VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, June 23, 2021 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

MINUTES

CALL TO ORDER
Meeting was called to order by Chairwomen Roberts at 6:02pm

ROLL CALL

PRESENT
Chairwomen Jessica Roberts
Commissioner Nate Sroka
Commissioner Bill Brandenburg
Commissioner Jason Vodnansky
Commissioner Darrell McFarlin
Clerk Karri Anderberg
Community Development Planner Gina Delrose
Attorney Wiktoria Gościk

ABSENT
Commissioner Al Tilford

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

APPROVAL OF MINUTES
1. Motion to approve minutes from April 28, 2021
   Motion made by Commissioner Sroka, Seconded by Commissioner Brandenburg. Motion was passed by voice vote.

PUBLIC COMMENTS: *(General Comments)*

OLD BUSINESS

2. Case: 2021-01; Village of Poplar Grove. The applicant is proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to Section 8-8-4 Permitted Yard Exceptions in accordance with Section 8-5-4 Text Amendment. The request will permit carports in certain residential zoning districts. This matter was sent back for an additional public hearing by the Village Board.
   Public Hearing opened at 6:04pm. Gina DelRose sworn in at 6:05pm. DelRose stated that Board of Trustees sent this back because Trustees would like to see car ports in R5.
   Motion made by Commissioner Vodnansky, Seconded by Commissioner Brandenburg.
   Voting Yea: Chairwomen Roberts, Commissioner Sroka, Commissioner Brandenburg, Commissioner Vodnansky, Commissioner McFarlin

NEW BUSINESS

3. Case: 2021-02; Concorde Crossing Subdivision VAR- The applicant, JM Commercial Holdings, LLC, 7210 E. State Street, Rockford, IL 61108 on behalf of the property owners within the Concorde Crossing Subdivision is requesting a variance to reduce the side yard setback from fifteen (15) feet to six (6) feet and from ten (10) feet to six (6) feet (Poplar Grove Zoning Ordinance Sections 8-6-4-G-4-b side yard setbacks, 8-6-5-G-4-b side yard setbacks and 8-5-6 Variance) on approximately 40 acres located east of Illinois Route 76, along Boeing Trail and Starfire Road within the R-1, Single-family Residential 1 District and R-2, Single-family Residential 2 District. PINs: 05-11-227-016; 05-12-103-001; 05-12-103-002; 05-12-103-003; 05-12-103-004; 05-12-103-005; 05-12-103-006; 05-11-227-015; 05-11-227-014; 05-12-102-011; 05-12-102-012; 05-12-102-013; 05-12-102-014; 05-12-102-015; 05-12-102-016; 05-12-102-017; 05-12-102-018; 05-12-102-019; 05-11-227-003; 05-11-227-004; 05-11-227-005; 05-11-227-006; 05-11-227-007; 05-11-227-008; 05-11-227-009; 05-11-227-001; 05-11-227-010; 05-11-227-011; 05-11-227-012; 05-11-227-013; 05-11-226-002; 05-11-226-003; 05-11-226-004; 05-11-226-005; 05-11-226-006; 05-11-226-007; 05-11-226-008; 05-11-226-011; 05-11-226-012; 05-11-226-013; 05-11-226-001; 05-11-227-002; 05-11-226-009; 05-12-101-001; 05-12-101-002; 05-12-101-003; 05-12-101-004; 05-12-101-005; 05-12-101-006; 05-12-101-007; 05-12-101-009; 05-12-101-010; 05-12-101-008; 05-12-102-002; 05-12-102-003; 05-12-102-004; 05-12-102-005; 05-12-102-006; 05-12-102-007; 05-12-102-008; 05-12-102-009; 05-12-102-010; 05-12-102-001; 05-12-103-009; 05-12-103-007; 05-12-103-008; 05-12-103-010; 05-12-102-021; 05-12-102-020; 05-11-226-010.
   Public Hearing opened at 6:09pm. Gina DelRose sworn in at 6:09pm and presented the finding of facts
   FINDINGS OF FACT:
   Per Section 8-5-6 of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Variance are as follows:
   A. Findings: The particular physical surroundings, shape, topographical, or other onsite condition of the specific property involved would not 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 meets the requirements of the Zoning Ordinance in terms of lot size, width and shape. The need for the variance comes from the inconsistent information available at time of platting and initial building. The variance will allow for cohesive development within the subdivision.
Findings: Special circumstances exist that are peculiar to the land, structure or building involved that is not applicable to other lands, structure or building in the same district.When the property was initially platted and developed, it was zoned a mix of R-1 Single Family and R-2 Two Family. The R-1 zoning district was the only zoning district not to have a side-yard setback listed within the zoning ordinance, allowing for the village/developer to choose their own setback. A mistake was not made by the property owner or contractors.Not all properties zoned R-1 were built with 6-foot setbacks. Concorde Crossing is a special circumstance due to how the subdivision began its development. It is not a common occurrence and creates a unique situation.Findings: The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property.Although there would be a cost to redesign the floor plans to make them fit within the required building envelope, the Village is more concerned with allowing similar sized houses in the neighborhood in order to provide a more cohesive feel between neighbors.Findings: The variation is not the minimum variation that will make possible the reasonable use of the land, structure or building and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. The property is large enough to allow an average sized residence. However, reducing the setback to six feet still allows for adequate separation between structures in terms of life safety requirements. Findings: The owner of the property has not created the alleged difficulty or hardship. Owners of existing homes were provided building permits for a 6-foot setback at time of construction. Potential new residents of the subdivision are requesting to be treated in the same manner as the original homeowners. They are not responsible for the setback inconsistency in the previous code. Findings: 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 but it may 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 proposed variation will still allow for adequate separation between structures and property lines. Findings: The proposed variation does comply with the spirit and intent of the restrictions imposed by this title.
The Zoning Ordinance was enacted to guide residents and developers in their improvement efforts. The Village encourages property owners to invest in their property while keeping the impacts to neighboring properties at a minimum. The variance will allow for a property owner to finish improving their property.
Jan Mansfield sworn in at 6:15pm. Mrs. Mansfield still owns 8 lots in the subdivision and is trying to sell them.
Public Hearing Closed at 6:15pm

Motion made by Commissioner Sroka, Seconded by Commissioner McFarlin to approve finding of facts.
Voting Yea: Chairwomen Roberts, Commissioner Sroka, Commissioner Brandenburg, Commissioner Vodnansky, Commissioner McFarlin

Motion made by Commissioner Brandenburg, Seconded by Commissioner McFarlin to approve case 2021-02.
Voting Yea: Chairwomen Roberts, Commissioner Sroka, Commissioner Brandenburg, Commissioner Vodnansky, Commissioner McFarlin

ADJOURNMENT
Motion made by Commissioner Vodnansky, Seconded by Commissioner Sroka. Motion approved by voice vote.

meeting adjourned at 6:20pm