



Town of Cortland

Planning Commission Meeting

Town Hall, 59 S. Somonauk Road Cortland, IL 60112

March 05, 2026 at 7:00 PM

AGENDA

CALL TO ORDER / PLEDGE OF ALLEGIANCE

SWEARING IN OF NEW PLANNING COMMISSIONER

ROLL CALL

APPROVAL OF AGENDA

PUBLIC WISHING TO SPEAK

APPROVAL OF MINUTES

1. Approve Planning Commission Minutes of February 5, 2026

PUBLIC HEARING

2. Apex Clean Energy, LLC, as applicant, has filed with the Town of Cortland a request for a Special Use Permit in accordance with Title 9, Chapter 10, Section 6B of the Cortland Town Code regarding a property located at Somonauk Road, DeKalb County, Illinois. The 116.9-acre site is located on the east side of Somonauk Road, generally bounded by East Meadow Lane on the north and East North Avenue on the south and comprised of PIN 09-20-401-006 and PIN 09-20-426-002. The applicant is requesting a Special Use Permit on the subject property to, upon annexation, construct, operate, and maintain a Solar Farm as set forth in Title 9, Chapter 4, Section 34 of the Cortland Town Code.

PUBLIC HEARING

3. Raymond Soto of SOTOMAYN LLC, as applicant, has filed a request for text amendment in accordance with Title 9, Chapter 9, Section 2B of the Cortland Town Code. The proposed amendment consists of modifying Title 9, Chapter 2, Section 2 to define "Outdoor Storage, Commercial". The proposed amendment also includes the addition of "Outdoor Storage, Commercial" as a permitted use in C-2 General Commercial zoning as indicated in Section 9-3-7 Permitted Uses by District.

STAFF REPORTS

REPORT OF THE CHAIR

UNFINISHED BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

NEW BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

ADJOURNMENT