

MEMO

DATE: May 26, 2023

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Findings of Fact for Case 2023-01: Boone's Bar and Grill, 13535 Route 76

REQUEST AND LOCATION:

The applicant, Nikita Lopez is requesting a special use pursuant to the Poplar Grove Zoning Ordinance, Section 8-6-9-B-2 Indoor Entertainment Sales/Service, Table 8-6-13 Permitted Uses and Section 8-5-7 Special Uses. Specifically, the applicant is requesting a special use to have video gaming machines in a new business in the Country Side mall at 13535 Route 76, within the GB, General Business District in a 2,000 square foot unit (PIN: 03-26-402-006).

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:

- A. Findings: 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 property has operated as a multi-tenant commercial property for years. Staff is not aware of any negative impacts the proposed video gaming machines would create and does not anticipate their reopening to be detrimental.

- B. Findings: 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.**

Due to the size and design of the shopping center the video gaming establishment will only be one unit in the shopping center and not impact other businesses in the center. Staff does not foresee it impacting the nearby properties more than other businesses that can operate on the property.

- C. Findings: 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 properties to the north, south and east are zoned general business while the property to the west, across Illinois Route 76 is zoned residential. The proposed video gaming establishment will not impact development in the area.

- D. Findings: Adequate utilities, access roads, drainage and/or necessary facilities will be provided.**

The property is currently developed within a multi-tenant building and parking area. It has been used for commercial purposes prior to the special use request and is adequately served by utilities. The special use would require a tenant build-out, but not new construction.

- E. **Findings: Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.**

The special use will be within an existing multi-tenant building with a parking lot. The amount of traffic generated by the special use will be minimal compared to other land uses that are permitted within the general business district. The existing road network is adequate.

- F. **Findings: 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 be required to conform to all the applicable regulations of the Zoning Ordinance, the Subdivision Ordinance, all other regulations and to any conditions of approval enacted by the Village Board.

The motion to adopt the Findings of Fact for case 2023-01 for a special use to permit Indoor Entertainment Sales/Service at 13535 Route 76 carried with a (4-1) roll call vote.

Jessica Roberts, Chairman
Poplar Grove Planning and Zoning Commission