

ORDINANCE 2025-18

AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE, ILLINOIS GRANTING AN AMENDMENT TO SPECIAL USE PERMIT 18-03 TO EXPAND THE BOUNDARY OF THE PLANNED COMMUNITY DEVELOPMENT AND TO ALLOW FOR THE DEVELOPMENT OF FIFTY (50) RESIDENTIAL HANGAR HOMES AT THE POPLAR 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 permit 18-03 to expand the boundary of the planned community development and to allow for the development of fifty (50) residential hangar homes at the Poplar Grove Airport; 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 July 8, 2025 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 above-recitals are incorporated herein and made a part hereof.

Section 2. The special use amendment is applicable to the following PIN numbers: 05-02-200-004, 05-01-100-011, 05-01-300-014, 05-02-200-006, 05-01-101-009 and 05-01-101-010. The special use amendment is hereby approved, subject to the following conditions:

A. The amended special use permit shall allow for the development of fifty (50) residential hangar homes. Development of the hangar homes shall be subject to and in accordance with the records, plans, drawings and documents submitted by the Applicant in support of

their application for amendment to the special use permit and which are on file with the Village Clerk.

B. The boundary of the planned community development is hereby expanded to include the real estate legally described in Exhibit A, attached hereto and incorporated herein.

C. The approval of this special use amendment is subject to adherence by the Applicant and Owner to the conditions and recommendations contained in the Village Zoning Administrator's Report dated June 30, 2025 and the Village Engineer's Report dated June 30, 2025, regarding this matter.

D. That the plat for the Bel Air North Subdivision is hereby approved and development shall be in conformance with such plat.

E. All other provisions of the existing Special Use Permit shall remain in effect.

Section 3. 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 4. 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 5. 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 6. 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 and adopted by the Village Board of the Village of Poplar Grove this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

AYES: _____

NAYS: _____

ABSTENTIONS: _____

APPROVED:

Village President

ATTEST:

Village Clerk

Passed: _____

Published in
Pamphlet Form: _____

EXHIBIT A- Legal Description of Land to be Added to Existing PCD

A parcel of land being part of the Northeast Quarter of Section 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Northwest corner of the Northeast Quarter Section 1; thence South 0 degrees 12 minutes 26 seconds West West line of the Northeast Quarter of said Section 1, a distance feet to the Northwest corner of the premises conveyed by Sue Schuman as to an undivided 49.52% interest, Virginia Ann Summercamp and Lynn Ann Schuman as Trustees under the 2006 Sue Ann Schuman Trust as to an undivided 50.48% interest to Bel Air Estates, Ltd. Warranty Deed recorded January 11, 2021 as Document No. 2021R00289 the Recorder's Office of Boone County, Illinois, said point being Beginning for the hereinafter described parcel of land; thence North degrees 34 minutes 25 seconds East along the North line of said so conveyed, a distance of 880.00 feet; thence South 0 degrees minutes 35 seconds East, perpendicular to the last described course, distance of 170.00 feet to a line being 170.00 feet perpendicularly South of the North line of said premises so conveyed; thence South degrees 34 minutes 25 seconds West along a line being 170.00 perpendicularly distant South of and parallel with the North line premises so conveyed, a distance of 881.88 feet to a point in the of said premises; thence North 0 degrees 12 minutes 26 seconds along the East line of said premises so conveyed, a distance of to the Point of Beginning containing 149,760 square feet, 3.438 more or less, all being situated in the County of Boone and the Illinois.