

**RECOMMENDATION LETTER TO THE
TOWN OF CORTLAND BOARD OF TRUSTEES
PC 26-02**

TO: Cortland Board of Trustees

FROM: Cortland Planning Commission

DATE: March 18, 2026

SUBJECT: PC 26-02: Request a text amendment modifying Title 9 Zoning Regulations to define "Outdoor Storage, Commercial" and allow such as a permitted use in C-2 General Commercial zoning district.

APPLICANT: Raymond Soto
SOTOMAYN LLC
1N939 Saddlewood Drive
Maple Park, IL 60151

The Cortland Planning Commission conducted a Public Hearing on March 5, 2026, at 7:00 p.m. at the Cortland Town Hall, 59 S Somonauk Road, Cortland, Illinois. The purpose of the Public Hearing involved consideration of the request 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. The Planning Commission reviewed and considered the material and information presented at the public hearing.

Recommendation

Ms. Kaminski made a motion to recommend the Town Board approve the text amendment, seconded by Ms. Torres.

Roll call vote as follows:

Yea: Commissioners Moser, Hedrick, Steadman, Kaminski and Torres

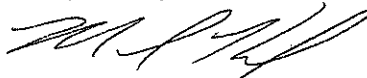
Nay: None

Absent: Commissioner Brad Lawson

Roll call vote: 5-yeas, 0 nay, 1-absent

Motion carried, and the recommendation of approval of the proposed text shall be forwarded to the Town Board for consideration at its April 13, 2026 meeting.

Respectfully Submitted,



Mark Hedrick, Chairman

CORTLAND PLANNING COMMISSION