

## **Statement of Justification for Zoning Exceptions**

The requested PUD amendment and subsequent exceptions is for the proposed Bel Air North neighborhood, a development that offers a distinctive residential experience centered around direct connectivity between homes and adjacent aviation facilities. The development's unique neighborhood lifestyle, which integrates residential living with private taxiway access to the adjacent airport, necessitates thoughtful deviations from standard zoning requirements outlined in the Poplar Grove, IL Ordinances.

### **Setback Reductions:**

The proposed reduction of front (side) setbacks from 20 feet to 12 feet, combined side setbacks from 25 feet to 20 feet, and paved rear setbacks from 3 feet to 0 feet is essential due to both spatial constraints and safety requirements. FAA-mandated horizontal and vertical spacing restrictions, as well as the physical limitations imposed by existing runways, demand more compact home placements to maintain both regulatory compliance and community functionality. Additionally, each home must have direct rear access to a designated private taxiway, which in turn precludes the ability to meet traditional rear setback standards.

### **Sidewalk and Public Road Limitations:**

Given the integration of aviation infrastructure, traditional public sidewalks are incompatible with the development's design. Residents use the private taxiways to move safely between residences and airport facilities, as evidenced by longstanding practices in the adjacent established neighborhood. To prevent public traffic from entering the taxiways, the public roads cannot cross taxiways—access to the taxiways by the public has historically led to unsafe incursions by vehicles.

### **Buffer Yard and Greenspace Deductions:**

Requesting elimination of buffer yard requirements and exemption from land dedication for greenspace or playground is driven by the community's unique format. The value proposition of the neighborhood lies in its integrated access to aviation facilities and open taxiway vistas—not traditional park amenities or buffering. Community gathering and recreation occur organically within the airport facilities, offering a lifestyle that deviates from standard expectations but serves resident needs more effectively.