

**TOWN OF CORTLAND
DEKALB COUNTY, ILLINOIS**

**ORDINANCE NO. 2024-XX
AN ORDINANCE GRANTING A ZONING MAP AMENDMENT FOR PROPERTY
LOCATED AT E. NORTH 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 E. NORTH AVENUE, CORTLAND, ILLINOIS

WHEREAS, a hearing before the Planning Commission was requested by the Town of Cortland, owner of E. North Avenue located in the Town of Cortland, seeking to rezone the property to “I-1” Light Industrial; said property being legally described as follows:

All that part of the East One Half of Northeast Quarter of Section 28 lying Northerly of the Northerly Right of Way line of the Union Pacific Railroad (Formerly the Chicago & Northwestern Railroad),

Excepting therefrom any portion lying in the following described tract: Beginning at the North Quarter Corner of Section 28; thence East along the North Line of the Northeast Quarter of Section 28, a distance of 1300 feet; thence South perpendicular to said North Line, a distance 1075 feet; thence East parallel with the North Line of the Northeast Quarter of Section 28, to a point that is 690 feet measured perpendicularly and Southwesterly from the centerline of the Natural Gas Pipeline Easement of Guardian Pipeline LLC; thence Southeasterly parallel to said centerline, to a point that is 325 feet measured perpendicularly and Northeasterly from the Right of Way of the Union Pacific Railroad (Formerly Chicago and Northwestern Railroad); thence Southwesterly perpendicular to said Right of Way, a distance of 325 feet to said Right of Way; thence Northwesterly along said Right of Way to the West line of the Northeast Quarter of Section 28; thence North along said West Line, a distance of 1396.71 feet, to the Point of Beginning,.

Also excepting therefrom any portion lying in the following described tract: Being a part of the Northwest Quarter and the Northeast Quarter of Section 27 along with the Northeast Quarter of Section 28 all in Township 40 North, Range 5 East of the Third Principal Meridian, County of DeKalb, State of Illinois described as follows: Beginning at the Northeast corner of said Northeast Quarter of Section 28; thence South 89 degrees 14 minutes 51 seconds West (assumed bearing) on and along the North line of said Northeast Quarter of Section 28, a distance of 251.66 feet; thence South 00 degrees 44 minutes 59 seconds East a distance of 1,074.02 feet; thence South 37 degrees 23 minutes 06 seconds East a distance of 792.29 feet; thence South 78 degrees 42 minutes 15 seconds East a distance of 2431.59 feet to a point on the East line of said Northwest Quarter of Section 27; thence North 00 degrees 29 minutes 27 seconds East on and along last named line, a distance of 484.18 feet to the Northwest corner of the South 58.5 acres of said Northeast Quarter of Section 27; thence North 89 degrees 47 minutes 05 seconds East on and along the North line of said 58.5 acres, a distance of 15.46 feet to the centerline of Union Ditch; thence on and along said centerline the following courses and distances, North 23 degrees 21 minutes 47 seconds East, a distance of 69.44 feet, North 01 degrees 58 minutes 06 seconds East, a distance of 229.43 feet, North 03 degrees 38 minutes 19 seconds East, a distance of 171.18 feet, North 28 degrees 16 minutes 18 seconds East, a distance of 149.73 feet, North 48 degrees 36 minutes 09 seconds East, a distance of 133.94 feet, North 67 degrees 23 minutes 43 seconds East, a distance of 113.89, North 73 degrees 47 minutes 40 seconds East, a distance of

157.69 feet, North 45 degrees 46 minutes 08 seconds East, a distance of 281.84 feet to a point in the centerline of Airport Road; thence North 45 degrees 25 minutes 29 seconds West on and along last named centerline, a distance of 725.52 feet; thence Northwesterly on and along said centerline a curved path concaved Northeasterly with an arc length of 178.32 feet, a radius of 2,283.71 feet, a chord bearing of North 43 degrees 44 minutes 29 seconds West and a chord distance of 178.28 feet; thence South 48 degrees 07 minutes 42 seconds West, a distance of 37.64 feet to a point 10 feet normally distant to the East line of said Northwest Quarter of Section 27; thence South 00 degrees 29 minutes 27 seconds West on and along a line 10 feet normally distance and parallel to said East line of the Northwest Quarter of Section 27, a distance of 860.98 feet; thence South 89 degrees 58 minutes 09 seconds West, a distance of 585.00 feet; thence North 00 degrees 29 minutes 27 seconds East, a distance of 980.00 feet to a point on the North line of said Northwest Quarter of Section 27; thence South 89 degrees 57 minutes 36 seconds West on and along last named line, a distance of 2,071 .68 feet to the Point of Beginning.

All situated in Township 40 North, Range 5 East, of the Third Principal Meridian, the County of DeKalb and the State of Illinois.

PIN: 09-28-200-007

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 January 4, 2024; and

WHEREAS, the Planning Commission has recommended approval of the rezoning (zoning map amendment) for the parcel to “I-1” Light Industrial by a 5-0-0 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 I-1 Light Industrial and shall be so depicted on the Town’s official zoning map. Further, that the Findings of Facts and Recommendation of the Cortland Planning Commission dated January 16, 2024, 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