

**VILLAGE OF POPLAR GROVE
PLANNING AND ZONING COMMISSION**

IN RE)
)
The Application of Luke Cavil) Matter No.
13714 Poplar Grove Rd.)

DECISION AND RECOMMENDATION
(Special Use Request)

A. Summary of Requested Zoning Relief

The applicant, Luke Cavil (“Applicant”), of 13714 Poplar Grove Rd., seeks to build a pole barn on the property located at 13714 Poplar Grove Rd. (“Property”) of 29 feet in height and 4,800 square feet of floor space for the purpose of storing his farm equipment indoors.

The Applicant is requesting a Special Use Permit to allow an Agricultural Building to be placed on the Property. The Property is zoned RE (Residential Estate). The lots in this District are larger in nature with a minimum lot size of 10 acres. The Property is approximately 34 acres and is surrounded by Agricultural uses.

An “Agricultural Building” is a permitted “Special Use” under Section 8-6-3(C)(2) of the Village’s Zoning Code if the factors set forth by Section 8-5-7(D) of the Zoning Code are met.

The Commission conducted a public hearing on Applicant’s request for a special use, after duly published notice, on November 21, 2024. The Commission makes the following findings of fact and recommendation pursuant to Section 8-5-3(H) of the Village Code.

B. Findings of Fact

When considering a variance, the Commission must analyze the following factors pursuant to 8-6-3(C)(2) of the Zoning Code:

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;
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair 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;

4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided; and,
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; and6.The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

The Commission finds that the proposed special use will not affect the public or other surrounding properties. No impact will result from the proposed special use. No public streets will be impacted, nor will property values be impaired because of the proposed special use. The proposed special use meets the spirit and intent of the Village Zoning Code. Therefore, the above factors are satisfied.

C. Recommendation

The proposed Special Use meets the requirements set forth by the Village Code and the Commission recommends allowing the proposed special use.

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

Dated: