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To: Planning and Zoning Commission Members

From: Kenneth Garrett, Zoning Administrator

Date: April 8, 2022

RE: Text Amendment Annexation – Allowing Golf Course and Associated Activities

Hearing Date: April 27, 2022 at 6:00 p.m.

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**BACKGROUND:**

Despite the common understanding that the Timber Pointe Golf Club is located within the Village of Poplar Grove boundaries, only portions of the golf course were actually annexed into the Village. The clubhouse, parking lot and storage building are in the Village and are zoned GB. The golf holes 4 and 11 and including the T-Box for hole 10 are also within the village boundaries and zoned R-1. The remainder of the golf course is located in unincorporated Boone County under the county's A-1 district (see map on page 9). This was discovered only in the past few weeks. Not being within the Village boundaries limits the golf course from serving alcohol via their cart for the remainder of the golf course. Further, it is our understanding that Boone County cannot issue any additional liquor licenses. Our zoning currently does not reference golf courses at all so a Text Amendment is needed in order to allow for the golf course to be a conforming use. In addition to the Text Amendment, the remainder of the property (currently in the county) will be annexed into the village. This will resolve this situation and it makes logical sense to have the entire golf course within the village boundaries.

Below is an outline of the text amendment sections.

**REQUEST:**

The applicant, The Village of Poplar Grove, 200 North Hill Street, Poplar Grove, IL 61065, is proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to sections; 8-2-3 (Definitions), 8-6-2-B-1 (Permitted uses in the Agricultural/Rural (A-1) Zoning District, 8-6-9-B-2 (Special Uses in the General Business (GB) Zoning District; 8-6-10-B-2 (Special Uses in the Central Business (CB) Zoning District and 8-6-13 (Permitted Use Table), all in accordance with section 8-5-4 Text Amendment.

The request will provide for a definition of "golf facilities" and provide in which zoning district(s) golf facilities are allowed as either a permitted use by right or through a special

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use permit. Clarification of the definition of “outdoor recreational facilities” will be modified as well so that there is no confusion with the new definition of golf facilities.

As referenced above in the background section, the current golf course use is not a permitted use in the A-1 district. Section 8-6-1-D “Annexation” stipulates when a property is annexed into the village, the default zoning district is Agricultural/Rural District (A-1) until such time the district is changed via development or through a text amendment.

### TEXT AMENDMENTS

The following outlines the sections of the zoning code that require adjustment. Areas highlighted in yellow are the changes. Additions are bolded and underlined and deletions are shown as strikethroughs. In some cases, the wording has been revised or relocated elsewhere in the text. A description shall precede each section to describe the change and its purpose.

### TEXT AMENDMENT NUMBER ONE

*The following outlines the sections of the zoning code that require adjustment. Areas highlighted in yellow are the changes. Additions are bolded and underlined and deletions are shown as strikethroughs. In some cases, the wording has been revised or relocated elsewhere in the text. A description shall precede each section to describe the change and its purpose.*

#### 8-2-3 Definitions Add new definition “Golf Facilities”

**“Golf Facilities - Land used for playing the game of golf by the public or by members and guests of a private club, and which may include any of the following: golf course (and associated clubhouse, meeting rooms, food and beverage services, landscaping, irrigation systems, driving ranges, paths and golf greens and tees), stand alone driving ranges and miniature golf”.**

#### 8-2-3 Revise the following definitions

*Recreation, commercial.* A recreational facility operated as a business and open to the public for a fee. Swim clubs are not included in this definition. This definition covers the following:

Indoor facilities: Amusement arcades or establishments that primarily provide coin- or token-operated devices (popularly called pinball machines and video games); bowling alleys; dance clubs, and ballrooms; racquetball, handball, and squash clubs; skating rinks; indoor soccer fields and hockey rinks; and similar facilities.

Outdoor facilities: **Miniature golf; golf driving ranges**; water slides; batting cages; tennis clubs; volleyball clubs; go-kart or bump car establishments; and similar facilities.

**TEXT AMENDMENT NUMBER TWO**

*This amendment adds the new term “Golf Facilities” to the allowable uses as permitted by right. As a side note, I recommend listing the uses in alphabetical order for ease of viewing the uses. I have provided the revision below, highlighted in yellow for your consideration.*

**8-6-2-B-1 Agricultural/Rural District (A-1 Zoning District)**

B. List of Allowable Principal Land Uses:

1. Permitted by Right:

Single-family Detached

Modular Home

Cultivation

Agricultural Retail

Public Parks and Open Space

Utilities

Wireless Communication Facility

Golf Facilities

*Rearranged list of permitted uses in alphabetical order*

Agricultural Retail

Cultivation

Golf Facilities

Modular Home

Public Parks and Open Space

Single-family Detached

Utilities

Wireless Communication Facility

### **TEXT AMENDMENT NUMBER THREE**

*This amendment provides for allowances of Golf Facilities as a special use in the GB district. The purpose of this change is to allow these types of commercial related Golf Facilities in the commercial district where smaller type uses may be requested. Again, I have revised the order alphabetically for your consideration.*

#### **8-6-9-B-2 Special Uses in the General Business District (GB Zoning District)**

##### **2. Permitted by Special Use:**

Public and Private Institutional  
Outdoor Retail Sales/Service  
Indoor Entertainment Sales/Service  
Outdoor Entertainment Sales/Service  
Vehicle Related Sales and Service  
Animal Boarding  
Indoor Lodging (bed and breakfast)  
Indoor Lodging (commercial)  
Daycare Facility  
Boarding Houses  
Parking Lot (off-site)  
Self-Service Storage Facilities (mini warehouses)  
Adult-use Cannabis Dispensing Organization  
Adult-use Cannabis Transporting Organization or Transporter  
**Golf Facilities**

*Rearranged list of permitted uses in alphabetical order*

**Adult-use Cannabis Dispensing Organization**  
**Adult-use Cannabis Transporting Organization or Transporter**  
**Animal Boarding**  
**Boarding Houses**  
**Daycare Facility**

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Entertainment Sales/Service - Indoor

Entertainment Sales/Service - Outdoor

Golf Facilities

Indoor Lodging (bed and breakfast)

Indoor Lodging (commercial)

Parking Lot (off-site)

Public and Private Institutional

Outdoor Retail Sales/Service

Vehicle Related Sales and Service

Self-Service Storage Facilities (mini warehouses)

### **TEXT AMENDMENT NUMBER FOUR**

*This is the same rationale as above in the GB district. This amendment provides for allowances of Golf Facilities as a special use in the CB district. The purpose of this change is to allow these types of commercial related Golf Facilities in the commercial district where smaller type uses may be requested. Again, I have revised the order alphabetically for your consideration.*

### **8-6-10-B-2 Special Uses in the Central Business District (CB Zoning District)**

#### 2. Permitted by Special Use:

Public and Private Institutional

Institutional Residential

Community Living Arrangements

Outdoor Retail Sales/Service

Outdoor Entertainment Sales/Service

Indoor Lodging (bed and breakfast)

Daycare Facility

Boarding Houses

Parking Lot (off-site)

Rail Transit Station

Adult-use Cannabis Dispensing Organization

Golf Facilities

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*Rearranged list of permitted uses in alphabetical order*

Adult-use Cannabis Dispensing Organization

Boarding Houses

Community Living Arrangements

Daycare Facility

Golf Facilities

Indoor Lodging (bed and breakfast)

Institutional Residential

Outdoor Entertainment Sales/Service

Outdoor Retail Sales/Service

Parking Lot (off-site)

Public and Private Institutional

Rail Transit Station

**TEXT AMENDMENT NUMBER FIVE** *This portion of the text amendment added Golf Facilities under Agricultural Land Uses as a permitted use and a special use for districts GB and CB.*

### 8-6-13 Permitted Use Table

### 8-6-13. PERMITTED USES TABLE.

Table 8-6-14: Permitted Uses:

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Agricultural Land Uses											
Agricultural retail	P	S									
Agricultural service	S										S
Cultivation	P	P									
Golf Facilities	<u>P</u>							<u>S</u>	<u>S</u>		
Husbandry	S										
Intensive agriculture	S										
Residential Land Uses											
Duplex				S	P	P					
Multi-family						P	S				
Mobile home park/subdivision					S	S					

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(See Title 10, Ch. 1 of the Village of Poplar Grove Municipal Code)												
Modular home	P	P	P	P	P	P						
Single family detached	P	P	P	P	P		S					
Institutional and Civic Land Uses												
Community living arrangements			S	S	S	S			S			
Institutional residential	S	S	S	S	S	S			S			
Public parks and open space	P	P	P	P	P	P	P	P	P	P	P	P
Public and private institutional	S	S	S	S	S	S	S	S	S	S		
Utilities (basic)	P	P	P	P	P	P	P	P	P	P	P	P
Commercial Land Uses												
Animal Boarding	S	S						S		S		
Bed and Breakfast	S	S	S	S	S	S	S	S	S			
Boarding houses					S	S		S	S			
Camping facilities	S											
Daycare facilities					S	S	P	S	S	P		
Indoor entertainment sales or services							S	S	P	S		
Indoor commercial lodging								S	P			
Indoor repair sales or services								P	P	P	P	
Indoor retail sales or services							S	P	P	S		
Indoor retail sales/slaughterhouse										S		
Office/personal or professional service							P	P	P	P		
Outdoor entertainment sales or services	S							S	S			
Outdoor repair sales or services											S	
Outdoor retail sales or services								S	S			
Sexually orientated land use											S	
Vehicle related sales and services								S		P		
Transportation Related Land Uses												
Airport/heliport	S									S	S	
Off-site parking lot								S	S	S	S	
Rail transit station	S								S	S	S	
Rail yard										S	S	
Industrial and Related Land Uses												
Auto salvage											S	
Composting related use	S										S	
Distribution center											S	

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Extraction											S
Heavy manufacturing/industrial											P
Indoor warehouse/wholesale										S	P
Junkyard/salvage yard											S
Light manufacturing/industrial										P	P
Outdoor storage/wholesale											S
Planned WECS	S										
Self-service storage facilities (mini-warehouses)								S		P	
Waste related use											S
Wireless communication facility	P	P						P		P	P
Non-building mounted solar collectors for export of energy for use by an electrical utility	S									S	S
Adult- Use Cannabis Establishments											
Adult-use Cannabis Craft Grower										S	S
Adult-use Cannabis Cultivation Center										S	S
Adult-use Cannabis Dispensing Organization								S	S	S	S
Adult-use Cannabis Infuser Organization or Infuser										S	S
Adult-use Cannabis Processing Organization or Processor										S	S
Adult-use Cannabis Transporting Organization or Transporter								S		S	S
Accessory Land Uses and Structures											
Accessory apartment					S	S		S	S		
Agricultural buildings	P	S									
Beer garden								S	S	S	
Cemetery related activities	S	S	S	S	S	S		S		S	
Children's playhouse	P	P	P	P	P	P	P				
Community rooms											
Detached guesthouse/employee living quarter	S	S	S	S							
Garden/tool shed	P	P	P	P	P	P	P	P	P	P	P
Home occupation	P	P	P	P	P	P	P				
In-family suites	S	S	S	S	S	S					
Migrant labor camp	S										
Mini WECS	S	S	S	S	S	S	S	S	S	S	S
Private clubhouse	S	S						S	S	S	
Private recreational facility	P	P	S	S	S	S	S	S	S	S	S



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Private residential garage	P	P	P		P	P	P				
Private stable	P										
Private swimming pool/pool house	P	P	P	P	P	P	P				
Property management office											
Stadiums/grandstands								S	S	S	S
Outdoor storage accessory to self-service storage facilities								S		S	
Temporary Uses											
Construction dumpsters	P	P	P	P	P	P	P	P	P	P	P
Contractor's on-site equipment storage facility	P	P	P	P	P	P	P	P	P	P	P
Contractor's project office	P	P	P	P	P	P	P	P	P	P	P
Garage sales	P	P	P	P	P	P					
General temporary outdoor sales	P						P	P	P	P	P
On-site real estate sales office	P	P		P	P	P	P	P	P	P	P
Relocatable building	P	P	P	P	P	P	P	P	P	P	P
Seasonal outdoor sales of farm products	P										
Temporary outdoor food stands								P	P	P	P
Temporary outdoor seating and services								P	P	P	
Tents for special events		P	P	P	P	P	P		P	P	P
*P - permitted use											
**S - special use											



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Should you have any questions regarding this report feel free to contact me at your convenience.

Respectfully Submitted,

Kenneth Garrett  
Zoning Administrator – Village of Poplar Grove