

Village of Poplar Grove

Date: July 25, 2023,

To: Boone County Journal

From: Joanne Kalchbrenner, BFCCS, Inc., for the Village of Poplar Grove

Re: Notice of Public Hearing

Please publish the attached public hearing notice, one time, on **Thursday August 3, 2023**

After publication, please send the bill to:

Lois Cannell Ramon
530 S. State Street, Suite 200
Belvidere, IL 61008

Please forward a certificate of publication to:

Katie Jaster
Village of Poplar Grove
200 Hill Street
Poplar Grove, IL 61065

If you have any questions, please call Joanne Kalchbrenner at (630) 433-8749.

NOTICE OF PUBLIC HEARING

You are hereby notified that a public hearing will be held by the Village of Poplar Grove Planning and Zoning Commission on Wednesday, August 23, 2023 at 6:00 p.m. at the Poplar Grove Village Hall, 200 North Hill Street, Poplar Grove, IL, 61065 for the purpose of considering a variance application submitted by the applicant, Randall Erwin, 8118 Nueport Dr, S, Willow Springs, IL 60480. The applicant is requesting a variance pursuant to the Poplar Grove Zoning Ordinance, Section 8-8-3-B.1,2,3, and 4 Height and Area Regulations. The applicant is requesting variances to allow a barn and shed to remain on a property zoned R-3, single family residential, which exceeds the height, square footage and setbacks required by the zoning regulations, for the property located at 14086 Highway 76, Caledonia, IL 61011 and with PIN 03-23-300-003.

The subject property is legally described as:

Part of the Southwest Quarter of Section 23, Township 45 North, Range 3 East of the Third Principal Meridian, being described as follows: Commencing at the Southwest corner of the said Southwest Quarter, thence North 89 degrees 26 minutes 41 seconds East parallel with the said South line of the Southwest Quarter, 406.24 feet to the West right-of-way line of State Route 76 per Trustee Deed recorded as Document No. 93-11072: thence South 00 degrees 04 minutes 02 seconds West along said West right-of-way line, 12.24 feet; thence South 89 degrees 56 minutes 14 seconds East along a jog in said West right-of-way line 9.64 feet; thence South 00 degrees 04 minutes 27 seconds West along said West right-of-way line, 287.67feet to the said South line of

the Southwest Quarter; thence South 89 degrees 26 minutes 41 seconds West along said South line, 412.59 feet to the Place of Beginning in Boone County, Illinois.

All persons interested in said petition may attend and be heard at the stated time and place.

Jessica Roberts, Chairman,
Village of Poplar Grove Planning and Zoning Commission