



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Tuesday, July 08, 2025 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

MINUTES

CALL TO ORDER

ROLL CALL

PRESENT

Chairwomen Jessica Roberts

Commissioner Amy Ekberg

Commissioner Kim Krawczk

Commissioner Nate Sroka

Clerk Karri Miller

Attorney Aaron Szeto

Building Official Vince Galo

ABSENT

Commissioner Darrell McFarlin

Commissioner Melissa Robinson

APPROVAL OF AGENDA

Motion made by Commissioner Krawczk, Seconded by Commissioner Sroka. Motion passed by voice vote.

APPROVAL OF MINUTES

1. Motion to approve Planning and Zoning Meeting minutes from November 21, 2024

Motion made by Commissioner Krawczk, Seconded by Commissioner Sroka. Motion passed by via voice vote.

PUBLIC COMMENTS: *(General Comments)*

no public comments

NEW BUSINESS

2. case 2025-01 Special Use/Planned Development Amendment – To develop a fifty-lot subdivision of hangar homes at the Poplar Grove Airport located at 11619 Illinois Route 76, Poplar Grove.

2025-01A - The proposed annexation of approximately 3.438 acres of territory, being a portion of PIN 05-01-200-017 into the Village of Poplar Grove, Illinois. Filed by Bel Air Estates, LTD.

2025-01B - An amendment to the existing Special Use/Planned Community Development with Special Use Permit Number 2108-03, regarding the property at 11619 Illinois Route 76, Poplar Grove, Illinois 61065 (commonly known as the Poplar Grove Airport), with PINS: 05-02-200-004, 05-01-100-011, 05-01-300-014, 05-02-200-006 and 05-01-101-010 to allow for the development of fifty (50) residential/Hangar (known as hangar homes) lots per section 8-5-8 of the Village of Poplar Grove Zoning Code. Filed by Bel Air Estates, LTD.

2025-01C - A Map Amendment per section 8-5-5 of the Poplar Grove Zoning Code to change the existing zoning of GB (General Business District) and AG (Agricultural District) to R-2 Single Family Residential two (2) District for a portion of the property at 11619 Illinois Route 76, Poplar Grove, IL 61065, (commonly known as the Poplar Grove Airport) and with PINS: 05-02-200-004, 05-01-100-011, 05-01-300-014, 05-02-200-006 and 05-01-101-010. Filed by Bel Air Estates, LTD.

2025-01D Consider a preliminary and final plat of subdivision per the Village of Poplar Grove Subdivision Ordinance 9-3-3-1 and 9-3-4-1 regarding the property at 11619 Illinois Route 76, Poplar Grove, IL 61065, (commonly known as the Poplar Grove Airport). Filed by Bel Air Estates, LTD.

Public hearing opened at 6:06 pm

Building Official Vince Galo was sworn in at 6:06 pm and gave the staff report
Attorney Gino Galluzzo and Steve Thomas were sworn in at 6:19 pm, gave a brief presentation on what they are asking in the case.

Commissioners asked questions

Public hearing closed at 6:26 pm

Motion made by Commissioner Sroka, Seconded by Commissioner Ekberg to approve 2025-01A.

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka

Motion made by Commissioner Ekberg, Seconded by Commissioner Sroka to approve 2025-01B.

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka

Motion made by Commissioner Sroka, Seconded by Commissioner Krawczk to approve 2025-01C.

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka

Motion made by Commissioner Sroka, Seconded by Commissioner Krawczk to approve 2025-01D

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka

3. Case 2025-02 The applicant, Inkberry Solar, LLC, PO Box 310, Highland Park, IL 60035 on behalf of the property owner Tahoe Trading Company, LLC 1610 Candlewick Drive SW, Poplar Grove, IL 61065 is requesting a Special Use Permit to install non-building ground mounted solar collectors on the real property with PIN 03-23-200-014 and PIN 03-23-200-017. The property is zoned LI (Light Industrial) and requires a Special Use Permit per section 8-6-11 and 8-5-7 of the Poplar Grove Zoning Code.

Public hearing opened at 6:35 pm

Building Hearing Vince Galo was sworn in at 6:35 pm and gave the staff report

Representatives for the applicant were sworn in at 6:54pm

Daniel Kelly, owner of Tahoe Trading Company, the landowner.

The applicants presented their case, and their presentations are available for review with the clerk's office and answered questions of the applicant

Public Comment:

Tommy Carpenter: expressed concerns about proposed development plans, specifically the use of farmland for Solar

Dan Smyth: Shared experience as a union carpenter, noting that their first solar farm project was located near the restaurant on Route 173. Stated the project was completed with all-union labor and included significant drainage work. Commented that it was a good example of repurposing farmland. Mentioned speaking with the landowner, who felt the farmland was not highly productive. Expressed the view that the landowner should be able to decide how to use their property, provided it is not being used for harmful purposes. Compared the solar farm favorably to alternative uses such as storing junk or semi-trailers. Noted that some community members do not like the appearance of solar farms, referencing one near Rockford, but personally did not find it objectionable aside from large utility poles.

Zach and Michelle Anderson:

Referenced discussions with attorneys regarding Special Use Permit 857, Section D(2), noting that it requires proof that the project will not negatively impact property values. Stated that research they reviewed indicates property values could decrease by 5–20% when located near solar farms.

Expressed concerns previously raised with the applicant, including visual impact, flooding issues, and drainage problems. Questioned who would want to purchase a home adjacent to a solar farm and submitted an Agriculture Committee report stating solar panels can reduce home values. The document was provided to the Village Clerk for the record.

Suggested that land should be used for a business to promote growth rather than solar development. Stated that taxpayer funds, including local and federal incentives, subsidize the projects. Raised concerns regarding potential electromagnetic field (EMF) exposure from inverters and transformers, citing a lack of long-term studies. Mentioned

possible “heat island” effects and glare issues, as well as the loss of flowers and presence of weeds under existing solar installations.

Reported speaking with a Boone County firefighter about limited availability in certain solar programs. Concluded that nearby residents overwhelmingly oppose the project and believe it will decrease property values, and reiterated the need for proof that values will not decline.

Glen Bird:

stated they live on Tall Grass, one of the closest streets to the proposed solar panels. Expressed concern about decreased property values and opposition to the installation, believing potential buyers would not want to purchase their home if solar panels are nearby

Eduardo Calderon:

Stated he shares the same concerns as his neighbors and is not in favor of the project. Noted that the information he referenced came from several websites.

Mary-ann Whitte:

Stated she does not generally oppose solar energy and noted personal benefits from the solar program, including significant savings. However, expressed opposition to having a solar installation located in close proximity to her neighborhood.

Caitlin and Tyler Wingo:

Expressed concerns about drainage issues and stated they prefer the current open farmland view. Opposed the proposed solar project.

Leanne and Adam Wilcox:

Asked about the expected construction timeline for the project. Expressed concerns about potential fog effects, drainage issues, and who would be responsible for covering related costs. Noted that while they are not entirely opposed to solar energy, they have concerns about property impacts, including visibility of the panels and the effectiveness of proposed tree screening.

Questioned the adequacy of the proposed decommissioning fund, including whether it accounts for inflation over 20–30 years. Raised the possibility that future studies could reveal health or environmental risks from solar farms that are not currently known.

Expressed the view that solar farms are not a selling point for attracting residents, noting there are already two within a 10-mile radius. Stated that neighbors have considered selling their homes due to nearby solar installations, and emphasized that land use should not negatively affect surrounding property owners.

Michelle Burke:

Stated her property backs up to the proposed solar project and expressed opposition to having it in her backyard.

Public hearing closed at 8:30 pm

Commissioners asked questions to the staff

Commissioners want to see the NRI report

Motion made by Commissioner Ekberg, Seconded by Commissioner Krawczk to postpone until August 12, 2025 at 6:00pm.

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka

ADJOURNMENT

Motion made by Commissioner Krawczk, Seconded by Commissioner Ekberg. Motion passed by voice vote.

The meeting adjourned at 8:47pm