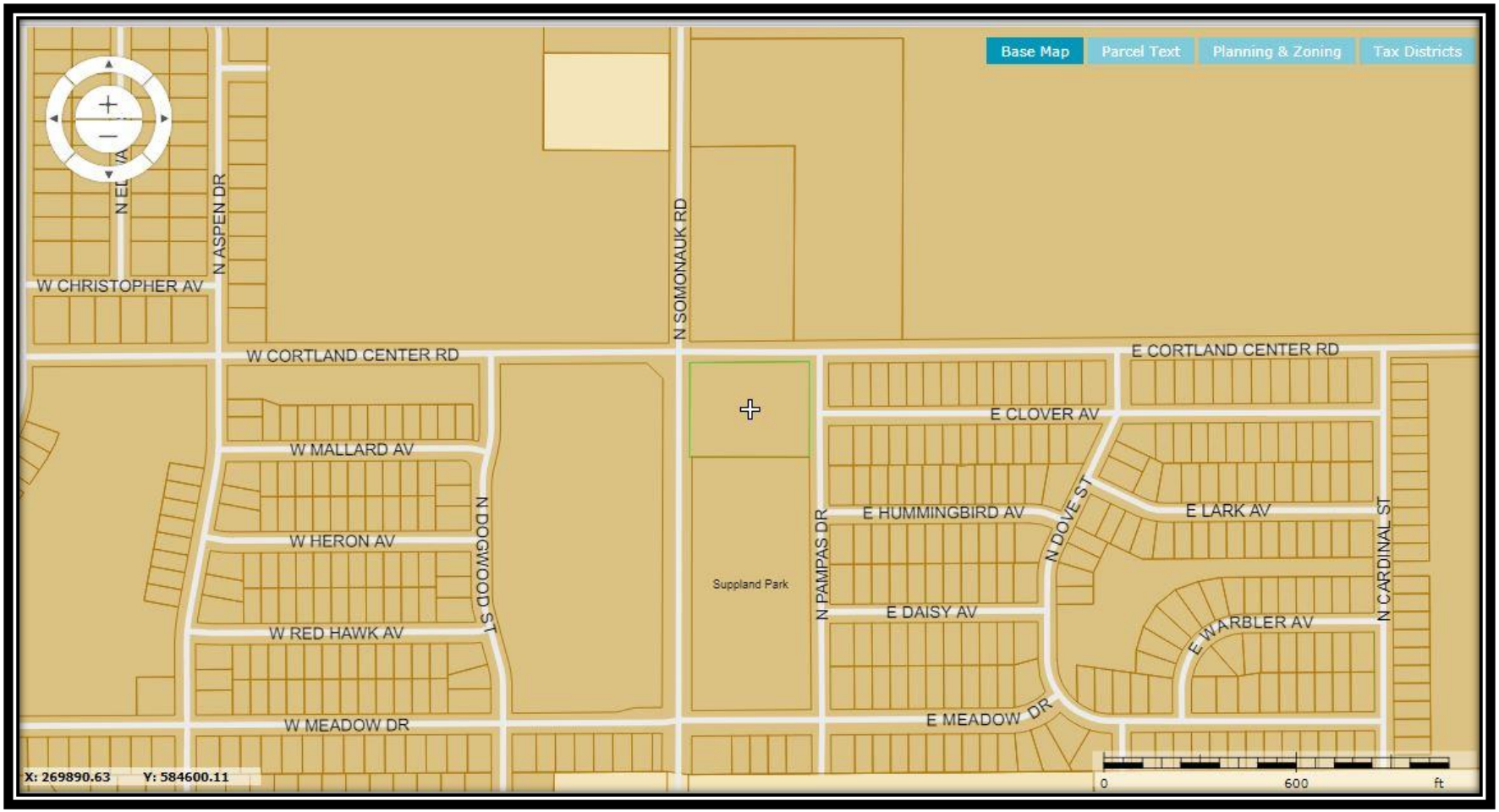
RITA DIXON NIELSEN
"OFFICIAL SEAL"
My Commission Expires
March 11, 2021

(seal)

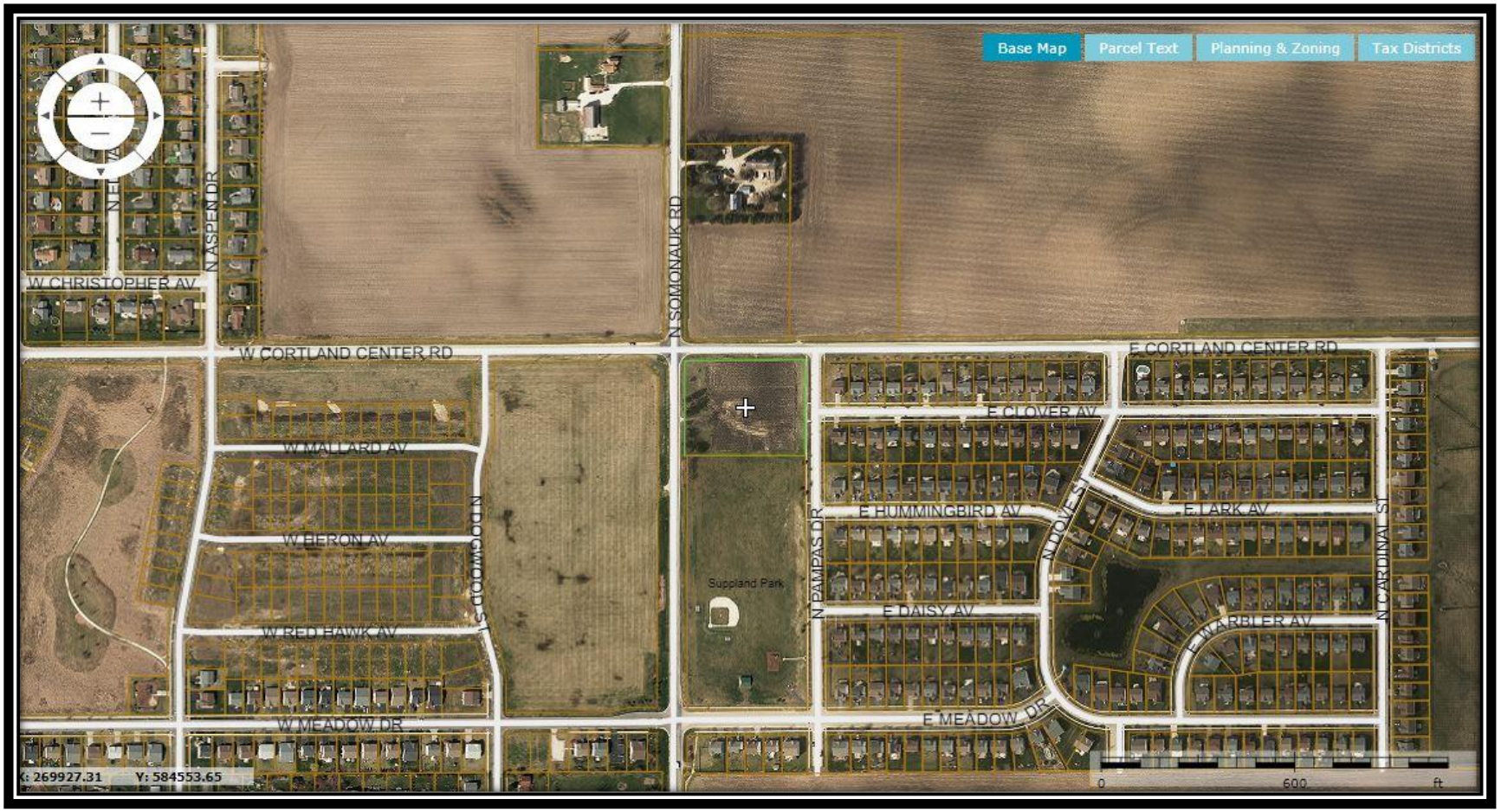
signature of notary public

THAT PART OF THE SOUTH ½ OF THE NORTHEAST ¼ 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 ½; 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 ½; THENCE WESTERLY, ALONG SAID NORTH LINE, 408.52 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

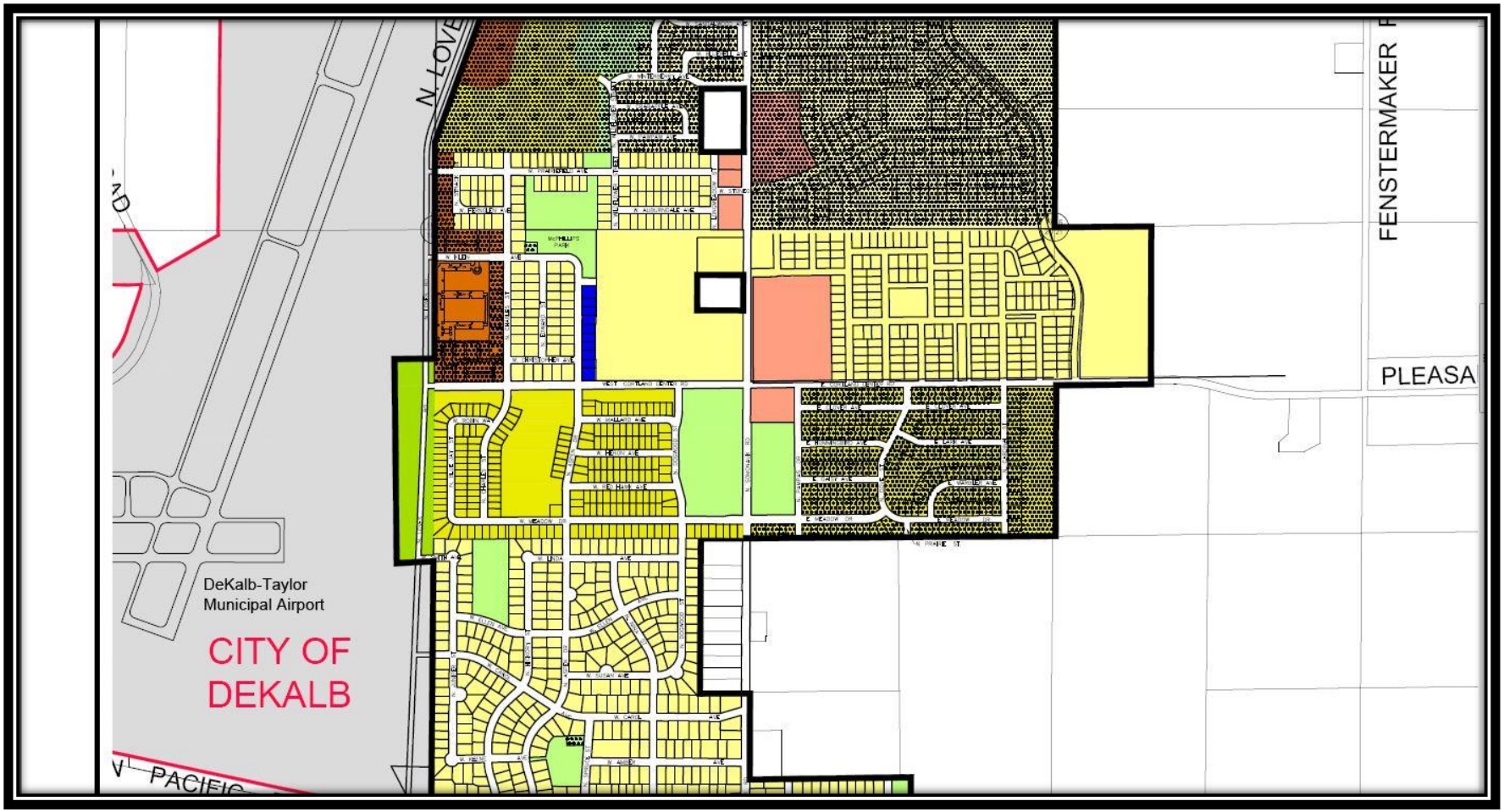
Subject Property Location Map



Aerial Map of Subject Property and Area



Zoning Map of Subject Property and Area



UPTOWN/CIVIC CENTER SUB-AREA PLAN

An Amendment of the Cortland Comprehensive Plan, Adopted March 13, 2006, Ordinance No. 2006-53

UPTOWN/CIVIC CENTER
SUB-AREA PLAN

The purpose of the Uptown Sub-Area Plan is to establish a vision and adopt an illustrative concept plan for the development of a dense mixed-use neighborhood at the intersection of Pleasant Street and Somonauk Road in Cortland.

Consistent with the Community Design element of the Cortland Comprehensive Plan, the Uptown sub-area plan envisions this new neighborhood as a mix of retail, offices, food services, business and personal services, banks, civic, lodging and residential uses arranged along pedestrian-friendly streets with high quality architecture, street furnishings, public art, fountains, and public spaces. Upper floors of the buildings, particularly in the mixed-use core, will have offices and residential dwellings. Residential uses adjacent the mixed-use core will be high density preferably with a mix of attached and detached single-family residential dwellings and multiple-family buildings.

In addition to the forty acre, more or less, tract of land at the northwest corner of Somonauk Road and Pleasant Street, the Sub-Area Plan includes portions of Amdur's Addition, Neucort Lakes and Cambridge Homes' Richland Trails. The commercial frontage of Amdur's Addition is expected to include a full-service grocery store and pharmacy and a hardware store which are accommodated in the Concept Plan. The Somonauk Road frontage of Cambridge's proposed Richland Trails neighborhood is expected to become the site for the new civic center which will include a new library and Town hall buildings and a civic park.

The mixed-use core is intended to provide a wide range of retail, personal and business services, food services (restaurants, cafes, delis, etc.). Outdoor seating and dining areas will be provided to make the environment more hospitable for pedestrians. Additionally, shop fronts will be brought up to the sidewalk to allow pedestrians the opportunity to window shop as they stroll along the sidewalk. A mix of parking choices will be provided. On-street parking will be available along all streets, except Somonauk Road, and parking lots will be placed in the interior of blocks. Parking structures and underground parking are also envisioned as possible parking alternatives.

The introduction of food service uses and a full-service grocery store in the Uptown plan is dependent upon the prohibition against the sale of liquor in the community being lifted. The prospects of attracting these types of businesses is extremely limited if the business cannot sell alcoholic beverages for consumption on the premises or packaged liquor for off-site consumption. The absence of food service uses serving alcoholic beverages will not stop the development of the Uptown neighborhood, but would severely limit the dining experience options for residents and visitors.

Civic uses are also envisioned in this neighborhood. A civic center complex, consisting of a new Town Hall and library buildings and a civic park, is one of the anchors of the proposed development. The civic park adjacent the civic center buildings is envisioned as a formal public space with gardens, fountains and memorials, and perhaps a band shell or other structure for public events. A plaza joining the two civic buildings is envisioned

as a place for public art and fountains and as a gathering spot or location for civic events and ceremonies.

Other public spaces are strongly encouraged in the Uptown neighborhood. Small parks and squares should be provided as focal points, social gathering places, and neighborhood character defining features. The open spaces in the neighborhood should be of high quality design and materials. The amenities and landscaping among the various open spaces in the Uptown neighborhood should not be identical; variety among the open spaces is strongly encouraged.

A formal square is the centerpiece of the new commercial core. Located north of Pleasant Street, the square would provide a focal point and gathering place. It is envisioned that the square would be a formal landscaped space with seating, a fountain and/or memorial sculpture. Immediately to the south of the square is a plaza that faces the proposed civic center buildings. This civic center plaza is intended to have the same purpose as the square but have a different look and feel from the square.

The use of public art in the Uptown neighborhood is strongly encouraged. Public art may take many forms. In addition to sculpture, public art may be in flat surfaces such as building walls or sidewalks, it may be static or kinetic, it may be interactive, it may involve water or light, it may be in the landscape.

In addition to the residential dwelling units anticipated in the upper floors in the retail core, housing is an integral part of the neighborhood vision. High-density single-family dwellings, such as townhouses or condominium buildings, are encouraged in the neighborhood; particularly along the north side of the Uptown neighborhood adjacent the Heatherfield neighborhood. The residential buildings constructed in Uptown are required to comply with the Community Design principles of the Comprehensive Plan. Namely, garages must be rear-loaded and building facades must incorporate architectural elements and features that contribute to a pedestrian-friendly streetscape.

Other housing choices will be considered in Uptown. Live-work units and accessory dwelling units are encouraged where appropriate in the neighborhood. Accessory dwelling units are small one-room dwellings usually situated over a detached garage and have their own exterior entrance and parking space. Depending upon the building typology used in Uptown accessory dwelling units may be an extremely limited opportunity. A live-work unit is a building typology in which the first floor of the dwelling is the commercial or workspace portion of the dwelling and may share floor space with the household kitchen and bath and the living areas are provided on upper floors, often in a loft-like setting.

Additionally, some residential dwelling units can function as flex-space in the Uptown neighborhood. Selected buildings can be designed in a manner that will enable the ground floor to change from residential to commercial without structural alterations of the building or the building façade at a later date as the neighborhood matures and demand for additional retail or office space grows in Cortland.

Architecture in the neighborhood is expected to emulate the classic Midwestern vernacular: Victorian, colonial, prairie school, and craftsman styles. A mix of styles and building materials is strongly encouraged. Themes are not encouraged since these quickly become dated and lose their appeal. Overuse of a particular exterior building

material is discouraged. Uniformity in building facades, which is all facades having brick or wood or metal as the primary material, can become visually dull and unappealing. The appropriate use of architectural features such as box and bay windows, turrets and towers, spires, oriels and porches are strongly encouraged to provide visual interest and to establish readily recognizable landmark buildings for visitors. The reproduction of historic architectural vernacular styles is not required; successfully applying historic architectural vernacular styles with modern technology and building materials is desired and strongly encouraged. Application of energy efficiency and green technologies to buildings in Uptown is strongly encouraged.

The Uptown neighborhood must be a pedestrian-friendly environment. Wide sidewalks to accommodate strollers, window shoppers and persons sitting at outdoor dining areas or on benches are required. In addition to sidewalks and seating areas the physical environment must be scaled for the pedestrian. Shop windows should not have reflective glass and entrance doors should be recessed. There should be adequate but not blinding illumination of walk surfaces. Signs should be scaled to be read by the pedestrian, not necessarily the motorist. On-street parking should be provided to provide a measure of protection from vehicles moving on the street. Streets should be designed to allow the free flow of traffic at greatly reduced speeds. Facilities for bicyclists should be provided.

In summary, Uptown should become a destination that people will want to visit. The Uptown neighborhood is intended to be a compact area having a lot of activity, diversity of uses and provide a variety of visual and physical experiences for visitors and residents of the neighborhood. It is expected to evolve into the town center as Cortland grows over time.

The Uptown neighborhood will be connected to adjacent neighborhoods by the existing thoroughfare system and new thoroughfares to come. Connecting Uptown to surrounding neighborhoods is essential to it becoming a neighborhood, not an isolated shopping center. The ability of nearby residents to walk or bicycle or drive to Uptown without needlessly traveling on Somonauk Road or Pleasant Street will contribute to the seamless connection of Uptown with adjacent neighborhoods and reduce the dependence on the automobile for short trips in Cortland.

Uptown will be connected to the Town's developing off-street bike trail network. Trials proposed along Somonauk Road and Pleasant Street will provide direct access to Uptown. The bike trail connections that will occur along the Somonauk Road and Pleasant Street trails will enable virtually every Cortland resident to travel to and from Uptown on the future trail network.

The development and evolution of the Uptown neighborhood should not be construed as abandonment of Cortland's downtown along Somonauk Road between North Street and Chestnut Street. Uptown and downtown Cortland can co-exist. While similar in composition they will assume different roles in the community over time. For example, Uptown will become Cortland's civic center and the downtown will evolve into a commuter rail hub when commuter rail service is extended to Cortland and beyond in the future.

In order to implement the Uptown Sub-Area Plan, the Town will need to consider adopting a new zoning classification and land development regulations to apply specifically to this area.

UPTOWN SUB-AREA CONCEPT PLAN

1" = 100'

07.18.05

LANDVISION

Land Vision, Inc.
116 W. Main St., #208
St. Charles, Illinois 60174

Proposed Findings of Fact

a. Existing use(s) and zoning of the property in question.

The Subject Property is Zoned C-1 (Limited Retail Business) and is presently undeveloped, however, it has previously been used for agricultural purposes.

b. Existing use(s) and zoning of other lots in the vicinity of the property in question.

The property to the north has recently been rezoned to C-2 (General Commercial) and has been used for agricultural purposes. To the East of the Subject Property is the NeuCort Lakes residential subdivision which is zoned R-2 PUD. To the south is Suppeland Park which is zone P-1. The property to the west is zoned P-1 and undeveloped.

c. Suitability of the property in question for uses already permitted under existing regulations.

Developing the property for recreational purposes is appropriate as the Subject Property is adjacent to the existing Suppeland Park and public utilities are available. Any development of this property will need to address engineering concerns related to access.

d. Suitability of the property in question for the proposed use.

The applicant intends to incorporate this parcel as part of Suppeland Park (located immediately to the south). Parks are listed as permitted uses in the P-1 zoning district.

e. The trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last rezoned.

The Subject Property was zoned C-1 in 2002 when the property was annexed. Since that time the only development in the immediate vicinity of the property has been NeuCort Lakes, a residential subdivision, and the adjacent Suppeland Park.

f. The effect the proposed amendment would have on implementation of this Municipality's Comprehensive Plan.

The visual depiction of the Town's "Uptown/Civic Center Sub Area Plan" (adopted in 2006) envisions this intersection as a commercial area adjacent to a park. The opening sentence to the preface of the "Uptown/Civic Center Sub Area Plan" states that "Downtown Cortland is envisioned as a mixed-use pedestrian environment that will serve, both aesthetically and socially, as the front porch of the community." Extending the existing park to encompass the subject parcel furthers the intent of the Comprehensive Plan.