MEMO

DATE: September 23, 2021

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Findings of Fact for Case 2021-05: Poplar Grove United Methodist Church, 105 East Grove Street (SU)

REQUEST AND LOCATION:
The applicant and the property owner, Poplar Grove United Methodist Church, 105 East Grove Street, Poplar Grove, IL 61065 is requesting a special use pursuant to the Poplar Grove Zoning Ordinance, Table 8-11-5(C)(1) Permitted Signs by Type and Section 8-5-7 Special Uses. Specifically, the applicant is requesting a special use to have an animated sign at 105 East Grove Street with the GB, General Business District (pending rezoning) on approximately 5.5 acres of land (PIN: 04-19-101-057). The property is irregular in shape and developed with a church and parking area.

FINDINGS OF FACT:
Per Section 8-5-7(D) of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

A. **Findings: The establishment, maintenance or operation of the special use would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The animated sign will replace the existing changeable copy portion of the church's sign. Although animated signage can be distracting due to lighting levels and graphic displays, conditions of approval placed on the special use will reduce the potential negative impacts of the animated sign.

Churches often provide services that can be beneficial to the community. Various support groups, fundraisers and informational gatherings can be housed within a Church and notifying the community of such events can be difficult

B. **Findings: The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood.**

Animated signage is becoming more and more popular with institutional uses due to their wide variety of offerings to the community. The ability to inform the community of offerings that could be beneficial to them would be advantageous to nearby property.

C. **Findings: The establishment of the special use will not impede the normal or orderly development and improvements of the surrounding property for uses permitted in the district.**

There are older residences along East Grove Street in addition to Bennett's Crossing which is located east of the property) and platted in 1995. The sign will be located along East Grove Street (Illinois Route 173) which is anticipated to develop with a mix of commercial uses and commercial signage. The planning staff is not aware of any development that was deterred due to a nearby animated sign.

D. <u>Findings:</u> Adequate utilities, access roads, drainage and/or necessary facilities will be provided.

The property is currently developed with a church and parking area. It is adequately served by utilities. The special use would require a sign face change, but not new construction.

E. <u>Findings:</u> Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

The property is currently developed with adequate ingress and egress. The animated sign will replace an existing changeable copy sign which has not had a negative impact on traffic in the past.

F. <u>Findings:</u> The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

The special use will be required to conform to all the applicable regulations of the Zoning Ordinance, the Subdivision Ordinance, all other regulations and to any conditions of approval enacted by the Village Board.

The motion to adopt the Findings of Fact for case 2021-05 for a special use to permit an animated sign at 105 East Grove carried with a (4-0) roll call vote.

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Nate Sroka, Acting Chairman
Poplar Grove Planning and Zoning Commission