

## ADVISORY REPORT

**TO:** Planning Commissioners

**FROM:** Brandy Williams, Engineer and Zoning Administrator

**DATE:** July 15, 2024

**SUBJECT:** PC 24-02: Request to zone property from County Zoning MC Commercial with Farm to Town of Cortland I-1 Light Industrial – 14438 North Street Cortland, IL, PIN 09-28-100-016  
Public Hearing scheduled for July 18, 2024, 7:00 PM

**APPLICANT/  
OWNER:** Natural Polymers LLC  
One Owens Corning Parkway  
Toledo, OH 43659

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### PROPOSAL

The applicant has filed with the Town of Cortland a request for a map amendment of district boundaries in accordance with Title 9, Chapter 3 of the Cortland Town Code regarding property at 14438 North Street, Cortland Illinois, PIN 09-28-100-016. The applicant is requesting rezoning of the subject property from County Zoning MC Commercial with Farm to Town of Cortland I-1 Light Industrial upon subsequent approval of annexation. The petitioner's application is attached as Exhibit A.

### LOCATION AND DESCRIPTION

The parcel is south of North Avenue west of the existing Town Wastewater Treatment Plant. The subject property is improved with a large industrial building. Several unimproved acres are farmed. The property is currently not annexed to the Town of Cortland. A joint petition for annexation and rezoning was submitted. The Town Board evaluates the annexation request.

The applicant intends to operate the facility in-line with current utilization. To meet domestic and fire suppression needs of a proposed interior renovation, the applicant intends to construct municipal water connections. The applicant is requesting annexation to the Town of Cortland. The Town of Cortland default zoning upon annexation is agriculture (AG). The applicant is requesting a rezoning to I-1 Light Industrial under which the current use is permitted.

*Existing and Surrounding Zoning:* Properties to the west and north are zoned I-1 Light Industrial. The property to the east is zoned P-1 Recreation & Open Space.

The zoning map has been included as Exhibit B.

The 2023 Official Zoning Map can be found on the Town of Cortland website and at:

[https://www.cortlandil.org/vertical/sites/%7B869DC155-25BA-43FB-B05D-BD63FEA0657C%7D/uploads/Cortland\\_Zoning\\_Map\\_2023.pdf](https://www.cortlandil.org/vertical/sites/%7B869DC155-25BA-43FB-B05D-BD63FEA0657C%7D/uploads/Cortland_Zoning_Map_2023.pdf)

*Existing and Surrounding Land Uses:* The property to the west is the LRS facility. The property to the north serves as the Town Public Works yard. The property immediately east of the subject property is owned by the applicant, annexed and zoned P-1 Recreation and Open Space. Further east is the Town Wastewater Treatment Plant.

July 15, 2024

### BACKGROUND

The facility has been used for various industrial purposes for several decades. The subject property is not served by water or sewer.

### COMPREHENSIVE PLAN

The Town adopted a Comprehensive Plan in September 2023, which guides development throughout the community. The Future Land Use Map associated with this document depicts this property as Light Industrial use.

The proposed rezoning does coincide with the Comprehensive Plan.

Note: An excerpt of the Comprehensive Plan is attached as Exhibit C. The full Comprehensive Plan can be found on the Town of Cortland's website and at:

[https://www.cortlandil.org/vertical/sites/%7B869DC155-25BA-43FB-B05D-BD63FEA0657C%7D/uploads/Cortland\\_2023\\_Comprehensive\\_Plan\\_v05\\_Final.pdf](https://www.cortlandil.org/vertical/sites/%7B869DC155-25BA-43FB-B05D-BD63FEA0657C%7D/uploads/Cortland_2023_Comprehensive_Plan_v05_Final.pdf)

### STANDARDS UPON WHICH REVIEW SHOULD BE TAKEN

Section 9-9-2 of the Town's Zoning Code addresses the Planning Commission's role in evaluating 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 the findings of fact used to make your recommendation. A copy of the standards to be used and some examples of how the Findings of Fact may be crafted are included in Exhibit D. Please keep in mind that these examples 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 currently known as 14438 North Street, Cortland IL PIN 09-28-100-016 from its present classification of County Zoning MC Commercial with Farm to Town of Cortland I-1 Light Industrial.")

Respectfully Submitted,



Brandy Williams

Engineer and Zoning Administrator

Exhibit A – Application for Rezoning Petition

Exhibit B – Town of Cortland 2023 Official Zoning Map

Exhibit C – Town of Cortland Comprehensive Map (Excerpt)

Exhibit D – Findings of Facts Example

# EXHIBIT "A"



Date Filed:	5/16/24
Job Number:	524-2
PC Number:	PC 24-02

## 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\*                       Rezoning from County MC Commercial with Farm to I-1 Light Industrial
- Text Amendment (attached proposed language)
- Special Use Permit for a:       Planned Unit Development                       Other \_\_\_\_\_
- Planned Unit Development:
  - Concept Plan                       Preliminary Development Plan                       Final Development Plan
- Subdivision Plat:                       Preliminary Subdivision Plat                       Final Subdivision Plat

\* Attach an original copy of the annexation petition to this application

PLEASE PRINT OR TYPE IN BLUE OR BLACK INK

### PART I. APPLICANT INFORMATION

APPLICANT	LAND OWNER <i>(If not the Applicant)</i>	CONTACT PERSON <i>(If not the Applicant)</i>
Name: <u>Nicholas Malone, Secretary</u>	_____	_____
Company: <u>Natural Polymers, LLC</u>	_____	_____
Address: <u>One Owens Corning Parkway</u>	_____	_____
<u>Toledo, OH 43659</u>	_____	_____
E-mail: <u>jessica.franchetti@owenscorning.cor</u>	_____	_____
Phone: <u>419-248-8000</u>	_____	_____

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?                       YES                       NO

*(If the Applicant is not the owner of the subject property, a notarized 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

*(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.)*

# Cortland Land Development Application

Date Filed:	5/16/24
PC Number:	PC24-02

## PART II. PROPERTY INFORMATION

**ADDRESS OF PROPERTY:** 14438 North St., Cortland, IL 60112

**PARCEL INDEX NUMBER(S):** 09-28-100-016

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

**TOTAL AREA OF SUBJECT PROPERTY(IES) (ACRES):** 16.73

**IF SUBDIVIDING, NUMBER OF LOTS BEING CREATED:**

**CURRENT ZONING:** County MC **PROPOSED ZONING:** I-1  
commercial with Farm

**RECOMMENDED LAND USE:** (Based upon the recommendations of the Cortland Town Plan)

**PROPOSED LAND USE:** No change to proposed land use

**NAME OF PROPOSED DEVELOPMENT:** N/A

**The subject property is located in which FIRE PROTECTION DISTRICT?** Cortland Fire Protection District

**The subject property is located in which SCHOOL DISTRICT?** CUSD #428 - DeKalb

Attach relevant checklist(s) and associated information as outlined during the pre-application meeting.


I, Nicholas Malone, Secretary, 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.

Nicholas Malone Signature of Applicant      04/16/2024 Date

State of Ohio  
County of Lucas

Signed before me on April 16th, 20 24 by Nicholas Malone, Secretary  
Natural Polymers, LLC Applicant

Amanda LaGrange Signature of Notary Public

(Seal) Notarial Seal  
 STATE OF OHIO

**Amanda LaGrange**  
Notary Public, State of Ohio  
My Commission Expires  
07/02/2024

STATE OF ILLINOIS            )  
COUNTY OF DeKalb         )     SS  
  )

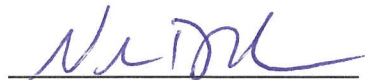
PETITION FOR ANNEXATION  
TO THE CORPORATE AUTHORITIES OF THE,  
TOWN OF CORTLAND, ILLINOIS

WHEREAS, the undersigned Petitioner, hereby respectfully petitions to annex to the Town of Cortland, DeKalb County, Illinois, the territory described on Exhibit "A" attached hereto and made part of hereof ("Territory") and states as follows:

1. The Territory hereinbefore is not within the corporate limits of any municipality;
2. The Territory hereinbefore described is contiguous to the Town of Cortland, DeKalb County, Illinois;
3. The Territory hereinbefore described is located within Cortland Township;
4. There are no electors residing on the Territory hereinbefore described;
5. The Petitioner is the sole owner of record of the described territory hereby petitions that said territory be annexed to the Town of Cortland; and

WHEREFORE, the Petitioner respectfully request the corporate authorities of the Town of Cortland, DeKalb County, Illinois, to annex the Territory hereinbefore described to said Town in accordance with the provisions of this Petition.

Dated this 16<sup>th</sup> day of April, 2024.



Petitioner: Natural Polymers, LLC

Authorized Signer:

STATE OF OHIO            )  
COUNTY OF LUCAS       )       SS  
  )

I, Amanda LaGrange, a Notary Public in and for said County in the State aforesaid do hereby certify that Nicholas Mabney, Secretary Natural Polymers, LLC appeared before me this day in person and acknowledged that he caused the within Petition to be duly executed by him as his free and voluntary act and for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 16<sup>th</sup> day of April 2024.

*Amanda LaGrange*  
Notary Public



**Amanda LaGrange**  
Notary Public, State of Ohio  
My Commission Expires  
07/02/2024

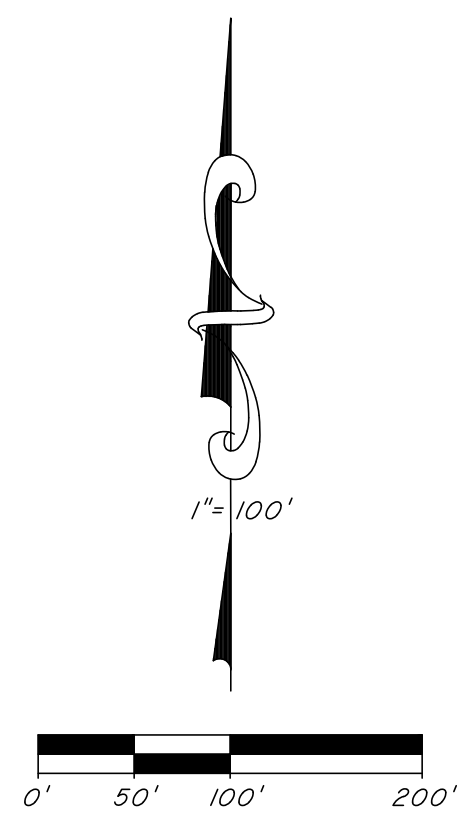
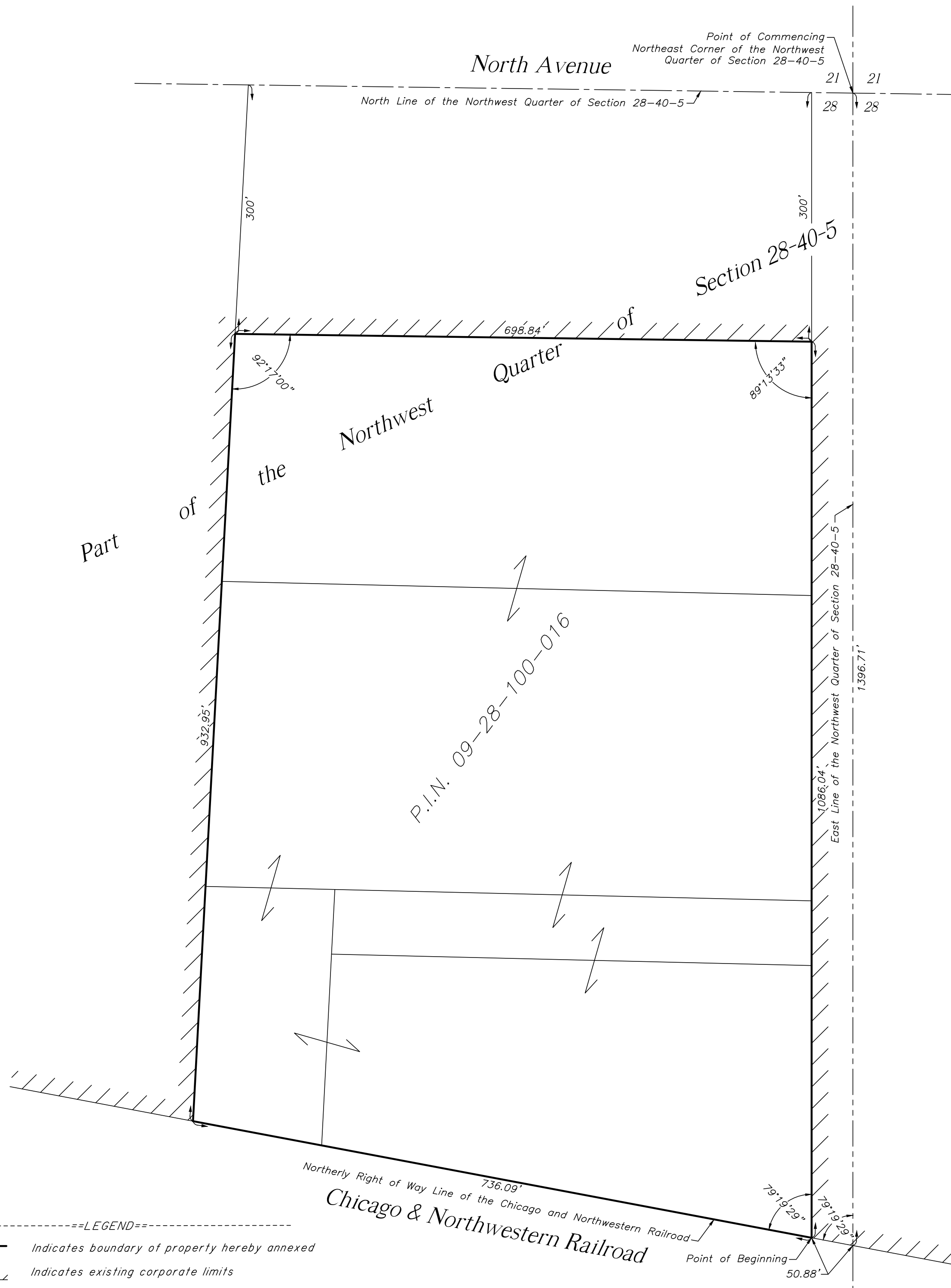
# Map of territory to be annexed to the Town of Cortland, DeKalb County, Illinois

P.I.N. 09-28-100-016  
14438 E North Ave., Cortland

Description of property hereby annexed:

Part of the Northwest Quarter of Section 28, Township 40 North, Range 5 East of the Third Principal Meridian, bounded and described as follows:

Commencing at the Northeast corner of the said Northwest Quarter; thence South along the East line of said Northwest Quarter a distance of 1396.71 feet to the Northerly Right of Way of the Chicago and Northwestern Railroad; thence Westerly along said Northerly Right of Way Line forming an angle of 79 Degrees 19 Minutes 29 Seconds measured counterclockwise from the last described line, 50.88 feet to the Point of Beginning; thence Northerly along a line forming an angle of 79 Degrees 19 Minutes 29 Seconds measured clockwise from the last described course, 1086.04 feet to a point that is 300.00 feet South of the North line of said Northwest Quarter; thence Westerly parallel with said North line along a line forming an angle of 89 Degrees 13 Minutes 33 Seconds measured clockwise from the last described course, 698.84 feet; thence Southerly along a line forming an angle of 92 Degrees 17 Minutes 00 Seconds measured clockwise from the last described course, 932.95 feet to the aforementioned Northerly Right of Way line; thence Southeasterly along said Northerly Line 736.09 feet to the Point of Beginning, all in Cortland Township, DeKalb County, Illinois.



====LEGEND====  
 ————— Indicates boundary of property hereby annexed  
 // // // // // Indicates existing corporate limits

State of Illinois }  
 County of Kane } ss This is to certify that I, Carol A. Sweet-Johnson, Illinois Professional Land Surveyor No. 3342 have prepared the attached plat for annexation purposes and that said plat is a true and correct representation of said annexation. All distances shown in feet and decimals thereof.

Prepared for:

Dated at Batavia, Illinois this 1st day of February, A.D., 2024.



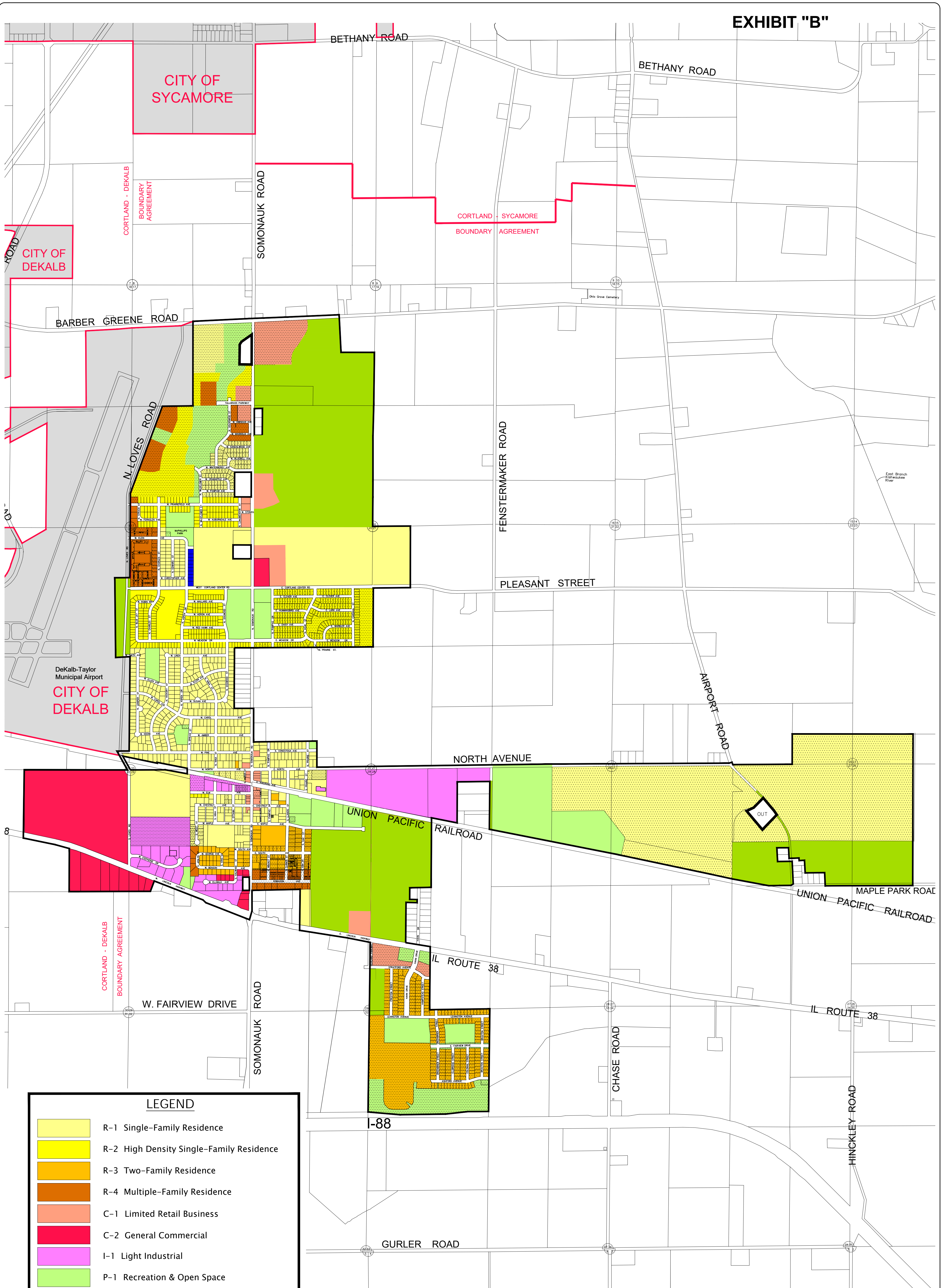
*Carol A. Sweet-Johnson*  
 Carol A. Sweet-Johnson  
 Illinois Professional Land Surveyor No. 3342  
 License Expiration Date: November 30th, 2024



Exhibit \_\_\_\_\_

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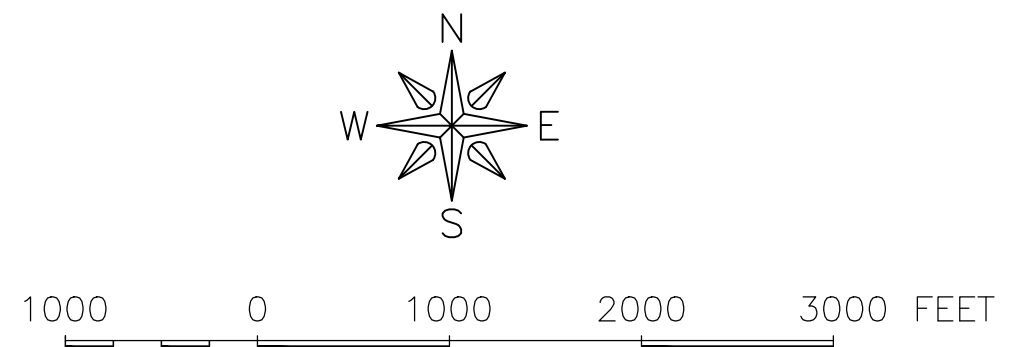
**EXHIBIT "B"**



LEGEND	
[Light Yellow Box]	R-1 Single-Family Residence
[Yellow Box]	R-2 High Density Single-Family Residence
[Orange Box]	R-3 Two-Family Residence
[Dark Orange Box]	R-4 Multiple-Family Residence
[Light Orange Box]	C-1 Limited Retail Business
[Red Box]	C-2 General Commercial
[Pink Box]	I-1 Light Industrial
[Light Green Box]	P-1 Recreation & Open Space
[Green Box]	AG Agricultural
[Blue Box]	AO Aspen Drive Overlay
[Dotted Box]	Special Use

Official Zoning Map of Town of Cortland illustrating existing zoning districts, regulations, and classifications of the Town of Cortland in effect on and prior to December 31, 2023, is available for public inspection at the Town Hall, 59 S. Somonauk Road, Cortland, Illinois, during business hours. This is provided in accordance with the requirements of Chapter 65 ILCS 5/11-13-19 of the Illinois Compiled Statutes.

**2023 Official Zoning Map**  
**Town Of Cortland, Illinois**





# EXHIBIT "C"

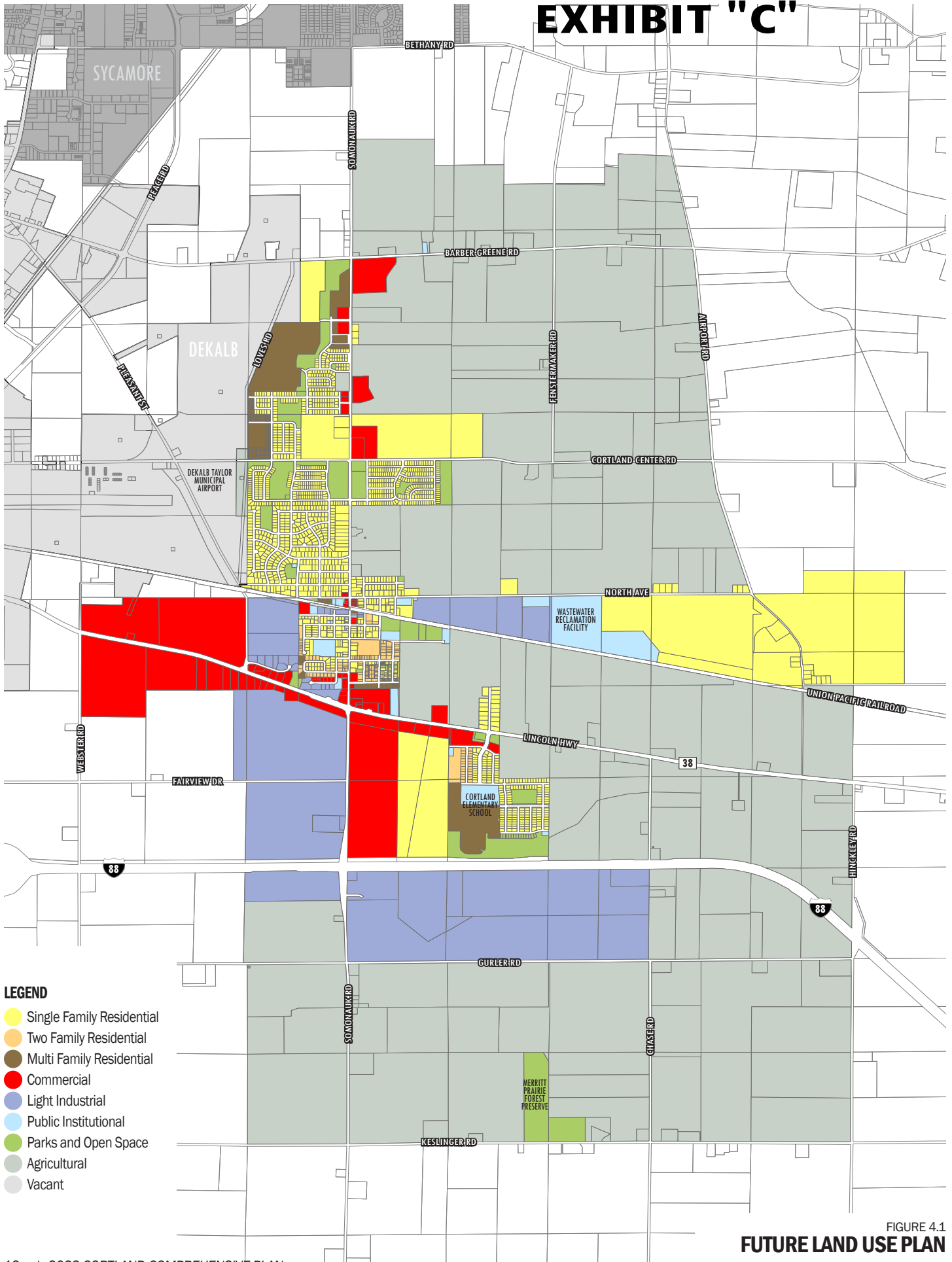


FIGURE 4.1  
FUTURE LAND USE PLAN

# EXHIBIT "D"

## Findings of Fact Example

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

The Subject Property is improved with a large industrial building and farmed acreage, zoned County Zoning MC Commercial with Farm.

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

The land to the west and north are zoned I-1 Light Industrial and used as the LRD facility and Town yard, respectively. The lands to the east are zoned P-1 Recreation and Open Space and used as a drive for the applicant's facility and the Town Wastewater Treatment Plant.

is zoned P-1 Recreation & Open Space and used as a recreational area with open water.

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

Due to the annexation petition, existing regulations are not applicable. The subject property current use would not align with the Town's default zoning of agriculture (AG).

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

The applicant intends to continue to use the property facilitating the same day to day operation as the past several years. No significant improvements are required to continue such use. The property is suitable for the proposed use.

**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.**

There have been no recent changes in zoning or use adjacent to the subject property.

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

Approval of the rezoning request would be in concurrence with the Future Land Use Map included in the Comprehensive Plan