CITY OF BELVIDERE

Community Development

BUILDING DEPARTMENT PLANNING DEPARTMENT

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Providing Planning Services to

Village of Poplar Grove, 200 North Hill Street, Poplar Grove, Illinois 61065

Date: September 24, 2021

To: Poplar Grove Village Board

From: Gina DelRose, Community Development Planner

Re: Carports in Residential Areas

At the July 12, 2021 Committee of the Whole meeting it was discussed that instead of limiting carports to specific zoning districts, the structures would be restricted to mobile home developments and the older developments within the Village due to their lot size and existing improvements. Staff conducted a windshield survey on September 24, 2021 and found that the majority of the properties found within the areas lying north of Park Street, East of Hill Street, South of Grove Street and west of Beaver Drive, excluding those properties within the Bennett's Crossing Subdivision fit this criterion. Although there may be a very limited number of residential parcels within this area that do not fit the intended parameters and a very limited number of residential parcels outside of this area that fit the intended parameters for carports, staff feels it is best to have an easily identifiable area for residents and the Village to interpret.