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To: Planning and Zoning Commission Members

From: Kenneth Garrett, Zoning Administrator

Date: August 5, 2026

RE: 11611 Illinois Route 76, Wall Sign Zoning Variation - Finding of Facts – Poplar Grove Airport

Hearing Date: August 11, 2026 at 6:00 p.m.

Findings of Fact

Per section 8-5-6 (E) of the Village of Popular Grove Zoning Ordinance, the criteria for granting a Zoning Variation are as follows:

1. The particular physical surroundings, shape, topographical, or other on-site condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

The property is part of the Poplar Grove Airport and the location of the sign is approximately 400 feet from Illinois Route 76. With the large width of the right of way for Route 76 and the location of the sign(outside of the right of way) this creates a hardship and supports an increase in size to accommodate the distance.

2. Special circumstances exist that are peculiar to the land, structure or building involved and are not applicable to other lands, structures or buildings in the same district.

The Poplar Grove Airport is unique in itself where no other users operate an airport in the municipality. This signage will allow the Airport to promote their education of creating pilots to the area as well as outside the area.

3. The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property.

The purpose of the zoning variation is to provide visibility to promote their education to the community.

4. The variation is the minimum variation that will make possible the reasonable use of the land, structure or building, and will not be detrimental to the public

Wall Sign Variation - 11611 IL Route 76 – Poplar Grove Airport – Finding of Facts
welfare or injurious to other property or improvements in the neighborhood in
which the property is located.

*The variation will allow proper marketing of the airport by supporting the
business sign. This proposed variation will not affect the public or other
surrounding properties.*

5. The owner of the property has not created the alleged difficulty or hardship.

*The property is an existing property and the owners have not created any
difficulty or hardship.*

6. The proposed variation will not impair an adequate supply of light and air to
adjacent property, or substantially increase the congestion in the public streets,
or increase the danger of fire, or endanger the public safety, or substantially
diminish or impair property values within the neighborhood or adversely affect
the health, morals or general welfare of the public.

*The sign variation does not affect congestion or increase the danger of fire. It is
utilizing an existing building wall and will not have a negative impact to other
properties in the area.*

7. The proposed variation complies with the spirit and intent of the restrictions
imposed by this title.

*The proposed sign variation of size meets the spirit and intent of the zoning
code.*

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