

**TOWN OF CORTLAND
DEKALB COUNTY, ILLINOIS**

TOWN OF CORTLAND
ORDINANCE NO. 2024-__

AN ORDINANCE APPROVING THE REZONING OF CERTAIN PROPERTY
OWNED BY NATURAL POLYMERS, LLC
LOCATED IN THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS

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

This ____ day of ____ 2024

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

ORDINANCE 2024-__

AN ORDINANCE APPROVING THE REZONING OF CERTAIN PROPERTY OWNED BY
NATURAL POLYMERS, LLC LOCATED IN THE TOWN OF CORTLAND, DEKALB
COUNTY, ILLINOIS

WHEREAS, a request for zoning map amendment came before the Planning & Zoning Commission filed Natural Polymers, LLC (“Owner”), for 16.73 acres of property identified as PIN: 09-28-100-016 located at 14438 North Street, seeking the rezoning of such property upon annexation; and,

WHEREAS, in accordance with Section 9-1-8 of the Town Code, newly annexed territory shall be classified “AG” Agricultural District unless otherwise requested at the time of annexation, and Owner desires “I-1” Light Industrial District zoning for the newly annexed territory; and,

WHEREAS, public notice of a public hearing to consider the request for zoning map amendment was published in the Daily Chronicle on June 27, 2024, and proper notice was sent by mail to proximate property owners in accordance with Sec. 9-9-2.B of the Town Code; and,

WHEREAS, the Planning Commission has recommended approval of the rezoning (zoning map amendment) to “I-1” Light Industrial District in the Town of Cortland upon annexation; and,

WHEREAS, the Board of Trustees of the Town of Cortland, after examining said request and recommendation in accordance with Section 9-9-2 of the Town Code, has determined that all requirements for the zoning map amendment have been met; and,

WHEREAS, the Board of Trustees hereby adopts and incorporates the contents of the Recommendation Letter and Findings of Fact to the Town of Cortland Board of Trustees PC 24-02 attached hereto as Exhibit “A.”

NOW THEREFORE BE IT ORDAINED by the Board of Trustees of the Town of Cortland, Illinois, as follows:

Section 1. That the zoning map amendment request is hereby approved, and upon annexation the subject territory consisting of 16.73 acres located at 14438 North Street and identified as PIN 09-28-100-016, shall be zoned “I-1” Light Industrial District.

Section 2. Effective Date. This Ordinance shall be in full force and effect after its passage and publication as provided by law.

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

AYE:
NAY:
ABSENT:

Mark Pietrowski
Mayor

ATTEST:

Cheryl Aldis
Town Clerk

**FINDINGS OF FACT AND RECOMMENDATION
TO THE TOWN OF CORTLAND BOARD OF TRUSTEES
PC 24-02**

To: Cortland Board of Trustees
From: Cortland Planning Commission
Date: July 19, 2024
Subject: Request to Rezone Property County Zoning MC Commercial with Farm to Town of Cortland I-1 Light Industrial – 14438 North Street Cortland IL, PIN 09-28-100-016
Applicant/ Natural Polymers LLC
Owner: One Owens Corning Parkway
Toledo, OH 43659

The Cortland Planning Commission conducted a Public Hearing on July 18, 2024, 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 the applicant 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.

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 County Zoning MC Commercial with Farm to Town of Cortland I-1 Light Industrial.

Respectfully Submitted,



Mark Hedrick, Chairman
CORTLAND PLANNING COMMISSION

Findings of Fact

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 LRS 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.

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