

ORDINANCE 2025-20

AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE, ILLINOIS AMENDING CERTAIN BUILDING CODE REQUIREMENTS AS APPLICABLE TO PROPERTY ZONED R-2 WITHIN THE EXISTING PLANNED COMMUNITY DEVELOPMENT ESTABLISHED BY ORDINANCE NO. 18-03, AS AMENDED

WHEREAS, the Village of Poplar Grove, Illinois, an Illinois municipal corporation (the “Village”) passed Ordinance 2018-13 on June 28, 2018 in which a Planned Community Development (the “PCD”) was established for certain property, including the Poplar Grove Airport (the “Airport”) which is owned by Bel-Air Estates, Ltd. (“Bel-Air”) (collectively referred to herein as, the “Airport”), which PCD was subsequently amended by Ordinance 2024-10 on May 14, 2024 to allow residential uses within Hangar Garages at the Poplar Grove Airport;

WHEREAS, the Village has passed an Ordinance on even date herewith, expanding the boundaries of the existing PCD to include additional land for stormwater detention purposes; approving the development of fifty (50) residential hangar homes; and approving the Final Plat of Subdivision for the Bel Air North Subdivision; and

WHEREAS, the Village has also passed Ordinance on even date herewith re-zoning a portion of the PCD to R-2 to allow for the development of the Bel Air North Subdivision; and

WHEREAS, the Village now further desires to amend certain building codes to be applicable to the Bel Air North Subdivision within the existing PCD, as more fully described herein; and

WHEREAS, the Village has determined that such amendment is in the best interest of the Village and its citizens.

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

1. **Recitals**. The above recitals are incorporated by reference herein and made a part hereof.
2. **Definitions**. The following definitions shall be utilized with respect to the remainder of this Ordinance and are made a part of the amended PCD:
 - a. ***“Bel Air North Subdivision”*** shall be defined as that real property legally described and depicted on the Final Plat of Subdivision for Bel Air North, as approved by the Village of Poplar Grove pursuant to Ordinance No. _____, adopted by the Village Board on _____, 2025.
 - b. ***“Hangar Garage”*** shall be defined as a structure designed, intended, and used primarily for the storage and shelter of private vehicles and/or aircrafts. For purposes of the deviations provided in this Ordinance, the term “Hangar Garage” shall be treated as a “garage” for zoning and building code purposes.

- c. ***“Hangar Home”*** shall be defined as single structure that includes both living space and storage space within a Hangar Garage for motorized vehicles and/or private aircraft, with the living area located either above or adjacent to the Hangar Garage portion.
- 3. Grant of Code Deviations. The following flexible code requirements shall be applicable to Hangar Homes to be constructed within the Bel Air North Subdivision. The requirements and standards set forth herein shall supersede and replace any and all conflicting code requirements which may exist, including but not limited to, those under the Village’s building, plumbing and/or electrical codes.
 - a. ***Hangar Garage Construction.***
 - i. Hangar Garages shall be constructed with a one-hour fire-resistance rating, achieved by utilizing 5/8” drywall.
 - ii. Doors providing access to the living space from a Hangar Garages shall also have a one-hour fire-resistance rating.
 - iii. The Hangar Garage shall not be required to have separate utilities from the Hangar Home.
 - b. ***Lot Variances.***
 - i. Front (side) setbacks for Lots 1, 30, 31, 40, 41, and 50 are reduced from twenty feet (20’) to twelve feet (12’).
 - ii. Combination side setbacks are reduced from twenty-five feet (25’) to twenty feet (20’), maintaining the required ten-foot (10’) side setback.
 - iii. Paved rear setbacks are reduced from three feet (3’) to zero feet (0’).
 - iv. No sidewalks shall be required within the Bel Air North Subdivision.
 - v. The Bel Air North Subdivision shall be exempt from land dedication requirements for greenspace and playground areas.
 - c. ***Signage.***
 - i. Directional signage is permitted up to twelve square feet (12 sq ft), exceeding the code limit of six square feet (6 sq ft).

- d. ***Life Safety.*** In the event windows are placed in the wall separating the Hangar Garage from the living space, only the following life safety measures shall be applied:
- i. Egress: A minimum of one egress shall lead directly to the exterior of the Hangar Home.
 - ii. Smoke, heat, and carbon-monoxide detectors: All Hangar Homes shall have one thermal heat detector and alarm located within each Hangar Garage. Each Hangar Home shall also have a minimum of one smoke and one carbon-monoxide detector within the general living space as well as one smoke detector in each sleeping room.
4. Intent of Ordinance. The intent of this Ordinance is to amend the Village's building and/or other codes with respect to property within the Bel Air North Subdivision, without the need for a specific reference to those building and/or other code sections, to the extent necessary so the improvements located upon the property are deemed to comply with the Village's building and/or other codes. Any newly constructed Hangar Garage Homes need only comply with the requirements of the Village Code as modified consistent with this ordinance.
5. Conflict. Except as amended in this Ordinance, all other provisions and terms of the Village Code of Ordinances shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.
6. Effectiveness. This Ordinance shall be in full force and effect from after its passage, approval, and publication in pamphlet form as provided by law.

PASSED UPON MOTION BY/ SECONDED BY: _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2025.

AS FOLLOWS:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT, ABSTAIN, OTHER: _____

APPROVED _____, 2025.

ATTEST:

CLERK

PRESIDENT