

VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

200 Hill Street, Poplar Grove, IL 61065

Phone: (815) 765-3201 - Fax: (815)765-3571

www.poplargrove-il.gov

Special Use Application

Please complete this Zoning Special Use Permit Application and return it to the Village of Poplar Grove along with the following documentation:

- Written Narrative of the Proposed Request
- Plat of Survey of the Property
- Site Plan of property if changes to the property are proposed
- Floor Plan
- Legal description of the Property
- Any other information required by staff such as hours of operation, number of employees, traffic report, landscape plan, lighting plan, elevation plan.
- List of Adjacent Property Owners within 250 feet, excluding public right-of-way. This may be
 obtained from the Supervisor of Assessments Office, 1208 Logan Ave. The accuracy of the
 information is the applicant's responsibility.
- Application Fee
- Natural Resource Information (NRI) State law requires applicants to request a natural Resource Information Report (NRI) from Boone county Soil and Water Conservation District at 211 North Appleton Road, Belvidere, IL 61008-1983, 815-544-2677, ext 3. This report must be received by the Village of Poplar Grove prior to the Plan Commission public hearing.
- Proof of submittal to IDNR regarding the Endangered Species Act. The applicant shall contact
 the Illinois Department of Natural Resources (IDNR) via the EcoCat website at
 https://dnr@Illinois.gov/EcoPublic/
- Proof of submittal to the Illinois Historic Preservation Agency at 217-782-4836 if the proposal involves State or Federal Funding.

Applicant

Name:

Email:

Address/City:

Nikita Lopez Nikitam. Lopez@amail.com

	Phone Number(s)	;
Owner of Record	Name: Email: Address/City: Phone Number(s)	COUNTRY SIDE MALL A DIV OF HARRIS FARMS OAK LAWN LTD 13537 IL 76, POPLAR GROVE, IL 61065
Attorney	Name: Fmail: Address/City: Phone Number(s):	
Street Addres	ss:	13535 ROUTE 76
Tax Parcel Nu	ımber (PIN):	03-26-402-006
Legal Descript (May be on se	tion: 2.6. eparate sheet)	-45-3 COUNTRYSIDE MALL SUB PLAT 3 LOT 34
Current Use o	f the Property	Commercial
Current Zonin	g of the property	GB

North	COMMERCIAL	BUSINESS	The second control of the control of
South	COMMERCIAL	BUSINESS	
East	COMMERCIAL	BUSINESS	and the second
	COMMERIAL	BUSINESS	

Descr	ribe	the	pro	pose	ed spe	cial use (At	tach ac	dditiona	il shee	ts as n	eedee	d to	thor	oughi	y des	стное	me
prop	วรดด	luse	an	d/or	busin	ess)											

Surrounding Zoning and Land Use

The Plan Commission will make its recommendation to approve or deny the proposed special use based on compliance with the facts listed below. Describe how the proposed use will comply with the

minimum standards set forth in the Village of Poplar Grove Zoning Ordinance: 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; All laws will be followed when completing maintenance and operation. The business will not be determental to, or ende The publics Neath, safety, morals, confort or general 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 business will be for enjoyment of citizens & will not diminish or impair any property values within the neighborhood 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 husiness will not impede any normal or order by development and improvements Jumpunding it. 4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided: All utilities win be adequately provided. Access roads, drainage and necessary taunities are our established of provided. 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 been taken to provide these. 6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located. The business will conform to all applicable regulations of the districts in which it is located.

Once a special use application is submitted with all required documentation it will be reviewed by Villago Staff. It is recommended that the proposed use be described in as much detail as passible to avoid delays in processing. Staff may request additional information to complete its review

When the review is complete, a public hearing before the Plan Commission will be scheduled. The public hearing will be conducted no less than 15 days or more than 30 days after public notice is sent to adjacent property owners within 250 feet by certified mail. The notice form will be provided to the applicant by Village staff, but the applicant shall send the notices and provide proof of service to the Village prior to the lighting. The Village will place a legal notice in a newspaper of general circulation The cost of the newspaper notification shall be paid by the applicant.

The Plan Commission may make a recommendation after the public hearing, or continue the case to a future date for additional information.

The Plan Commission will forward its recommendation, along with its Findings of Fact to the Village Board, which will make the final determination on the proposed special use.

Payment of fees. Fees shall be payable at the time applications are filed with the Village Clerk and are not refundable.

Reimbursable Costs. The Village may expend time in the investigation and processing of zoning procedures and site plan review. In addition to Village involvement, the Village may retain the services of professional consultants including, but not limited to engineers, landscape architects, architects, attorneys, environmental specialists, and recreation specialists in the administration, investigation and processing of such matters. Any person, firm or corporation requesting action by the Village on zoning procedures shall reimburse the Village for staff time expended in the administration, investigation and processing of applications for such permits or amendments and the cost to the Village charged by any professional consultant retained by the Village on any such matter. Notice shall be sent to the property owner or representative of the property owner informing them of the Vallage policy on reimbursement costs prior to the costs being incurred.

Fees for Public Hearing Notification. Applicants for all zoning matters (special uses, variations, map amendments, etc.) shall pay all expenses incurred for notification of all public hearings and other notices; including, but not limited to, publication, first class mail, certified mail, etc.

Any person who shall knowingly make or cause to be made, conspire, combine, aid, assist in, agree to, arrange for, or in any way procure the making of a false or fraudulent application affidavit, certificate or statement, shall be guilty of a misdemeanor as provided by statute by the State of Illinois. I hereby acknowledge that the information provided in this application is true and correct and that I understand that I am responsible for costs incurred. Name of property owner: LOCHARD MARRISGNATURE: Samuel Samuel Date: 2-9-23

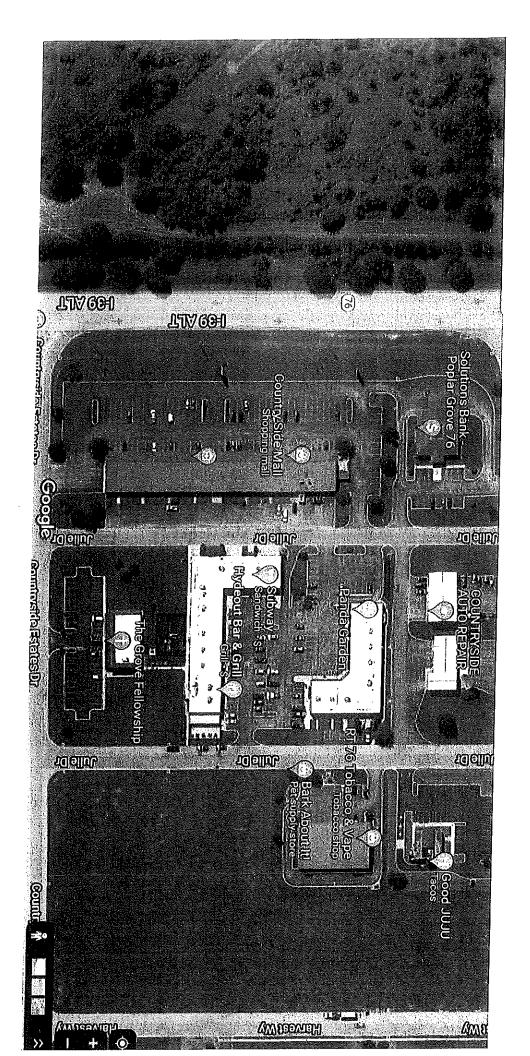
Storage Room Restroom Utility Room Future Restroom Bar Area SLOT SLOT SLOT ATMSLOT SLOT SLOT

Leonard Harris

Country Side Mall
Route 76 · Poplar Grove, Illinois

BOONES

'815' 78" 266' Z



Welcome to Boone's Bar

We're so glad to have you take the time to review our business plan. This guide is meant to provide specific information to help you understand our mission, goals and targeted market.

WHO WE ARE	1
Our mission	1
Management	1
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Targeted Market	
Start up Costs	
Financial Targets	2
RESOURCES	2
Mailing lists	2
Glossary of terms	2

WHO WE ARE

Our mission

Is to provide a safe and cozy environment for local patrens to enjoy live sports, adult gaming, food and drinks. Boone's will be a relaxing and fun bar that welcomes any and everybody over the age of 21 to enjoy gaming and drinks. While enjoying free time at our location, anyone can peacefully play a gaming terminal in private, order our locally puchased premade pizzas, and watch their favorite sports team.

Management

I (Nikita M. Lopez) will own and operate Boone's. I will also oversee the hiring and training of all staff. While vetting all staff, I can insure and properly maintain a workforce that will adhere to all state and local laws at all times while maintaining my standards for daily operation, customer service, and cleanliness. We plan on hiring 6-8 employees to help operate the bar.

Boone's Bar & Slots

Nikita M. Lopez

DPG Enterprise, LLC

Dear Mr. Miller,

Today DPGL Enterprise, LLC. is inquiring to obtain a class "C" liquor license for the village of Poplar Grove and the state of Illinois. Obtaining the license will allow me to open Boone's Bar and Slots at 33535 Route 76 Poplar Grove, 61065. At this location, I plan to run a gaming parlor including beer and liquor sales. My experience with managing parlors includes but is not limited to recruiting staff, scheduling work hours, maintaining food/beverage safety regulations, age identification for consumers, preparing and serving alcoholic beverages, accepting and balancing cash. This 2000 square foot unit is equipped with city water/sewage and a fully functional unisex restroom to provide adequate ammenities.

At Boone's we will be a safe, positive, and cozy atmosphere for local adults to have a fun during their free time. We will provide a safe and clean environment while adhering to state and local laws at all times. Our sales strategy will only target adults 21 years of age or older with the focus of safe and responsible drinking and gaming. At the same time working with the most reputable distributors so we can have competitive but affordable pricing for all to enjoy.

Our goal is to be up and running by spring 2023 and be an inviting parlor that will be a local favorite so that we can contribute to the community almost immediately. While continuing strong growth we plan to have a sister parlor near or around our community hear in Poplar Grove to also contribute to our growth along with the same principles we listed above. At Boone's we look forward to assisting in the economic growth by hiring local contractors, creating new job opportunities, and increasing the tax revenue for the village of Poplar Grove.

Sincerely, Nikita M. Lopez Owner/Operator DPG Enterprise, LLC

FORM BCA 2.10 ARTICLES OF INCORPORATION

Business Corporation Act

Fil	ing Fee: \$150					
	e #: oproved By:AKM_					
	FILED NOV 10 2022 Jesse White Secretary of Sta	te				
1.	Corporate Name: D	PGL ENTERPRISES, INC.				_
						_
2.	Initial Registered Ag	gent: NATHAN J. NOBLE, P.C.				_
		First Name	Middle Init	ial	Last Name	
	Initial Registered Of	fice: 504 N STATE ST Number Str	eet	Suite No.		-
		BELVIDERE	IL_	61008-2742	BOONE	_
		City		ZIP Code	County	٠.
3.		the Corporation is Organized: ny or all lawful businesses for whi	ch corporations m	ay be incorpora	ted under the Illinois Business	}
4.	Authorized Shares.	ssued Shares and Consideration	Received:			-
		Number of Shares	Number of		Consideration to be Received Therefor	
	Class COMMON	Authorized 1000	Proposed to 10		\$ 100	
	SOMMON	1000			4 100	-
		NAME & ADDR	RESS OF INCORP	ORATOR		
5.	The undersigned inc Articles of Incorpora	corporator hereby declares, under tion are true.	penalties of perjui	y, that the state	ments made in the foregoing	
	Dated <u>NOVEMBE</u>	R 10 2022 onth & Day Year				
	NIKITA M. LOPEZ	?				
		Name				
		Street II	61065			
		i la	01000			

This document was generated electronically at www.ilsos.gov

State

City/Town

ZIP Code

Boone's Menu

Chips N' Pico

Lightly Salted tortilla chips served with Pico de Gallo.

Pretzel Bites

Bite sized pretzels, salted, served with a side of beer cheese.

Cheese Curds

6 Cheddar Cheese curds served with your choice of Ranch or Marinara.

Boone Dog

Hot dog served on a seeded bun with Ketchup, Mustard, and Relish. Served with a side of chips. Choice of classic or BBQ.

Personal Pizza

6" personal pizza Your choice of Cheese, Pepperoni, or Sausage.

Cheesecake

Single slice of cheesecake served with your choice of chocolate, caramel, or Strawberry Drizzle.

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211. N. Appleton Road Belvidere, IL 61008 815-544-3465 x3

7 February 2023

SWCD NRI #: 1724

Village of Poplar Grove 200 N. Hill St. Poplar Grove, IL 61065

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted.	We will supply a written
reply to your office as indicated below:	

X	Our review does not apply in this instance.
	Other (see attached)

Location of Site: 13535 Route 76 Poplar Grove, IL 61065

PIN(S): 03-26-402-006

Contact	Petitioner	Owner
Nikita Lopez	Same as Contact	Leonard Harris – Harris Farms
,		Oak Lawn LTD
	1	13011 Office Dr.
		Poplar Grove, IL 61065
		j

Request: Bar and Gaming

Notes, if any: By considering the current zoning, current land use, Geographical Information Systems maps, and requested permit, the Boone County Soil and Water Conservation District has determined that the proposed use will have no significant impact on the natural resources on the property or surrounding area.

Sincerely,

Teagan Duffy

Boone County Soil & Water

Conservation District



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1,539,070 NATE TOWNSHIP O6/01/2022 Poplar Grove Township 185,106 512,973 327,867 1.000000 0S133P VAL TO BE EQUALIZED HOME-IMPROVEMENT -ASSESSIMENT TOTAL STATE MULTIPLIER DWINER EXEMPTION FAIR CASH VALUE VETERAN EXEMP STATE VALUE PERMANENT PROPERTY NUM. 03-26-402-006 EAL ESTATE TAX BILL 2021 BOONE COUNTY SECOND INSTALLMENT SECOND DUE DATE: 09/01/2022 1,40060 FIRST INSTALLMENT \$23,524,61 FIRST DUE DATE GLASS CODE TAX CODE ACRES 80ST AUG 2 9 2022 09/01/2022 \$2,006.49 33.225.77 26-45-3 COUNTRYSIDE MALL SUB PLAT 3 LOT 34 13525 (COUNTRYSIDE LIGHERS) 3535 (MMANUEL LUTHERAN NORTHJ3539 (OSF), 135 43, 13547 (PROHIBITION LOUNCE), 13555 2021 TAXABLE VALUE 04年131- 06/01/2022 MAY 2 3 2022 SITE ADDRESS 13525 IL ROUTE 76 TEMIZED STATEMENT BOONE COUNTY \$2381.02 ROCK VALLEY COLLEGE! \$52359 COUNTY CONSERVATION HARRIS FARMS - OAK LAWNLTD 13537 IL ROUTE 76 POPLAR GRÖVE IL 61065 SZ14-27 MULTIETWPESFIG BOONE COUNTY TREASURER 1212 LOGAN AVENUE, SUITE 104 BELVIDERE, IL 61008 CURTIS P. NEWPORT Registration Code #711825 IAXIRATE TAXAMOUNT 109774 S5.631 10 2020 TAXABLE VALUE 6.1940*d* 0.35147

Lpgs.

Owner Address

2086 E OAK GROVE RD

1901 UNION AVE

4210 COUNTRYSIDE ESTATES DR

318 CANDLEWICK DR SE

C/O SOLUTIONS BANK, 996 W FAIRVIEW RD FREEPORT IL 61032

13537 IL ROUTE 76

4209 MENGE LN 13537 IL ROUTE 76

Owner City

BYRON IL 61010

BELVIDERE IL 61008

POPLAR GROVE IL 61065

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