

ORDINANCE NO. 2025-28

AN ORDINANCE REZONING AN APPROXIMATELY 0.30 ACRE PORTION OF THE PROPERTY WITH PIN 03-26-200-008 FROM R-2 (SINGLE FAMILY RESIDENTIAL 2 DISTRICT) TO GB (GENERAL BUSINESS) IN THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS

WHEREAS, the Village of Poplar Grove, Illinois (“Village”) is authorized under the Illinois Municipal Code and its own zoning ordinance to regulate the use of land and to rezone properties; and

WHEREAS, a petition has been submitted to the Village by the property owner(s) of certain real estate with PIN 03-26-200-008 (the “Subject Property”), requesting to rezone an approximately 0.30 acre portion of the Subject Property from R-2 (Single Family Residential 2 District) to GB (General Business); and

WHEREAS, the Village Planning and Zoning Commission held a public hearing on the rezoning request on October 14, 2025, after proper notice was given in accordance with applicable law; and

WHEREAS, the Planning and Zoning Commission recommended approval of the rezoning request following due consideration of the applicable standards for zoning map amendments; and

WHEREAS, the Village Board of Trustees has determined that the rezoning of an approximately 0.30 acre portion of the Subject Property is in the best interest of the Village and is consistent with applicable zoning regulations.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Poplar Grove, Boone County, Illinois, as follows:

Section 1. Incorporation of Recitals. The above-stated recitals are hereby found to be true and correct and are incorporated herein by reference as though fully set forth.

Section 2. Rezoning of Property. The approximately 0.30 acre portion of the Subject Property, as legally described in **Exhibit A** attached hereto and made a part hereof, is hereby rezoned from the R-2 (Single Family Residential 2 District) to GB (General Business) under the Village of Poplar Grove Zoning Ordinance.

Section 3. Zoning Map Amendment. The official zoning map of the Village of Poplar Grove shall be amended to reflect the rezoning of said approximately 0.30 acre portion of the Subject Property to GB.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Section 5. Conflict. Except as amended in this Ordinance, all other provisions and terms of Village Code of Ordinances shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2025

AS FOLLOWS:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT, ABSTAIN, OTHER _____

APPROVED _____, 2025

ATTEST:

CLERK

PRESIDENT

EXHIBIT A –
LEGAL DESCRIPTION OF 0.30 ACRE PORTION OF SUBJECT PROPERTY BEING
REZONED TO GB

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN POPLAR WOODS SECOND ADDITION, RECORDED NOVEMBER 5, 2015, AS DOCUMENT NO. 2015R05917; THENCE NORTH 00 DEGREES 20 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF LOT 2 IN SAID POPLAR WOODS SECOND ADDITION, 70.37 FEET; THENCE NORTH 02 DEGREES 31 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 100.12 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 64.59 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 40 SECONDS EAST, 361.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 40 SECONDS EAST, 55.09 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 31 SECONDS WEST, 175.02 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS WEST, 52.71 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 20 SECONDS WEST, 175.00 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS.