



Town of Cortland

59 South Somonauk Road
P.O. Box 519
Cortland, Illinois 60112-0519
www.cortlandil.org

To: Town President and Board of Trustees
From: Planning Commission
Date: Meeting of August 9, 2023
Subject: Comprehensive Plan Amendment

We transmit for your consideration our recommendation for the referenced matter.

PROPOSAL

The Town of Cortland is proposing amending the Comprehensive Plan to update the previous version.

PUBLIC HEARING

After due notice, the Planning Commission held a public hearing on August 9, 2023. No objectors were present. No public comments were received.

DISCUSSION

The purpose of a Comprehensive Plan is to provide a path, or a blueprint, or a vision to direct decisions in the community about matters affecting the physical form and appearance of the built environment, and the relationship between the built environment and the natural environment, the local economy, infrastructure investment, and the quality of life in the community in the long run. It is intended to provide a destination or an end state that the community aspires to become or to achieve.

A Comprehensive Plan is not a regulatory tool; it is only a policy document and does not regulate anything in the community. However, it is the basis or foundation for the many land use and community design regulations, infrastructure investment decisions, ordinances, and programs a community will adopt and implement over time.

In 2021, the Town contacted Northern Illinois University (NIU) Center for Government Studies regarding updating the Town's Comprehensive Plan. The last amendment to the Comprehensive Plan was completed in 2009.

The current comprehensive plan, utility maps and other applicable community data and background were provided to NIU. A Task Force was created to gather and provide direction. This Task Force held several meetings and compiled input.

Town Engineer and Zoning Administrator, Brandy Williams, worked with NIU on several iterations of the plan and maps to correctly reflect existing conditions as well as logistical future use and utility needs. Ms. Williams assisted the Planning Commission in reviewing and assessing the Comprehensive Plan.



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STANDARDS FOR REVIEWING PROPOSED COMPREHENSIVE PLAN AMENDMENTS

Per Section 9-9-2.C.4.e. of Town Code, in deciding whether to recommend adoption of a proposed amendment to the comprehensive plan, the planning commission shall consider whether the amendment is necessary based on one or more of the following factors:

- (1) There has been a change in projections or assumptions (such as demographic trends or the availability of public facilities) from those on which the comprehensive plan is based;
- (2) The data used as the basis for formulating the comprehensive plan are in error or out of date;
- (3) New issues or needs have presented themselves to the town that are not adequately addressed in the comprehensive plan; or
- (4) The amendment will not adversely affect the character of the area in which the proposed development is to be located.

RECOMMENDATION

After careful deliberation, the Planning Commission recommends the Town Board APPROVE the amended Comprehensive Plan, dated September 2023, and attached hereto and made a part of.

Ayes: M. Hedrick, B. Lawson, V. Torres, J. Morken, A. Haughee

Nays: None

Absent: A. Bower, R. Barnhart

Abstain: None

MOTION PASSED