VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, December 02, 2020 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

Commissioners – Jake Dykstra (Chair), Jessica Roberts, Don Sattler, Ed Wethington, Keith Richard, Nate Sroka, George Fowler

MINUTES

CALL TO ORDER
Meeting called to order by Commissioner Jessica Roberts at 6:02 pm

ROLL CALL
PRESENT
Chairperson Jessica Roberts
Commissioner Bill Brandenburg
Commissioner Nate Sroka
Commissioner Dan Cheek
Commissioner Jason Vodnansky at 6:06pm
Clerk Karri Anderberg
Attorney Roxanne Sosnowski
ABSENT
Commissioner George Flower
Commissioner Al Tilford

APPROVAL OF AGENDA
Motion made by Commissioner Sroka, Seconded by Commissioner Brandenburg. Motion passed by voice vote

APPROVAL OF MINUTES
1. Motion to approve minutes from the September 23, 2020 meeting
   Motion made by Commissioner Sroka, Seconded by Commissioner Brandenburg. Motion passed by voice vote.

PUBLIC COMMENTS: *(General Comments)*

2. *Notice is hereby given that a regular meeting of the Planning and Zoning Committee of the Village of Poplar Grove will be held on Wednesday, December 2, 2020, at 6:00 pm in Council Chambers at 200 North Hill Street, Poplar Grove, Illinois. Notice is further given that a physical quorum may not be present, but a quorum will be reached by some or all Trustees attending via teleconferencing. For public viewing and public comments, please refer to the text box at the end of the agenda.*
Public Comments may be submitted: - Until 4:15 pm before the meeting begins via email at clerk@villageofpoplargrove.com or by dropping a letter in the Water & Sewer drop box located next to the front door at Village Hall. These Public Comments will be read at the meeting.

NEW BUSINESS

3. **Case 2020-07: Capron Rescue Squad, 15878 Poplar Grove Road-** The applicant and property owner, Capron Rescue Squad, 15878 Poplar Grove Road, Poplar Grove, IL 61065 is requesting a map amendment (rezoning) on approximately 8 acres of land from the GB, General Business District to the A-1, Agricultural/Rural District in accordance with the Poplar Grove Zoning Ordinance, Section 8-5-5 Map Amendment. PIN: 03-13-200-005.

Public Hearing opened at 6:05pm Gina DelRose sworn in and she present that case.

The subject property is 7.89 acres in size and located at the southwest corner of Quail Trap and Poplar Grove Roads. It was annexed into the Village in 1999 and has been zoned commercial since at least 2010. The current property owner, Capron Rescue Squad acquired the property in 2009 and was granted a special use on December 10, 2012 to allow for emergency services to operate out of the residence per Ordinance 2020-041. If any of the agricultural buildings or residence is to be utilized for commercial purposes, then potentially extensive renovations will need to occur to meet building and fire codes.

The properties to the east and south are zoned General Business District while the property to the west is zoned Single Family Residential 1 District. Properties to the north are still under the jurisdiction of Boone County and are zoned Agricultural Preservation Area District. The only adjacent agricultural zoning is north of Quail Trap Road; however, all adjacent land uses are still agricultural in nature. The closest platted property is over 1,600 feet away within the Westergren Commons Subdivision. Municipal services that are needed to support commercial development are even further away.

The General Business District allows for personal and professional services, indoor retail sales/services, indoor repair sales/services and utilities by right and public/private institutional, outdoor retail sales/services, indoor lodging, offsite parking and self- storage facilities by special use. Development in the general business district can create 75% lot coverage, buildings can be 35 feet in height

and be constructed 10 feet from the side lot line and 25 feet from the rear lot line. The Agricultural/Rural District allows for single-family detached, cultivation and agricultural retail by right and husbandry, intensive agriculture and animal boarding by special use. Development in the Agricultural/Rural District does not have a lot coverage requirement and buildings can be 25 feet in height (except for agricultural structures) and constructed 20 feet from the side lot line and 50 feet from the rear lot line.

The adjacent property owners were sent certified notices on November 10, 2020 and the green cards have been returned. The request was published in the Boone County Journal on November 20, 2020. The appropriate village staff and other agencies were notified on November 9 2020. No objections from the agencies were received.

Jeff Reiniger was sworn in at 6:13pm and was here on behalf of Capron rescue squad.
Chairwomen Roberts ask if they needed a special use permit. Per DelRose the do not.
Public Hearing closed at 6:17 pm.
Motion made by Commissioner Sroka, Seconded by Commissioner Brandenburg to approve finding of Facts.
Voting Yea: Chairperson Roberts, Commissioner Brandenburg, Commissioner Sroka, Commissioner Vodnansky, Commissioner Cheek

Motion made by Commissioner Sroka, Seconded by Commissioner Brandenburg to approve case 2020-06
Voting Yea: Chairperson Roberts, Commissioner Brandenburg, Commissioner Sroka, Commissioner Vodnansky, Commissioner Cheek

ADJOURNMENT
Motion made by Commissioner Brandenburg, Seconded by Commissioner Sroka. Motion passed by voice vote.
Meeting adjourned at 6:22pm