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To: Planning and Zoning Commission Members
From: Kenneth Garrett, Zoning Administrator
Date: November 14, 2024
RE: 13714 Poplar Grove Road Special Use - Finding of Facts
Hearing Date: November 21, 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.

The Special Use will allow the petitioner to operate their farm by storing necessary farm equipment and will not create any detriment or danger to the community.

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 neighboring properties are predominately farm users and approving the Special Use will not cause any injury to properties in the area.

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 Special Use will not impact development and or surrounding properties within the zoning district.

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

The utilities, access roads, drainage are currently existing improvements. The Special Use approval will not affect other facilities.

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 the special use will not have an impact to traffic congestion.

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

The Special Use will comply with all applicable regulations with setbacks subject to the variations of square footage and height.

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