VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, April 28, 2021 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

MINUTES

CALL TO ORDER

ROLL CALL
PRESENT

Chairwomen Jessica Roberts
Commissioner Bill Brandenburg
Commissioner Al Tilford
Commissioner Darrell McFarlin
Attorney Aaron Szeto
Clerk Karri Anderberg
Planner Gina DelRose
ABSENT
Commissioner Nate Sroka
Commissioner Jason Vodnansky

APPROVAL OF AGENDA
Motion made by Commissioner Brandenburg, Seconded by Commissioner Tilford. Motion passed by voice vote.

APPROVAL OF MINUTES
1. Motion to approve minutes from December 2, 2020
   Motion made by Commissioner Tilford, Seconded by Commissioner McFarlin. Motion passed by voice vote.

PUBLIC COMMENTS: *(General Comments)*

David Allgood would like to thank the Planning and Zoning for their time.

NEW BUSINESS

2. **Case: 2021-01; TA.** The applicant, The Village of Poplar Grove, 200 North Hill Street, Poplar Grove, IL 61065, proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to Sections 8-7-5-B Home Occupation applicability, 8-7-9-B Solar Energy minimum requirements, 8-8-4 Permitted Yard Exceptions, 8-10-8-B Lighting requirements in accordance with Section 8-5-4 Text Amendment. The request will remove references to the unfilled Village Administrator position, clarify inspection requirements for solar panels, add carports and correct a typo for exterior lighting levels.

Public Hearing opened and Gina Delrose was sworn in at 6:04pm. Delrose presented the case.

Home Occupations allow for a limited amount of business to be conducted out of one's house. Common home occupations include hairdressers, internet sales and landscape offices. Home Occupations are permitted and inspected to ensure compliance with the requirements of the Zoning Ordinance. Permitting was done by the Village Clerk but the Village Administrator was tasked with the inspections. Since the Village Administrator position is not consistently filled, inspections have been handled by different departments. In order to maintain consistency and compliance with the Village's ordinances, the task of inspections will be conducted by the Director of Public Works.

Currently the Zoning Ordinance requires that a homeowner that has solar panels on their roof get the roof inspected every two years. While this requirement was an effort to protect a homeowner from a damaged roof, it can be quite costly and burdensome on the homeowner. In addition, as the popularity of solar energy increases so does the amount of properties needing inspection. Tracking of these inspections and enforcement becomes a matter of code enforcement. While the intent behind the code was to protect residents, it has actually created a hardship and is not always enforced. Due to these concerns, it is recommended to remove the requirement to have roofs inspected and reports submitted. However, language regarding the reports is being kept in the Zoning Ordinance in an effort to allow residents to know that such a service exists should they want to pursue it and to notify them that if a report is done, the Village can request a copy of the findings.

After several severe storms to hit the area, residents are looking for affordable ways to protect their vehicles from hail and tee limb damage. Sometimes garages are not possible either due to lot coverage, setbacks or cost. Carports constructed over driveways are becoming more common. However, there is no reference to such structures in the Zoning Ordinance. The additional language will not only permit carports but require them to have the same setback as driveways and paved surfaces. Although these setbacks are less than

a detached structure, due to the lack of walls, carports are not as impactful to neighboring properties.

In regards to lighting levels (foot-candles), there is a typo for maximum illumination level at the property line. Currently the code requires a maximum illumination level of 0.0 foot-candles which means no lighting at all. This is not practical nor was it intended. Although, the Village wants to limit the amount of light that spills over from one property to the next, since parking areas and walkways are allowed near property lines, lighting used for safety and visibility purposes will need to be near property lines as well. The intent of the code was to read 0.50 foot-candles which is a common requirement in the area.

Some commissioners are concerned about having car ports in certain zoning districts. They are concerned with the look of the car port.

Dave Allgood was sworn in at 6:32pm. Mr. Allgood would like to see carports in all zoning districts

Motion made by Commissioner Brandenburg, Seconded by Commissioner Tilford to amend the recommendation to only allow hard material car ports and only allow them in R2 and R3 zoning district.
Voting Yea: Chairwomen Roberts, Commissioner Brandenburg, Commissioner Tilford, Commissioner McFarlin
Motion made by Commissioner Tilford, Seconded by Commissioner McFarlin to approve case 2021-01.
Voting Yea: Chairwomen Roberts, Commissioner Brandenburg, Commissioner Tilford, Commissioner McFarlin
public hearing closed at 6:36pm

ADJOURNMENT
Motion made by Commissioner Tilford, Seconded by Commissioner McFarlin. Motion. Motion passed by voice vote.
meeting adjourned at 6:37pm