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To: Planning and Zoning Commission Members

From: Kenneth Garrett, Zoning Administrator

Date: June 30, 2025

RE: Poplar Grove Airport Amendment to their existing Special  
Use/Planned Development - Finding of Facts

Hearing Date: July 8, 2025 at 6:00 p.m.

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**Findings of Fact**

Per section 8-5-7(D) of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

1. The establishment, maintenance or operation of the special use would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

*The Proposed 50 lot hangar home subdivision will not be detrimental or endanger the public health, safety, morals, comfort or general welfare. The project is in keeping with the airport uses by creating additional availability of products for its customers and clients. The re-zoning of the property from General Business (GB) to Single Family R-2 is the most appropriate zoning for this location based on lots sizes and bulk requirements.*

2. The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood.

*The Poplar Grove Airport Property is a large property with relatively little adjoining structures adjacent to it other than Bel Air Estates, which is a similar product where they have single family homes with either attached hangars or detached hangars. No properties will be impacted by this approval nor will property values be diminished.*

3. The establishment of the special use will not impede the normal or orderly development and improvements of the surrounding property for uses permitted in the district.

- The proposed subdivision will not impact the current operation of the airport or other surrounding properties It is an enhacement to the area.*
4. Adequate utilities, access roads, drainage and/or necessary facilities will be provided.
- Proper utilities, access roads and drainage will be provided for this development. The development provides access for all lots to the taxi-way easement for all properties to utiltize the existing runways. To insure the improvements are adequate the village engineer's recommendations shall be followed.*
5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
- A new ingress and egress will be provided for the development off of Orth Road. The impact of the proposed project will have little to no impact to traffic conjection on any public streeets.*
6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.
- The petitioner has requested a number of exceptions to the village code. The village has reviewed those request and believe it is in keeping with the operation of the airport. The regulations of the particular zoning district are in compliance with the spirit of the district.*

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