

**ORDINANCE NO. 2025-19**

**AN ORDINANCE REZONING CERTAIN PROPERTY FROM GB (GENERAL BUSINESS) AND AG-1 (AGRICULTURAL) TO R-2 (MEDIUM-DENSITY RESIDENTIAL) IN THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS**

**WHEREAS**, the Village of Poplar Grove, Illinois (“Village”) is authorized under the Illinois Municipal Code and its own zoning ordinance to regulate the use of land and to rezone properties; and

**WHEREAS**, a petition has been submitted to the Village by the property owner(s) of certain real estate legally described in **Exhibit A** attached hereto and made a part hereof (the “Subject Property”), requesting a rezoning of the Subject Property from GB (General Business) and AG-1 (Agricultural) to R-2 (Medium-Density Residential); and

**WHEREAS**, the Village Planning and Zoning Commission held a public hearing on the rezoning request on July 8, 2025, after proper notice was given in accordance with applicable law; and

**WHEREAS**, the Planning and Zoning Commission recommended approval of the rezoning request following due consideration of the applicable standards for zoning map amendments; and

**WHEREAS**, the Village Board of Trustees has determined that the rezoning of the Subject Property is in the best interest of the Village and is consistent with the Village’s Comprehensive Plan and applicable zoning regulations;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Poplar Grove, Boone County, Illinois, as follows:

**Section 1. Incorporation of Recitals.** The above-stated recitals are hereby found to be true and correct and are incorporated herein by reference as though fully set forth.

**Section 2. Rezoning of Property.** The Subject Property, as legally described in **Exhibit A**, is hereby rezoned from GB (General Business) and AG-1 (Agricultural) to R-2 (Medium-Density Residential) under the Village of Poplar Grove Zoning Ordinance.

**Section 3. Zoning Map Amendment.** The official zoning map of the Village of Poplar Grove shall be amended to reflect the rezoning of the Subject Property to R-2.

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

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 SUBJECT PROPERTY**

Commencing at the Northeast corner of the Northwest Quarter of said Section 1; thence South 89 degrees 12 minutes 36 seconds West along the North line of the Northwest Quarter of said Section 1, a distance of 40.00 feet to the Point of Beginning for the hereinafter described parcel of land; thence South 0 degrees 12 minutes 26 seconds West along a line being 40.00 feet perpendicularly distant West of and parallel with the East line of the Northwest Quarter of said Section 1, a distance of 1222.27 feet; thence North 89 degrees 47 minutes 34 seconds West, a distance of 652.00 feet to a point being 692.00 feet perpendicularly distant West of the East line of the Northwest Quarter of said Section 1; thence North 0 degrees 12 minutes 26 seconds East along a line being 692.00 feet perpendicularly distant West of and parallel with the East line of the Northwest Quarter of said Section 1, a distance of 1210.92 feet to the North line of the Northwest Quarter of said Section 1; thence North 89 degrees 12 minutes 36 seconds East along the North line of the Northwest Quarter of said Section 1, a distance of 652.10 feet to the Point of Beginning containing 18.210 acres, all being situated in the County of Boone and the State of Illinois.

### **AND**

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 feet 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.