

**TOWN OF CORTLAND
DEKALB COUNTY, ILLINOIS**

ORDINANCE NO. 2024-XX

AN ORDINANCE GRANTING A ZONING MAP AMENDMENT FOR PROPERTY
LOCATED AT 45 W. CHESTNUT AVENUE, CORTLAND, ILLINOIS

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

This ____ day of January 2024

Effective date:

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Town of
Cortland, DeKalb County, Illinois this ____ day of January 2024.

ORDINANCE NO. 2024-XX

**AN ORDINANCE GRANTING A ZONING MAP AMENDMENT FOR PROPERTY
LOCATED AT 45 W. CHESTNUT AVENUE, CORTLAND, ILLINOIS**

WHEREAS, a hearing before the Planning Commission was requested by Brian Blazyk, owner of 45 W. Chestnut Avenue located in the Town of Cortland, seeking to rezone the property to “C-1” Limited Retail Business; said property being legally described as follows:

LOTS 9, 10, 11 AND 12 IN BLOCK 5 TOGETHER WITH THE SOUTH HALF OF THE VACATED ALLEY LYING NORTHERLY OF THE ABOVE-DESCRIBED PROPERTY, ALL IN THE ORIGINAL TOWN OF CORTLAND ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK “A” OF PLATS, PAGE 6 ON JANUARY 22, 1855, IN DEKALB COUNTY, ILLINOIS.

PIN: 09-29-130-008

WHEREAS, the application of the Applicant 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 December 7, 2023; and

WHEREAS, the Planning Commission has recommended approval of the rezoning (zoning map amendment) for the parcel to “C-1” Limited Retail Business by a 4-2-0 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; and

WHEREAS, the corporate authorities of the Town of Cortland are authorized by the Illinois Municipal Code, 65 ILCS 5/11-13-5, to vary the application of zoning regulations relating to the use, construction, or alteration of buildings or structures or use of land within the Town; and

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

SECTION 1: That the **zoning map amendment** is hereby approved, and the property described above shall henceforth be zoned C-1 Limited Retail Business and shall be so depicted on the Town’s official zoning map. Further, that the Findings of Fact and Recommendation of the Cortland Planning Commission dated December 19, 2023, is attached hereto, and incorporated herein as Exhibit “A.”

SECTION 2: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THIS BOARD OF TRUSTEES of the Town of Cortland, Illinois, at a regular meeting thereof held on the _____ day of January 2024 and approved by me as Mayor on the same day.

AYE:

NAY:

ABSENT:

Mark Pietrowski, Mayor

ATTEST:

Cheryl Aldis, Town Clerk