

**ORDINANCE 2024-10**

**AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE, ILLINOIS GRANTING  
AN AMENDMENT TO SPECIAL USE PERMIT 18-03 TO ALLOW RESIDENTIAL  
USES WITHIN THE HANGARS AT THE POPLR GROVE AIRPORT  
(11619 Illinois Route 76)**

**WHEREAS**, the Village of Poplar Grove has adopted Title 8, Zoning in accordance with the provisions of Illinois Compiled Statutes, to regulate the use of land and specify the minimum requirements for improvements on land in the Village of Poplar Grove; and

**WHEREAS**, special uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property and are reviewed on a case by case basis, and are permitted only by permission of the Poplar Grove Village Board; and

**WHEREAS**, the applicant, Steve Thomas, 11619 IL Route 76 on behalf of the property owners, Bel-Air Estates, LTD, 11619 Illinois Route 76 has petitioned the Village for an amendment to their existing special use to allow residential uses within hangars; and,

**WHEREAS**, after due notice by publication pursuant to the Illinois State Statutes, the Village of Poplar Grove Planning and Zoning Commission held a public hearing on April 24, 2024 concerning the proposed amended special use; and,

**WHEREAS**, the Village of Poplar Grove Planning and Zoning Commission having examined said application and having considered the evidence, both oral and documentary, and being fully advised about the premises did make findings of fact and a recommendation; and,

**WHEREAS**, the corporate authorities of the Village considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission.

**NOW THEREFORE**, be it ordained by the President and Board of Trustees for the Village of Poplar Grove, Illinois, as follows.

**Section 1.** The special use amendment is subject to the following PIN numbers: 05-02-200-004, 05-01-100-011, 05-01-300-014, 05-02-20-006 and 05-01-101-010.

The special use amendment is hereby approved, subject to the following conditions:

1. The above-recitals are incorporated herein and made a part hereof.
2. The amended special use permit shall allow residential uses within the hangars.
3. All other provisions of the existing Special Use Permit shall remain in effect.

**Section 2.** That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the Village of Poplar Grove and shall not be used except as may otherwise be expressly authorized by this Special Use.

**Section 3.** That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

**Section 4.** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

**Section 5.** Except as expressly modified or amended in this Ordinance, all other terms, conditions, and provisions of the Village Code of Ordinances not so modified or amended, shall remain in full force and effect; provided, however, that any provision of the Village Code of Ordinances shall be deemed modified as necessary to give practical effect to the provisions of this Ordinance. To the extent that the terms and provisions of this Ordinance conflict the Village Code of Ordinances, the terms and provisions of this Ordinance shall control.

PASSED UPON MOTION BY \_\_\_\_\_

SECONDED BY \_\_\_\_\_

BY ROLL CALL VOTE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

AS FOLLOWS:

VOTING "AYE": \_\_\_\_\_

\_\_\_\_\_

VOTING "NAY": \_\_\_\_\_

\_\_\_\_\_

ABSENT, ABSTAIN, OTHER \_\_\_\_\_

APPROVED \_\_\_\_\_, 2024

ATTEST:

\_\_\_\_\_  
CLERK

\_\_\_\_\_  
PRESIDENT