



Town of Cortland

Board of Trustees Town Board Meeting

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

August 12, 2024 at 7:00 PM

AGENDA

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF AGENDA

PUBLIC WISHING TO SPEAK

UNFINISHED BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

NEW BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

1. Consider a Motion to Approve a Resolution Approving the Plat for the PENELOPE ALMADY SUBDIVISION - UNIT 6 WITHIN CHESTNUT GROVE-UNIT 1 SUBDIVISION (*Resubdivision LOT 9 Chestnut Grove Subdivision Unit 1. This is the final step in the process for fee simple units*)
2. Consider a Motion to Approve a Resolution Approving the Plat for the PENELOPE ALMADY SUBDIVISION - UNIT 7 Within CHESTNUT GROVE-UNIT 1 SUBDIVISION (*Resubdivision LOT 8 Chestnut Grove Subdivision Unit 1. This is the final step in the process for fee simple units*)
3. Consider a Motion to Approve an Ordinance Approving the Final Plat for Robinson Farm PUD Unit 3 Resubdivision Lot 209 in the Town of Cortland, DeKalb County, Illinois (*This is the final step in the process for fee simple units*)

PARKS ADVISORY COMMITTEE REPORT

COMMENTS

DEPARTMENT HEAD REPORTS

MAYOR'S REPORT

ADJOURNMENT

RESOLUTION 2024-XX

A RESOLUTION APPROVING THE PLAT FOR THE PENELOPE ALMADY SUBDIVISION - UNIT 6 WITHIN THE CHESTNUT GROVE – UNIT 1 SUBDIVISION

WHEREAS, the Town of Cortland entered into an Annexation Agreement with RBR Properties dated August 23, 2004; reaffirmed September 27, 2004, and as amended, regarding land that includes the Chestnut Grove – Unit 1 Subdivision, the terms of the Annexation Agreement have not expired; and

WHEREAS, the Annexation Agreement contains a procedure in which the Town Board has the authority to approve a proposed subdivision if the subdivision conforms with Town regulations as certified by the Town Engineer; and

WHEREAS, the Town Engineer recommends that the Town Board approve the plat for the Penelope Almady Subdivision – Unit 6 as set forth in the attached Exhibit “A.”

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Board of Trustees of the Town of Cortland, DeKalb County, Illinois, as follows:

1. That the Town approves the plat for the Penelope Almady Subdivision – Unit 6 set forth on Exhibit “A,” which is attached and incorporated herein; and
2. That the Town of Cortland hereby authorizes the Mayor and Town Engineer to approve the plat and execute the necessary Certificates.

PASSED by the Board of Trustees of the Town of Cortland, DeKalb County, Illinois, at its regular Board meeting held on _____, 2024.

Ayes: _____

Nays: _____

Absent: _____

APPROVED by the Mayor on the ____ day of _____ 2024.

(SEAL)

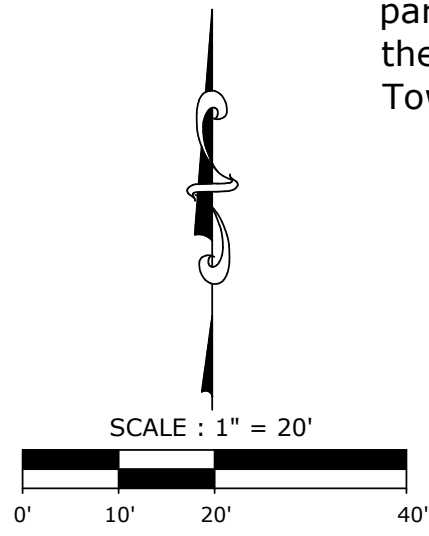
Mark Pietrowski, Mayor

ATTEST:

Cheryl Aldis, Town Clerk

PENELOPE ALMADY SUBDIVISION UNIT 6

Being a subdivision of Lot 9 in Chestnut Grove - Unit 1, a subdivision of part of the Southwest Quarter of Section 28 and part of the Northwest Quarter of Section 33, Township 40 North, Range 5 East of the Third Principal Meridian, according to the plat thereof recorded February 20, 2007, in Plat Cabinet 10 at Slide #15-B, as Document number 2007003009, in the Town of Cortland, DeKalb County, Illinois.



LEGEND

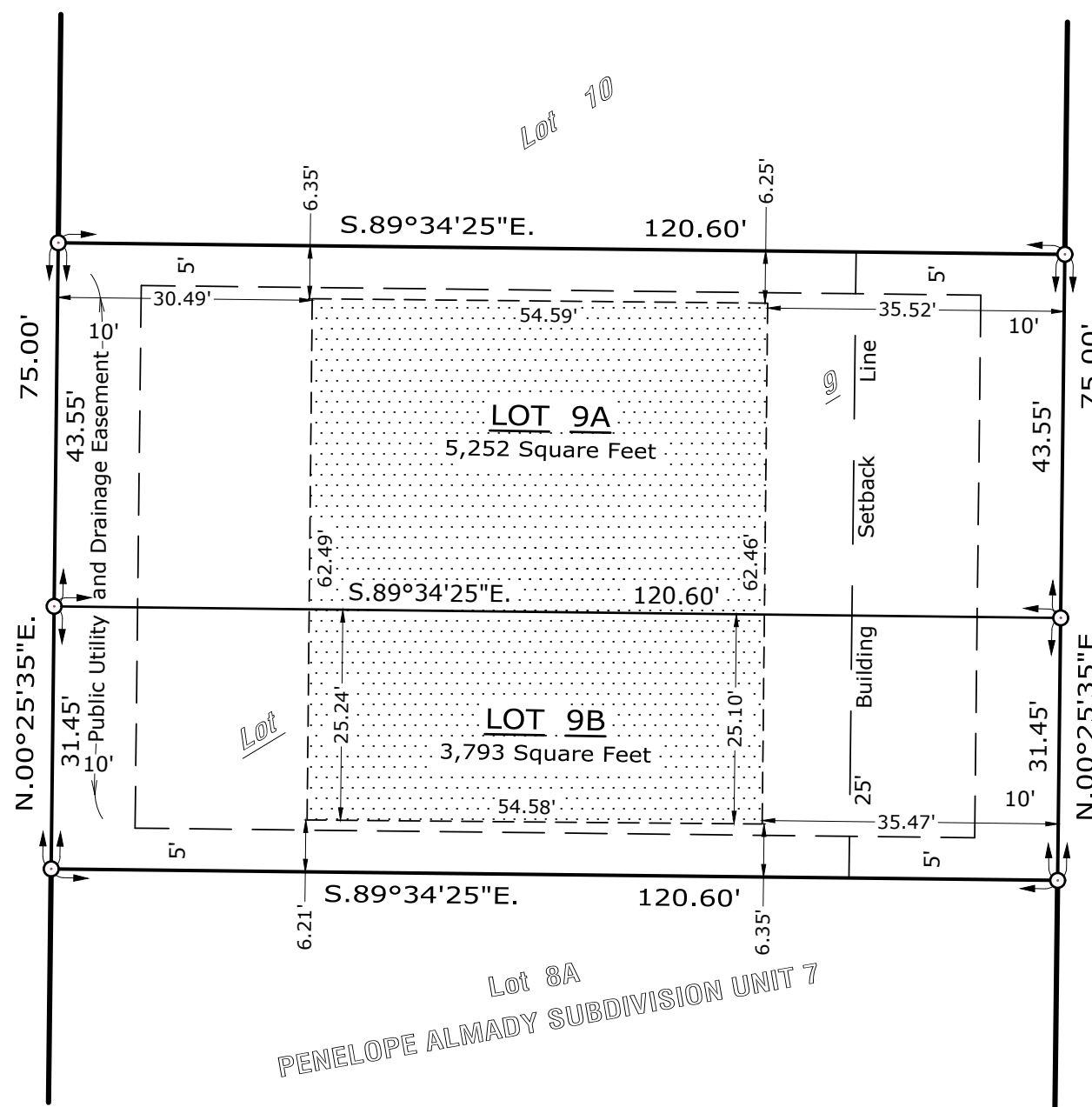
- Set 3/4" Iron Pipe
- Concrete Foundation
- Boundary Line
- Lot Line
- Setback Line
- Easement Line

Notes:

1) Easements and Building Lines are per Chestnut Grove - Unit 1 as recorded February 20, 2007, Plat Cabinet 10 at Slide #15-B, as document number 2007003009 in DeKalb County, Illinois.

2) Property is subject to covenants recorded February 20, 2007, Plat Cabinet 10 at Slide #15-B, as document number 2007003009 in DeKalb County, Illinois.

Unplatted Lands



Preston Street
(66' Public Right-of-Way)
(Previously Dedicated)

OWNER'S CERTIFICATE

State of Illinois }
County of DeKalb } ss

This is to certify that Finney Homes, LLC is the owner of the property described in the foregoing surveyor's certificate and has caused the same to be surveyed and subdivided as indicated on the attached plat for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title of Penelope Almady Subdivision Unit 6, in the Town of Cortland, DeKalb County, Illinois, and further certify that to the best of our knowledge and belief, all lots shown hereon lie within DeKalb School District #428 in the State of Illinois.

Dated this ____ day of _____, A.D., 20____.

By: _____
Keith Almady, President
Finney Homes, LLC
535 Olin H. Smith Drive
Sycamore, IL 60178

NOTARY CERTIFICATE

State of Illinois }
County of DeKalb } ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Keith Almady who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as owner appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____ A.D., 20____.

Notary Public

My commission expires _____

TOWN OF CORTLAND ACCEPTANCE RESOLUTION

State of Illinois }
County of DeKalb } ss

WHEREAS, Finney Homes, LLC, Owner of the land shown hereon have caused some to be subdivided and platted as shown, and

WHEREAS, the said land lies within the corporate limits of the Town of Cortland, Illinois, DeKalb County, Illinois.

NOW, THEREFORE BE IT RESOLVED by the Town of Cortland that the plat hereon be accepted and approved subject to the provisions of all applicable ordinances of the Town of Cortland.

Approved this ____ day of _____, A.D. 20____.

Mayor, Mark Pietrowski, Jr.

Town Clerk, Cheryl L. Aldis

COUNTY CLERK'S CERTIFICATE

State of Illinois }
County of DeKalb } ss

I, Tasha Sims, County Clerk of DeKalb County, in the State of Illinois - do hereby certify that I have examined the records and have found no delinquent general taxes, no unpaid current general taxes, no delinquent special assessments or unpaid current special assessments against the tract of land described and plotted hereon.

This ____ day of _____, AD. 20____.

By: _____
Tasha Sims, DeKalb County, Illinois
DeKalb County Clerk

COUNTY RECORDER'S CERTIFICATE

State of Illinois }
County of DeKalb } ss

This plat was filed for record in the Recorder's Office of DeKalb County, aforesaid on this ____ day of _____, 20____ at _____ o'clock ____M. and recorded in Plat Cabinet ____ at Slide No. ____ as Document No. ____.

By: _____
Tasha Sims, DeKalb County, Illinois
DeKalb County Recorder

TOWN ENGINEER CERTIFICATE

State of Illinois }
County of DeKalb } ss

I, Brandy Williams, do hereby certify that the required improvements have been installed, or the required bond has been posted for the completion of all required land improvements.

Dated at Cortland, Illinois, this ____ day of _____, A. D. 20____.

By: _____, P.E.
Town Engineer

SURVEYOR'S CERTIFICATE

State of Illinois }
County of Kane } ss

This is to certify that I, Carol A. Sweet-Johnson, an Illinois Professional Land Surveyor, have surveyed and subdivided the following described property.

Lot 9 in Chestnut Grove - Unit 1, a subdivision of part of the Southwest Quarter of Section 28 and part of the Northwest Quarter of Section 33, Township 40 North, Range 5 East of the Third Principal Meridian, according to the plat thereof recorded February 20, 2007, in Plat Cabinet 10 at Slide #15-B, as Document Number 2007003009, in the Town of Cortland, DeKalb County, Illinois.

I, further certify that the Property shown on the Plat hereon drawn is within the corporate limits of the Town of Cortland which has adopted a comprehensive plan and which is exercising the special powers authorized by Division 12 Article 11 of the Illinois Municipal Code as heretofore and hereafter amended.

I, further certify that the property covered by this subdivision is located within Zone X, which is not a Special Flood Hazard Area as identified by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel No. 17037C0275E dated January 2, 2009.

All measurements are shown in feet and decimal parts thereof.

This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

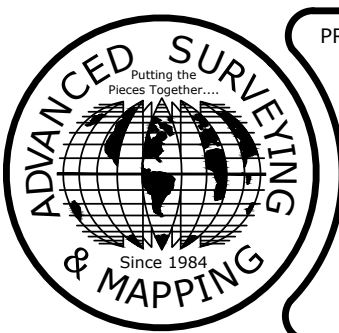
Given under my hand and seal in Batavia, Illinois, this 19th day of July A.D. 2024.

Carol A. Sweet-Johnson
Illinois Professional Land Surveyor No. 35-3342
License Expiration Date: November 30, 2024



ASM Job No. 790383SUB

SHEET 1 OF 1



PREPARED BY:



ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 Expires 4/30/2025
© COPYRIGHT 2024, ASM CONSULTANTS, INC. ALL RIGHTS RESERVED.

7/19/2024- Issued for Review

RESOLUTION 2024-XX

A RESOLUTION APPROVING THE PLAT FOR THE PENELOPE ALMADY SUBDIVISION - UNIT 7 WITHIN THE CHESTNUT GROVE – UNIT 1 SUBDIVISION

WHEREAS, the Town of Cortland entered into an Annexation Agreement with RBR Properties dated August 23, 2004; reaffirmed September 27, 2004, and as amended, regarding land that includes the Chestnut Grove – Unit 1 Subdivision, the terms of the Annexation Agreement have not expired; and

WHEREAS, the Annexation Agreement contains a procedure in which the Town Board has the authority to approve a proposed subdivision if the subdivision conforms with Town regulations as certified by the Town Engineer; and

WHEREAS, the Town Engineer recommends that the Town Board approve the plat for the Penelope Almady Subdivision – Unit 7 as set forth in the attached Exhibit “A.”

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Board of Trustees of the Town of Cortland, DeKalb County, Illinois, as follows:

1. That the Town approves the plat for the Penelope Almady Subdivision – Unit 7 set forth on Exhibit “A,” which is attached and incorporated herein; and
2. That the Town of Cortland hereby authorizes the Mayor and Town Engineer to approve the plat and execute the necessary Certificates.

PASSED by the Board of Trustees of the Town of Cortland, DeKalb County, Illinois, at its regular Board meeting held on August 12, 2024.

Ayes: _____

Nays: _____

Absent: _____

APPROVED by the Mayor on the 12th day of August, 2024.

(SEAL)

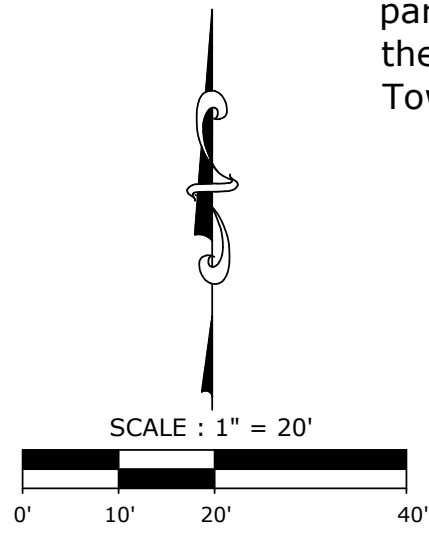
Mark Pietrowski, Mayor

ATTEST:

Cheryl Aldis, Town Clerk

PENELOPE ALMADY SUBDIVISION UNIT 7

Being a subdivision of Lot 8 in Chestnut Grove - Unit 1, a subdivision of part of the Southwest Quarter of Section 28 and part of the Northwest Quarter of Section 33, Township 40 North, Range 5 East of the Third Principal Meridian, according to the plat thereof recorded February 20, 2007, in Plat Cabinet 10 at Slide #15-B, as Document number 2007003009, in the Town of Cortland, DeKalb County, Illinois.



LEGEND

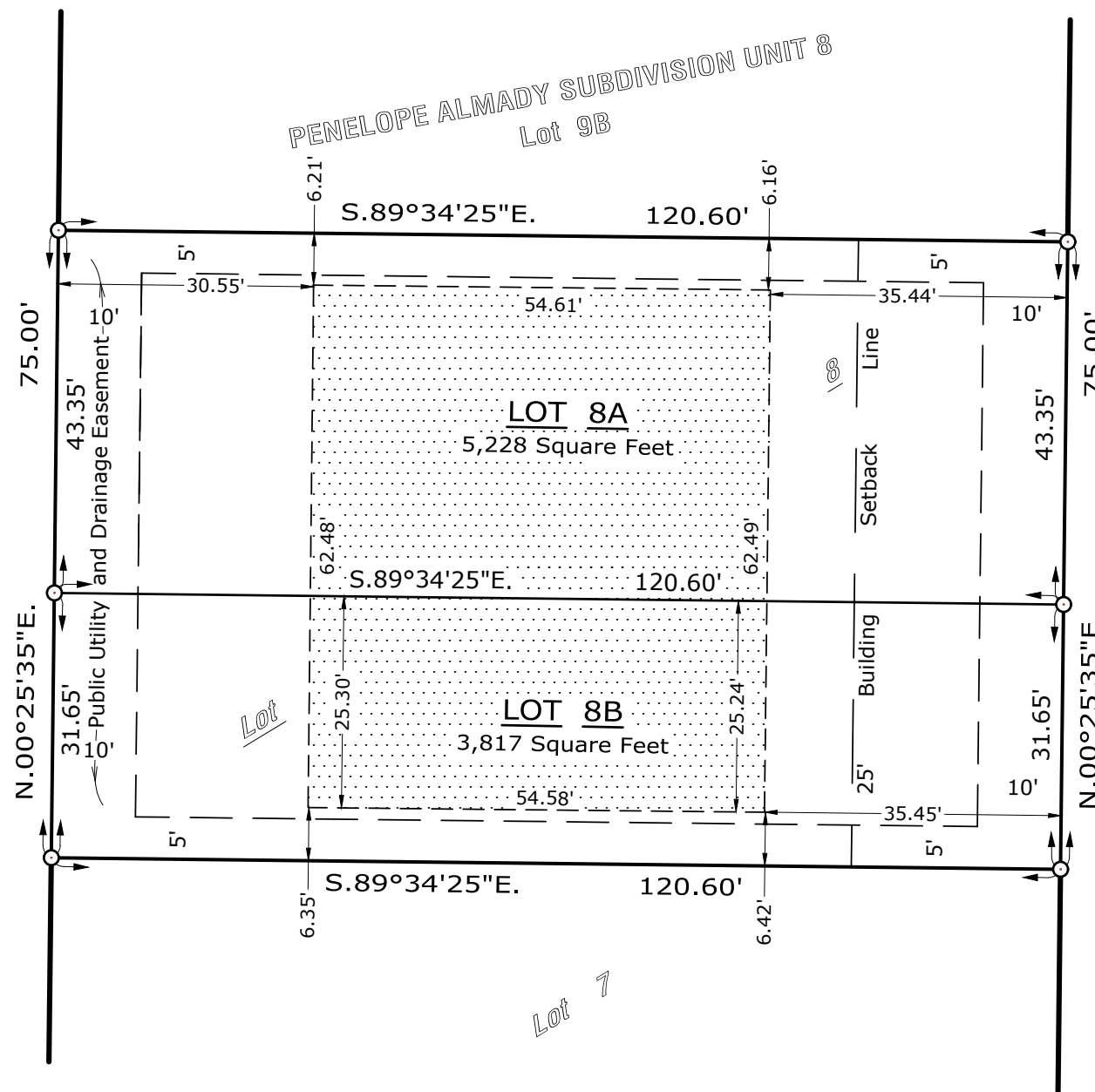
- Set 3/4" Iron Pipe
- Concrete Foundation
- Boundary Line
- Lot Line
- Setback Line
- Easement Line

Notes:

1) Easements and Building Lines are per Chestnut Grove - Unit 1 as recorded February 20, 2007, Plat Cabinet 10 at Slide #15-B, as document number 2007003009 in DeKalb County, Illinois.

2) Property is subject to covenants recorded February 20, 2007, Plat Cabinet 10 at Slide #15-B, as document number 2007003009 in DeKalb County, Illinois.

Unplatted Lands



OWNER'S CERTIFICATE

State of Illinois }
County of DeKalb } ss

This is to certify that Finney Homes, LLC is the owner of the property described in the foregoing surveyor's certificate and has caused the same to be surveyed and subdivided as indicated on the attached plat for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title of Penelope Almady Subdivision Unit 7, in the Town of Cortland, DeKalb County, Illinois, and further certify that to the best of our knowledge and belief, all lots shown hereon lie within DeKalb School District #428 in the State of Illinois.

Dated this ____ day of _____, A.D., 20____.

By: _____
Keith Almady, President
Finney Homes, LLC
535 Olin H. Smith Drive
Sycamore, IL 60178

NOTARY CERTIFICATE

State of Illinois }
County of DeKalb } ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Keith Almady who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as owner appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____ A.D., 20____.

Notary Public

My commission expires _____

TOWN OF CORTLAND ACCEPTANCE RESOLUTION

State of Illinois }
County of DeKalb } ss

WHEREAS, Finney Homes, LLC, Owner of the land shown hereon have caused some to be subdivided and platted as shown, and

WHEREAS, the said land lies within the corporate limits of the Town of Cortland, Illinois, DeKalb County, Illinois.

NOW, THEREFORE BE IT RESOLVED by the Town of Cortland that the plat hereon be accepted and approved subject to the provisions of all applicable ordinances of the Town of Cortland.

Approved this ____ day of _____, A.D. 20____.

Mayor, Mark Pietrowski, Jr.

Town Clerk, Cheryl L. Aldis

COUNTY CLERK'S CERTIFICATE

State of Illinois }
County of DeKalb } ss

I, Tasha Sims, County Clerk of DeKalb County, in the State of Illinois - do hereby certify that I have examined the records and have found no delinquent general taxes, no unpaid current general taxes, no delinquent special assessments or unpaid current special assessments against the tract of land described and plotted hereon.

This ____ day of _____, AD. 20____.

By: _____
Tasha Sims, DeKalb County, Illinois
DeKalb County Clerk

COUNTY RECORDER'S CERTIFICATE

State of Illinois }
County of DeKalb } ss

This plat was filed for record in the Recorder's Office of DeKalb County, aforesaid on this ____ day of _____, 20____ at _____ o'clock ____M. and recorded in Plat Cabinet ____ at Slide No. ____ as Document No. ____.

By: _____
Tasha Sims, DeKalb County, Illinois
DeKalb County Recorder

TOWN ENGINEER CERTIFICATE

State of Illinois }
County of DeKalb } ss

I, Brandy Williams, do hereby certify that the required improvements have been installed, or the required bond has been posted for the completion of all required land improvements.

Dated at Cortland, Illinois, this ____ day of _____, A. D. 20____.

By: _____, P.E.
Town Engineer

SURVEYOR'S CERTIFICATE

State of Illinois }
County of Kane } ss

This is to certify that I, Carol A. Sweet-Johnson, an Illinois Professional Land Surveyor, have surveyed and subdivided the following described property.

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I, further certify that the Property shown on the Plat hereon drawn is within the corporate limits of the Town of Cortland which has adopted a comprehensive plan and which is exercising the special powers authorized by Division 12 Article 11 of the Illinois Municipal Code as heretofore and hereafter amended.

I, further certify that the property covered by this subdivision is located within Zone X, which is not a Special Flood Hazard Area as identified by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel No. 17037C0275E dated January 2, 2009.

All measurements are shown in feet and decimal parts thereof.

This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

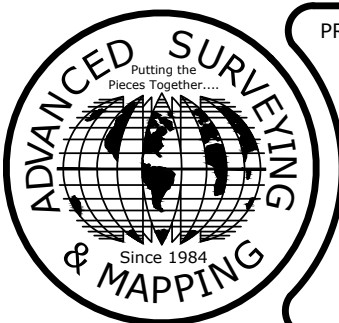
Given under my hand and seal in Batavia, Illinois, this 19th day of July A.D. 2024.

Carol A. Sweet-Johnson
Illinois Professional Land Surveyor No. 35-3342
License Expiration Date: November 30, 2024



ASM Job No. 790382SUB

SHEET 1 OF 1



PREPARED BY:



ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 Expires 4/30/2025
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7/19/2024- Issued for Review

**TOWN OF CORTLAND
DEKALB COUNTY, ILLINOIS**

TOWN OF CORTLAND
ORDINANCE NO. 2024-__

AN ORDINANCE APPROVING THE FINAL PLAT FOR ROBINSON
FARM P.U.D. UNIT 3 RESUBDIVISION OF LOT 209
IN THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS
(WORTHINGTON PROPERTIES, LTD.)

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

This ____ day of _____, 2024

Effective date: _____, 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.

AN ORDINANCE APPROVING THE FINAL PLAT FOR ROBINSON FARM P.U.D. UNIT 3 RESUBDIVISION OF LOT 209 IN THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS (WORTHINGTON PROPERTIES, LTD.)

WHEREAS, the Town of Cortland (the "Town") has adopted a Subdivision Ordinance (Title 10 of the Town Code) in accordance with the provisions of Illinois Compiled Statutes, to regulate the division of land and specify the minimum requirements for public improvements on land in the Town of Cortland; and

WHEREAS, WORTHINGTON PROPERTIES, LTD., an Illinois corporation, is the owner of the property described in the subdivision plat attached hereto as Exhibit A, and made a part hereof by this reference, has petitioned the Town for approval of the Final Plat of Robinson Farm P.U.D. - Unit 3 Resubdivision of Lot 209 (the "Plat of Resubdivision" or "Plat") in accordance with the requirements of the Special Use Permit for Planned Residential Development granted by the Town Board in Ordinance No. 2003-13; and

WHEREAS, the territory included on this Plat of Resubdivision is part of a planned residential development previously approved by the corporate authorities of the Town and this Plat is in conformance with all necessary requirements set forth in Title 10, Land Subdivisions, of the Cortland Town Code, subject to any further directions from Town staff regarding technical compliance.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS AS FOLLOWS:

SECTION ONE: That the Final Plat of Robinson Farm P.U.D. – Unit 3 Resubdivision of Lot 209, attached hereto and made a part hereof by this reference, is hereby approved in the form set forth on Exhibit A, prepared by Taurus Engineering, LLC, subject to any necessary ministerial corrections directed by Town staff.

SECTION TWO: That the Town President and Town Clerk are hereby authorized and directed to execute the Final Plat upon presentment of such proper and sufficient documents as may be necessary to comply with the requirements of Title 10, Land Subdivisions, of the Town Code.

Presented, Passed, Recorded and Published on this ____ day of _____, 2024.

Vote among the Trustees of said Town:

- AYES:
- NAYS:
- ABSENT:

APPROVED:

Mark Pietrowski, Town President

ATTEST:

Cheryl Aldis, Town Clerk

EXHIBIT A

ROBINSON FARM P.U.D. – UNIT 3 RESUBDIVISION OF LOT 209

(see next page attached)

