

# 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 <a href="https://dnr@Illinois.gov/EcoPublic/">https://dnr@Illinois.gov/EcoPublic/</a>
- 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:

Nikitam. Lopez @ amail. com 191 Reg Oak St. Poplar Grove IL. 61065 Phone Number(s):

815.608.4419

Owner of Record	Name: Email: Address/City: Phone Number(s):	COUNTRY SIDE MALL A DIV OF  HARRIS FARMS OAK LAWN LTD  birthday101938 @gmail.com  13537 IL 76, POPLAR GROVE, IL 61065  8157652662 or 8153780180				
Attorney	Name: Fmail: Address/City: Phone Number(s):					
		13535 ROUTE 76				
Street Address	s:	13535 ROUTE /6				
Tax Parcel Nui	mber (PIN):	03-26-402-006				
Legal Descript (May be on se Current Use of	parate sheet)	45-3 COUNTRYSIDE MALL SUB PLAT 3 LOT 34  COMMEYCIA				
Current Zoning	g of the property	GB				
Surrounding Zo	oning and Land Use					
North	COMMERCIAL	BUSINESS				
	COMMERCIAL	BUSINESS				
East	COMMERCIAL	BUSINESS				
West_	COMMERIAL	BUSINESS				
		to the state of period to the roughly describe the				
	roposed special use (A and/or business)	attach additional sheets as needed to thoroughly describe the				

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 Mys will be followed when timpleting maintenance and operation. The husiness will not be detrimental to or endanger the hublics health, safety morals 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 husiness will be for enjoyment of citizens a 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 hwiness will not impede any normal or order by development and improvements sumpunding it.

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

All utilities win be adequately mixided. Access roads, dramage 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

Measures have already 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 possible 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 feat 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  $V_0$  lage 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. Thereby 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 HAPRISgnature: Samuel Janus Date: 2-9-23

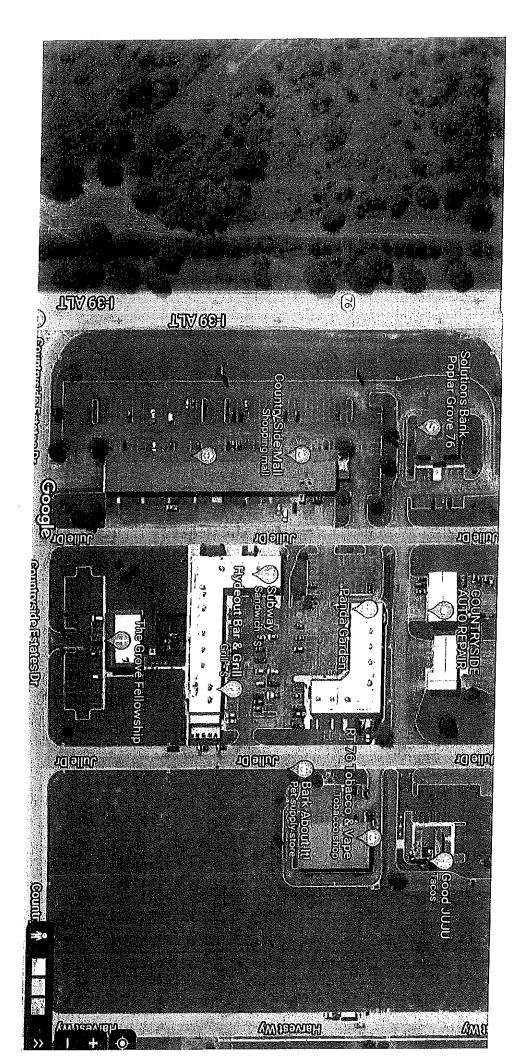
Restroom Storage Room Utility Room Future Restroom Bar Area SLOT SLOT SLOT ATMSLOT TOJS SLOT

Leonard Harris

Country Side Mall
Route 76 · Poplar Grove, Illinois

BOONES

1815 785 2662



# 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
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#### 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 191 Red Oak St. Poplar Grove IL, 61065 (815) 608-4419 DPG Enterprise, LLC Nikitam.lopez@qmail.com

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

Fili	ing Fee: \$15	0							
	e #: <b>73989</b> proved By:AK								
	FILE NOV 10 : Jesse W Secretary o	2022 Vhite							
1.	Corporate Nar	me: <u>DPG</u> I	_ ENTERPRISES	S, INC.					
2.			NATHAN J. NO F 504 N STATE S	irst Name ST	Street	Middle Ini	itial Suite No.	Last Name	
			BELVIDERE	City		IL	61008-2742 ZIP Code		BOONE County
		n of any o	Corporation is O or all lawful busin		vhich corpo	orations m	nay be incorpor	ated under the	e Illinois Business
4.	Authorized Sha Class COMMON	ares, Issu	ed Shares and C Number of Sha Authorized 1000	res		Number of Proposed to			deration to be ived Therefor
*********	er elle de veren et elle et elle evelle et elle veren et elle et elle	y a frague i sadi e mente je sam	N	AME & AD	DRESS O	FINCOR	PORATOR		
	The undersign Articles of Inco		orator hereby de are true.	clares, und	ler penaltie	s of perju	ry, that the stat	ements made	in the foregoing
	Dated NOVI	EMBER 1 Month		, <u>2022</u> Year					
	NIKITA M. L	OPEZ		Managa		,			
	191 RED OA	AK ST.		Name					
			Street		***************************************		•		
	POPLAR GF			IL State	61065 ZIP Cod				
		City/To	DWI	State	ZIF 000	5			

This document was generated electronically at www.ilsos.gov

# 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
191 Red Oak St.		Oak Lawn LTD
Poplar Grove, IL 61065		13011 Office Dr.
•		Poplar Grove, IL 61065
(815) 608-4419		
Nikitam.lopez@gmail.com		1

Request: Bar and Gaming

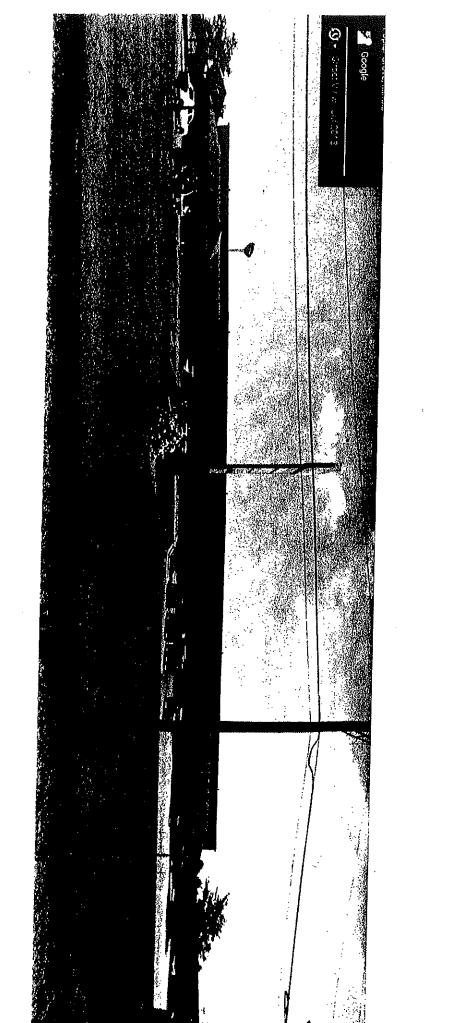
**Notes, if any:** By considering the current zoning, current land use, Geographical Information Systems maps, and requested permit, the Boone County Soil and Water Conservation District has determined that the proposed use will have no significant impact on the natural resources on the property or surrounding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

Sincerely,

Teagan Duffy

Boone County Soil & Water

**Conservation District** 



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ASTATE MULTIPLER 1,539,070 ATE TOWNSHIP O6/01/2022 Poplar Grove Township 185,106 512,973 327,867 0S1332 ASSESSMENT TOTAL HOWEIMPROVEMENT OWNER EXEMPTION FAIR CASH VALUE VETERAN EXEMP STATE VALUE RERMANENT PROPERTY NUM. 03-26-402-006 EAL ESTATE TAX BILL 2021 BOONE COUNTY SECOND INSTALLMENT SECOND DUE DATE 09101/2022 09004 FIRST INSTALLMENT \$23,524.61 FIRST DUE DATE CLASS CODE TAX CODE ACRES **881** AUG 2 9 2022 09/01/2022 \$2,006.49 33.22.77 26-45-3 COUNTRYSIDE MALL SUB PLAT 3 LOT 34-13525 (COUNTRYSIDE LIQUENS) 3535 (MANANUEL LUTHERAN NORTHEIT 3539 (OSF), 135-43, 13547 (PROHIBITION LOUNGE) 33555 2021 TAXABLE VALUE 647749 마타내기 06/01/2022 MAY 2 3 2022 SITE ADDRESS 13525 IL ROUTE 76 TEMIZEDSTATEMENT BOONE COUNTY \$2381.02 ROCK VALIEY COLLEGE! HARRIS FARMS - OAK LAWNLTD 13537 IL ROUTE 76 POPLAR GRÖVE IL 61065 SZ14-27 MULTI-TIVE BISPEIG BOONE COUNTY TREASURER 1212 LOGAN AVENUE, SUITE 104 BELVIDERE, IL 61008 CURTIS P. NEWPORT Registration Code PAXEATE TAXAMOUNT 2020 TAXABLE VALUE 6 1946.4 0.35147

Lpgs.

Owner Address

2086 E OAK GROVE RD

1901 UNION AVE

4210 COUNTRYSIDE ESTATES DR

318 CANDLEWICK DR SE

13537 IL ROUTE 76 4209 MENGE LN

13537 IL ROUTE 76

Owner City

**BYRON IL 61010** 

BELVIDERE IL 61008

POPLAR GROVE IL 61065

POPLAR GROVE IL 61065

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

POPLAR GROVE IL 61065

POPLAR GROVE IL 61065

POPLAR GROVE IL 61065