

VILLAGE OF POPLAR GROVE, ILLINOIS
APPLICATION FOR ZONING MAP AMENDMENT
(Rezoning Request from GB and AG-1 to R-2)

1. Applicant Information

- a. Applicant Name:** BEL AIR ESTATES, LTD., an Illinois corporation
- b. Mailing Address:** 11619 IL Rte. 76, Poplar Grove, IL 61065
- c. Phone Number:** (815) 544-2300
- d. Email Address:** steve@poplargroveairmotive.com
- e. Relationship to Property:** Fee simple owner

2. Property Information

- a. Address / Location of Subject Property:** A portion of 5151 Orth Road, Poplar Grove, Illinois; and a portion of PIN 05-01-200-017 having no assigned street address
- b. Tax Parcel Number(s):** A portion of 05-01-100-011; and a portion of 05-01-200-017
- c. Current Zoning Classifications:**
 - i. 05-01-100-011L GB (General Business)
 - ii. 05-01-200-017: AG-1 (Agricultural)

3. Requested Zoning Classification: R-2 (Medium-Density Residential)

4. Legal Description of Property to be Rezoned:

A parcel of land being part of the Northwest Quarter of Section 1, Township 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

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 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.

5. **Current Use of Property:** Vacant land
6. **Proposed Use of Property Following Rezoning:** Single family hangar homes
7. **Justification for Rezoning Request:** The proposed rezoning of the subject property from GB (General Business) and AG-1 (Agricultural) to R-2 (Medium-Density Residential) meets the standards for a zoning map amendment as follows:
 - a. **Consistency with the Village Comprehensive Plan:** The requested R-2 zoning aligns with the long-range land use goals of the Village of Poplar Grove's Comprehensive Plan, which designates this area as appropriate for residential development. The transition to R-2 supports the Village's vision for balanced growth and responsible land use planning.
 - b. **Compatibility with Surrounding Land Uses:** The property is adjacent to or near existing residential areas and other parcels that have already transitioned from agricultural or commercial zoning to residential use. The proposed R-2 classification is consistent with the character and density of nearby neighborhoods, providing an appropriate buffer between remaining agricultural areas and higher-intensity uses.

- c. **Public Infrastructure and Services:** The subject property has access to existing municipal infrastructure, including public roads, water, and sewer lines. No substantial upgrades or extensions are expected to be necessary, and the proposed rezoning will allow for orderly expansion within the capacity of existing services.
 - d. **Market Demand and Public Need:** There is a demonstrable demand for medium-density residential housing in the Village. Rezoning this property to R-2 will help meet that need while preserving the Village's goals for controlled growth and development.
 - e. **Minimal Impact on Adjacent Properties:** The proposed R-2 zoning will not negatively affect adjacent properties. Rather, it will enhance property values and neighborhood stability by promoting compatible, sustainable residential development. Any development on the site will be subject to future site plan and building permit review, ensuring compliance with local regulations.
8. **Applicant Certification:** I hereby certify that the information provided on and attached to this application is true and correct to the best of my knowledge. I understand that submission of this application does not guarantee approval and that public hearings and staff reviews may be required.

Signature of Applicant/Property Owner:

BEL AIR ESTATES, LTD., an Illinois corporation



Stephen R. Thomas, President

Date: 6/13/2025