# MEMO

**DATE:** July 29, 2021

**TO:** Poplar Grove Village Board

**FROM:** Village of Poplar Grove Planning and Zoning Commission

**SUBJECT:** Findings of Fact for Case 2021-03: Grove Gaming, 100 East Grove Street

**REQUEST AND LOCATION:**
The applicant, Poplar Grove Entertainment d/b/a Grove Gaming, 303 North Main Street, 8th Floor, Rockford, IL 61101 on behalf of the owner, Peter and Heather Provenzano Charitable Lead Trust DTD 12/28/15 is requesting a special use pursuant to the Poplar Grove Zoning Ordinance, Section 8-6-9-B-2 Indoor Entertainment Sales/Service, Table 8-6-13 Permitted Uses and Section 8-5-7 Special Uses. Specifically, the applicant is requesting a special use to have video gaming machines in the former The Grove Bar and Grill at 100 East Grove Street, within the GB, General Business District on 0.58 acres of land (PIN: 04-18-300-002). The property is irregular in shape and developed with a multi-tenant building and parking area.

**FINDINGS OF FACT:**
Per Section 8-5-7(D) of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

**A.** **Findings: The establishment, maintenance or operation of the special use would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The property has operated as a multi-tenant commercial property for years. Most recently, the anchor tenant was a bar and grill with video gaming machines. Staff is not aware of any negative impacts the previous video gaming machines created and does not anticipate their reopening to be detrimental.

**B.** **Findings: The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood.**

Due to the size and design of the building, video gaming machines will only be one component of the businesses operating on-site. Since the machines will occupy a small percentage of available tenant space, staff does not foresee it impacting the nearby properties more than other businesses that can operate on the property.

**C.** **Findings: The establishment of the special use will not impede the normal or orderly development and improvements of the surrounding property for uses permitted in the district.**

The properties to the north, west and east are zoned general business while the property to the south, across Illinois Route 173 is zoned residential. Although the property is at the corner of Poplar Grove Road and Illinois Route 173, it is sparsely developed north of Illinois Route 173.

The general business district permits professional services, indoor retail sales or services and open space. Institutional, entertainment and boarding land uses require a special use. The reopening of video gaming machines is not expected to negatively impact the existing businesses or deter other businesses from locating in the area.

**D. <u>Findings:</u> Adequate utilities, access roads, drainage and/or necessary facilities will be provided.**

The property is currently developed within a multi-tenant building and parking area. It has been used for commercial purposes prior to the special use request and is adequately served by utilities. The special use could require a tenant build-out, but not new construction.

**E. <u>Findings:</u> Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.**

The special use will be within an existing multi-tenant building with an off-site parking area. The amount of traffic generated by the special use will be minimal compared to other land uses that are permitted within the general business district. The existing road network is adequate.

**F. <u>Findings:</u> The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.**

The special use will be required to conform to all the applicable regulations of the Zoning Ordinance, the Subdivision Ordinance, all other regulations and to any conditions of approval enacted by the Village Board.

**The motion to adopt the Findings of Fact for case 2021-03 for a special use to permit Indoor Entertainment Sales/Service at 100 East Grove carried with a (6-0) roll call vote.**

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Jessica Roberts, Chairman
Poplar Grove Planning and Zoning Commission