

Written Narrative of Request

I am requesting a Special Use Permit to build a 60ft wide by 80ft long Agricultural Building which is an Allowable Accessory Use Permitted by Special Use for the Residential Estate (RE) zoning per section 8-6-3.C.2. Cultivation is Permitted by Right in the Residential Estate zone. I operate a farm totaling almost 60 acres and I would like to store my equipment inside protected from weather.

I would like to build the building to store and make repairs to my farm machinery including tractor, utility vehicle, tillage equipment, spray equipment, planter, fertilizer, mower, and other equipment, as well as my equipment trailer and camper. I also want to store my welding and machine tools that I use to repair my equipment. My proposed building will not contain livestock and will not make any objectionable odors or noise to neighbors. I do not have any retail sales or have any employees so there are no hours of operation and no impact to traffic. My house is approximately 30 ft tall so the proposed building will be shorter than my house. The proposed building does not use any state or federal funding.

I own the adjacent properties to the North and South which are both zoned A-1 Agriculture District. The construction of an agricultural building is compatible and consistent with the adjacent Agricultural properties. To the North of my property, there is a 12 acre goat farm, a 10 acre horse farm, and several smaller farms containing horses, chickens, corn, and hay all zoned A-1. To the South of my property is a 60 acre cow farm and tree nursery zoned A-1. To the West is over 100 acres actively cultivated with row crops. Across the street to the East is over 50 acres cultivated with row crops.

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

Farming is a common and widely accepted practice that benefits the public. The proposed building is for private use and will have no impact on the public health, safety, morals, comfort, or general welfare. The special use is not designed or intended to interact with the public.

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

The properties in the immediate vicinity are zoned A-1 Agriculture. In the A-1 zone an Agricultural Building is an accessory use permitted by right. The proposed special use is compatible and consistent with the neighborhood Agricultural properties. Similar agricultural buildings in the surrounding area are shown in Exhibit 2.

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

The properties in the immediate vicinity are zoned A-1 Agriculture. In the A-1 zone an Agricultural Building is an accessory use permitted by right. The proposed special use is compatible and consistent

with the neighborhood Agricultural properties. Similar agricultural buildings in the surrounding area are shown in Exhibit 2.

4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;

The proposed special use is an accessory structure. Electric utility will be provided by the primary structure already in use. The accessory building will be accessed from the existing private gravel driveway. No additional drainage and/or facilities are required.

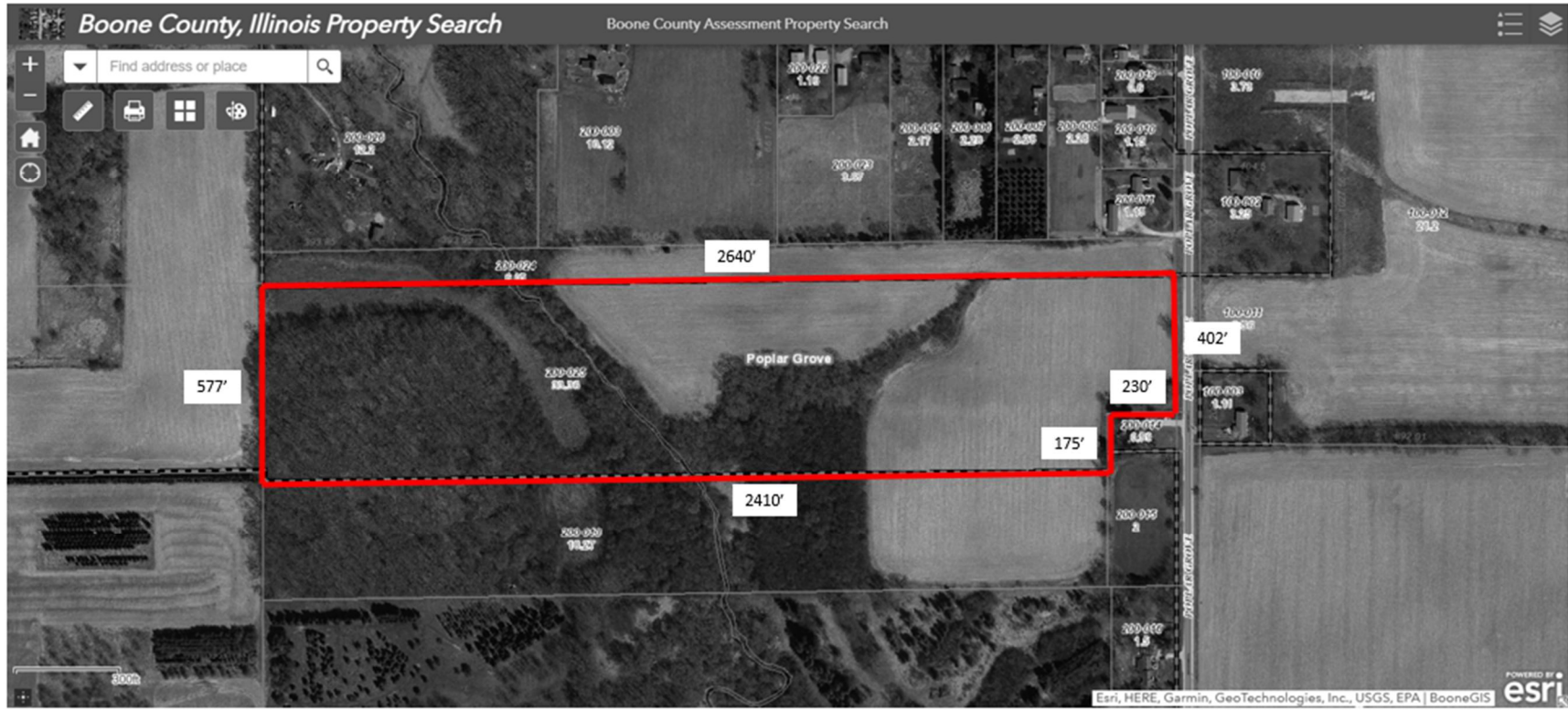
5. Adequate measures have been, or will be taken, to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and

The proposed building will be accessed from the existing private driveway. The building is for private use by the current resident and will have no impact on traffic.

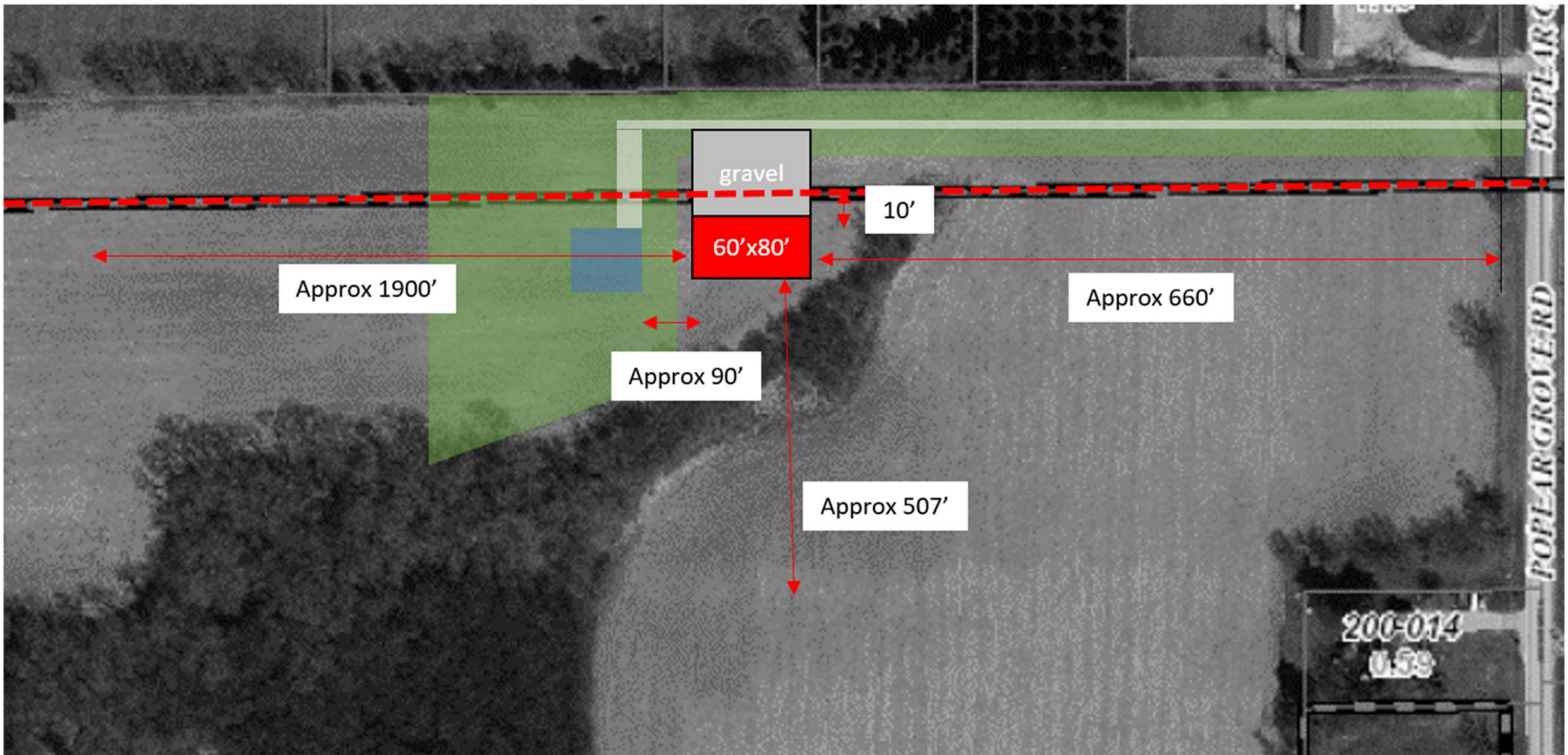
6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

In accordance with section 8-8-3.C.3 the accessory structure may exceed the maximum height regulations with the granting of a special use permit specifically stating the maximum permitted height of the proposed building or structure. The height of the proposed structure is 29 ft as shown in the elevation views, which is less than the primary structure.

Plat of Survey

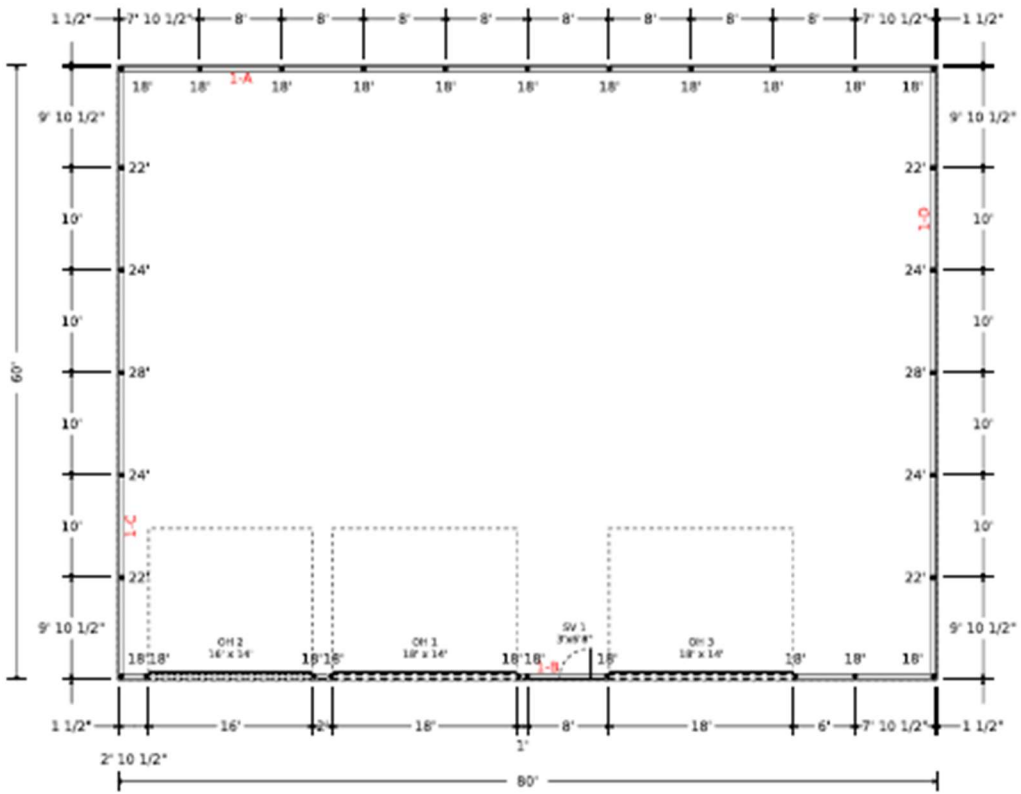


Site Plan

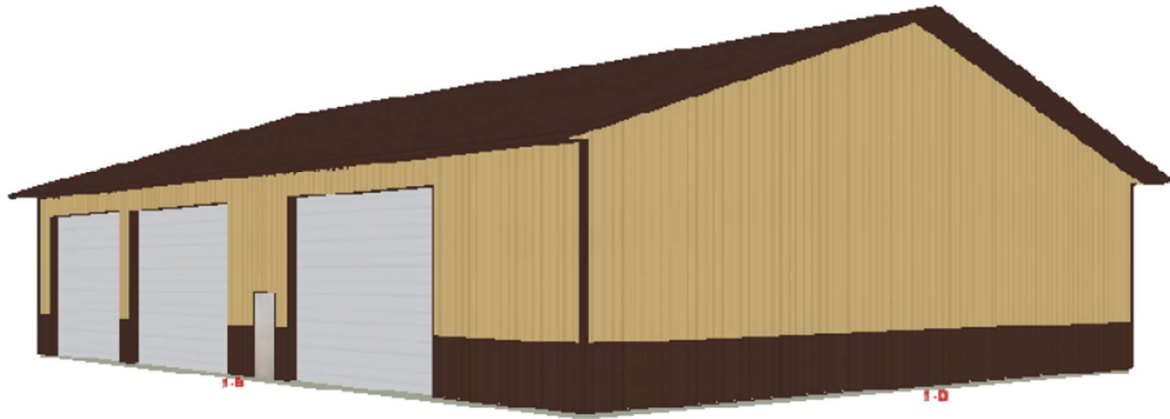


Floor Plan

FLOOR PLAN



Elevation Views



Legal Description

PIN 03-25-200-025

Legal Description:

Part of the Northeast Quarter of Section 25, Township 45 North, Range 3 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at a point on the East line of said Quarter Section which bears South 00°-03'-24" West, 99.83 feet from the Northeast corner of the South Half of the North Half of said Quarter Section; thence South 00°-03'-24" West, along the East line of said Quarter Section, 402.26 feet; thence South 89°-06'-01" West, 229.57 feet; thence South 00°-03'-24" West, parallel with the East line of said Quarter Section, 174.74 feet; thence South 89°-06'-01" West, 2409.67 feet to the West line of said Quarter Section; thence North 00°-00'-00" East, along the West line of said Quarter Section, 576.59 feet; thence North 89°-05'-30" East, parallel with the North line of the South Half of the North Half of said Quarter Section; 2639.92 feet to the point of beginning. Subject to the rights of the public over any part thereof taken, used or dedicated for public roadway purposes. Situated in the County of Boone and State of Illinois. Containing 34.03 Acres.

Prepared by:

R.K. Johnson & Associates, Inc.

1515 Windsor Road

Loves Park, IL 61111

July 27, 2022 Job No. 17939

List of Adjacent Property Owners within 250 feet

03-25-200-024
CAVIL, LUKE M
13714 POPLAR GROVE RD
POPLAR GROVE, IL, 61065

03-25-200-023
BREI, FREDRICK N
P O BOX 249
POPLAR GROVE, IL, 61065

03-25-200-005
FRIDAY, DENNIS L & MARY L
5673 WHITING RD
POPLAR GROVE, IL, 61065

03-25-200-006
FRIDAY, DENNIS L & KIEFER MARY
5673 WHITING RD
POPLAR GROVE, IL, 61065-9051



Natural Resource Information

Proof of submittal to IDNR regarding the Endangered Species Act



Applicant: Luke Cavil
Contact: Luke Cavil
Address: 13714 Poplar Grove Rd
Poplar Grove, IL 61085
Project: pole shed
Address: 13714 Poplar Grove Rd, Poplar Grove

IDNR Project Number: 2504388
Date: 09/30/2024

Description: permit to build a pole shed

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Boone

Township, Range, Section:
45N, 3E, 25



IL Department of Natural Resources
Contact
Impact Assessment Section
217-785-5500
Division of Ecosystems & Environment

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

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Exhibit 1: Zoning of adjacent properties

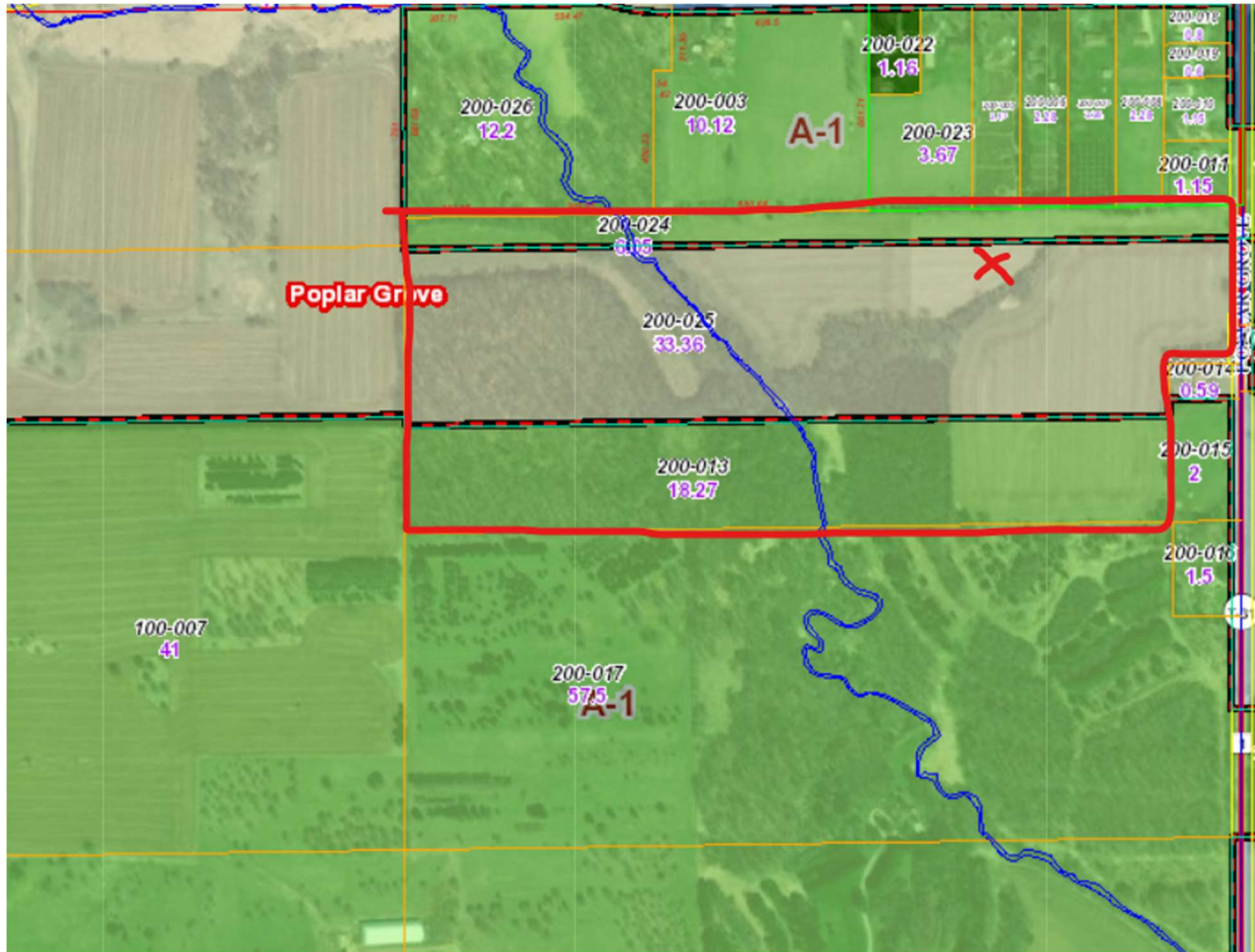


Exhibit 2: Agricultural buildings nearby

