

OFFICE & SHIPPING:
2420 Vantage Drive
CORRESPONDENCE:
P.O. BOX 5178
ELGIN, IL 60121-5178

B&F CONSTRUCTION CODE SERVICES, INC.
BUILDING & FIRE PROTECTION PLAN REVIEW
TRAINING • INSPECTIONS • CODE CONSULTING

PHONE (847) 428-7010
FAX (847) 428-3151
TOLL FREE 1-800-232-5523
E-MAIL bfccs@bfccs.org

To: Planning and Zoning Commission Members
From: Kenneth Garrett, Zoning Administrator
Date: November 14, 2024
RE: Special Use – To allow a pole barn – 13714 Poplar Grove Road
Hearing Date: November 21, 2024 at 6:00 p.m.

The petitioner is requesting a Special Use Permit to allow an Agricultural Building to be placed on their lot. The property is Zoned RE (Residential Estate). These lots are larger in nature with a minimum lot of 10 acres. This lot is approximately 34 acres and is surrounded by Agricultural uses. The height of the proposed building is approximately 29 feet. An accessory building cannot exceed the height of the principal building or 20 feet, whichever is less. An accessory building cannot exceed the square footage of the ground floor level of the principal building. The existing house (principal building) is 2000 square feet while the proposed building is 4800 square feet.

Adjacent Zoning Districts

- North Boone County Residential
- South Residential Estate (RE)
- West Residential Estate (RE)
- East Mixed Residential (R-5)

The proposed building (Pole Barn) is green and yellow which is very typical of agricultural Buildings. Within the attachments is an elevation of the building as well as the petitioners existing home. This has been provided for you to evaluate how the two buildings will aesthetically compliment each other. Although, there is no village code that requires an accessory building to be the same color or material as the principal building, it is a typical requirement within the industry.

The village has a landscape code requirement that applies to multi-family buildings and commercial/industrial, but that requirement is exempt for residential properties. This is being provided for your information. The property has existing landscaping on it and is being farmed as a tree farm.

The existing gravel driveway is approximately 1000 feet in length and is actually within the Boone County Jurisdiction. As the driveway turns to the south it enters onto the jurisdiction of The Village of Poplar Grove. The house is not visible from Poplar Grove Road as there is an elevation change, which is very high. The proposed pole barn will not be visible or if it is visible

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the only visibility will be the roof. The property is visible from Whiting Road, but is very obscured by the tall landscaping on that road. The pole barn will be less visible than the house.

The purpose of the pole barn is to store farming equipment and conduct minor repairs to equipment. This is described within the narrative that is attached. Currently, farm equipment is stored either in the garage or along the lot lines to the south and west. Equipment is to be stored within a building in the residential area of the village.

The proposed pole barn is by definition an accessory building and use. This being the case, it must comply with the accessory building requirements. An accessory building must not be greater in square footage than the principal building (House). In this case, the square footage of the principal structure is approximately 2000 square feet, while the proposed pole barn is 4800 square feet. This requires a zoning variation from the village per section 8-8-3-B-4.

The proposed building is limited to a maximum height of 20 feet or the height of the principal structure, whichever is less. In this case, the maximum height allowed is 20 feet. This requires a zoning variation from the village per section 8-8-3-B-2. When the house was built the gravel driveway area that came off the county jurisdiction was allowed to remain gravel. That same principal is being applied to this petition. Technically, all driveways within the village are to be paved with concrete or asphalt. This was a common sense approach.

Agricultural Buildings located in the Residential Estate Zoning District requires a Special Use Permit per Section 8-6-3-C-2.

Recommendation: The Special Use Permit request and the requested zoning variation(s) is a reasonable request based on the use of the property and the proposed building is in keeping with the area. Staff recommends approval of the Special Use Permit subject to the following conditions:

1. The petitioner shall utilize the proposed pole barn for farming equipment only that they own or rent.
2. The petitioner shall not rent out space to other individuals as in a for profit storage business.
3. Petitioner shall not store any hazardous chemicals within the pole barn.

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