Memorandum

DATE: September 23, 2021

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Findings of Fact and Recommendation for case: 2021-04; Poplar Grove United Methodist Church, 105 East Grove Street (MA)

REQUEST AND LOCATION:
The applicant and property owner, Poplar Grove United Methodist Church, 105 E. Grove Street, Poplar Grove, IL 61065 is requesting a map amendment (rezoning) on approximately 6 acres of land from the R-1, Single-Family Residential 1 District to the GB, General Business District in accordance with the Poplar Grove Zoning Ordinance, Section 8-5-5 Map Amendment. The property is located at the southeast corner of North State Street and East Grove Street and is commonly known as 238 North State Street and 105 East Grove Street. PINs: 04-19-101-057; 04-19-101-014 and 04-19-101-001.

FINDINGS OF FACT:
To make a recommendation and to adopt the findings of fact, the Commission shall consider whether the change is consistent with the objectives of the Zoning Ordinance prescribed in Section 8-1-3. The objectives are as follows:

A. To promote and protect the public health, safety, morals, convenience and general welfare of the people.

Due to the proximity of North State Street and East Grove Street, a mix of commercial and residential land uses already exists. As more properties develop along Grove Street, additional commercial development is expected to occur.

B. To secure adequate natural light, pure air and safety from fire and other dangers.

All new development shall adhere to the Zoning Ordinance, Subdivision Ordinance, Building Codes, Health Codes, Fire Codes, etc. All codes ensure that light, air and safety are being protected.

C. To protect the character and maintain the stability of residential, business and industrial areas within the Village of Poplar Grove and to promote the orderly development of the areas.

The Village's 2009 Comprehensive Plan calls for the property to remain residential. However, due to its location along a major thoroughfare, general business zoning is appropriate when the property can be served by nonresidential streets.

D. To lessen or avoid the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters.

Rezoning the property will allow the continuation of institutional (church) uses. Although certain commercial land uses tend to occupy more lot coverage than institutional land uses, development regulations with the Village of Poplar Grove will minimize the potential for stormwater runoff. The property is not within or adjacent to any FEMA designated floodplains or floodways.

E. To limit congestion in the public streets and highways.

In this situation, the size of the property, not just the zoning district, lends itself to creating higher levels of traffic. The 6 acres could be subdivided into potentially 13 residential lots and the existing church can create traffic during services and events.

F. To prohibit uses or structures which are incompatible with the character of other appropriate existing or intended uses within specified zoning districts.

The current building is compatible with both the R-1, Single-Family Residential 1 District and the GB, General Business District. Due to the location along Grove Street, any future development that is more commercial in scale would be compatible with the future commercial growth that is anticipated in the area.

G. To provide for the gradual elimination of those existing uses of land, buildings and structures that do not conform to the standards of the zoning district in which they are located.

Nearby properties are zoned a mix of residential and commercial and used in varying intensities of those land uses in addition to institutional land uses. The existing building is a church that is acceptable in both zoning districts. However, the signage is more appropriate in a commercial district rather than a residential district.

H. To conserve and enhance the taxable value of land and buildings throughout the Village of Poplar Grove.

Although the current land use is tax exempt, future land uses would be commercial in nature. The Village intends to take advantage of the fact that Grove Street is a state route for future commercial growth.

RECOMMENDATION:
The planning staff recommends approval of case 2021-04 for a map amendment from R-1, Single-Family Residential 1 District to the GB, General Business District.

The motion to adopt the Findings of Fact as presented by staff for case 2021-04; Poplar Grove United Methodist Church, 105 East Grove Street (MA) carried with a (4-0) roll call vote.

The motion to approve case 2021-04; Poplar Grove United Methodist Church, 105 Eat Grove Street (MA) carried with a (4-0) roll call vote.

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Nate Sroka, Acting Chairman
Poplar Grove Planning and Zoning Commission