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To: Planning and Zoning Commission Members
From: Kenneth Garrett, Zoning Administrator
Date: April 17, 2024
RE: Poplar Grove Airport Amendment to their existing Special Use/Planned Development - Finding of Facts
Hearing Date: April 24, 2024 at 6:00 p.m.

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.

By allowing Accessory Apartments within the hangars at the Poplar Grove Airport is not detrimental or endanger the public health, safety, morals, comfort or general welfare. To insure the safety of the residences within the hangars and adjoining tenants and or buildings all life safety issues shall be in compliance.

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 property is a large property with relatively little adjoining structures adjacent to it other than Bel Air Estates, which also allows residential 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 impact of allowing accessory apartments within existing hangars or future hangars will not affect surrounding properties.

4. Adequate utilities, access roads, drainage and/or necessary facilities will be provided.

The utilities, access roads, drainage are currently existing improvement. 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.

The ingress and egress is existing. The allowance of accessory apartments will not affect traffic congestion on any public streets.

6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

By allowing, the accessory apartments within the hangars through the special use/planned development process all other regulations shall be in compliance.

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