

Findings of Fact

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

The subject property is improved with a one-story frame structure and asphalt parking lot. The current use of the structure is not confirmed. A Change of Use or Certificate of Occupancy has not been requested by the owner since the transfer of the property from the Methodist Church to Transcend Properties.

The subject property is zoned R-1, Single Family Residence with Special Use Permit.

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

Except for a vacant lot owned by the petitioner to the northwest of the subject property, all adjacent land uses are single family residences located within an established neighborhood.

All adjacent properties including across road right of way are zoned R-1 Single Family Residence.

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

Developing the property for residential use is appropriate as the Subject Property is in an established neighborhood adjacent to roadways and has access to existing utilities.

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

The applicant intends to use the existing structure for a commercial use. Developing the property for commercial use is appropriate as the site has existing adjacent roadways and utilities.

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 has been zoned R-1 since town records were kept. There have been no recent changes in zoning to the subject property. The use of the property has been for religious purposes since the construction of the building. The trend of development would be a continuation of the current zoning.

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

The proposed amendment would have an impact on the Town's ability to implement the Comprehensive Plan.

**FINDINGS OF FACT AND RECOMMENDATION
TO THE TOWN OF CORTLAND BOARD OF TRUSTEES
PC 23-01**

To: Cortland Board of Trustees

From: Cortland Planning Commission

Date: December 19, 2023

Subject: Request to Rezone Property from R-1 Single Family Residence with a Special Use Permit to C-1 Limited Retail Business – 45 West Chestnut Avenue, Cortland, IL 60112

Applicant/ Brian Blazyk/Transcend Properties
Owner: 1715 W Cortland Ct, Suite 3
Addison, IL 60101

The Cortland Planning Commission conducted a Public Hearing on December 7, 2023, 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 by Brian Blazyk as applicant and owner. 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 his property at 45 West Chestnut Avenue, Cortland Illinois, PIN 09-29-130-008. The applicant is requesting rezoning of the subject property from R-1 Single Family Residence with a Special Use Permit to C-1 Limited Retail Business.

Public notice was given through publication in the Daily Chronicle.

The Planning Commission reviewed and considered the material and information presented at the public hearing. The Findings of Fact were read into the record by Chair Hedrick. A motion was made and seconded to accept the Findings of Fact. The motion passed. A second motion was made and seconded to recommend that the Town Board approve the rezoning from R-1 Single Family Residence with a Special Use Permit to C-1 Limited Retail Business with a request to itemize several factors the Commission would like the Board to consider in the recommendation letter. The items the Commission would like considered are alcoholic use, operating hours, adequate parking, deviation from Comprehensive Plan Future Land Use Map, and impact on adjacent properties. The motion passed.

Respectfully Submitted,



Mark Hedrick, Chairman
CORTLAND PLANNING COMMISSION