

# **Village of Poplar Grove, IL**

## **Comprehensive Plan**



## **A Long Range Plan and Recommendations for the Village of Poplar Grove**

Adopted: April 13<sup>th</sup>, 2009

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## **II. Acknowledgements**

### **Public Officials**

Village President – Roger Day

Village Trustees:

Kris Campbell

Cathy Eskew

George Fowler

Robert Fry

Jim Steiner

Roy West

### **Committees**

#### **Community Character:**

Kris Campbell

Roy West

Cliff Stetter

John Neitzel

#### **Parks and Recreation:**

Cathy Eskew

Jim Steiner

Cliff Stetter

#### **Finance:**

George Fowler

Robert Fry

David Peterson

Cliff Stetter

John Neitzel

Kent Kniep

### **Additional Community Volunteers:**

Jessica Roberts – Planning and Plan Development

### **III. Introduction**

The Village President and Board of Trustees recognized the need to develop a Comprehensive Plan as a guideline to use in making decisions and taking actions that will affect the future of the village. In June 2007 the Mayor and Board of Trustees initiated the Comprehensive Plan development work. This plan is a guideline. It is not a blueprint that must be followed without deviation, but a “living” document that can be changed to meet future challenges and opportunities.

#### **Plan Development Process**

The plan was created in three phases.

##### **Phase I**

Three committees were formed, each led by two trustees and staffed by community volunteers. Committees covered the following areas:

- Community Character and Land Use Planning
- Public Facilities
- Finance

Each of the committees held meetings to discuss their specific areas and examine research performed by the individual committee members.

Phase II – A town hall meeting was held in April 2008 to gather additional input from residents and other interested community members. Input from the town hall meeting was discussed and appropriate material was included in the plan.

Phase III – A series of draft documents were created, reviewed, and edited to produce the current version.

#### **Planned Reviews**

The plan will be periodically reviewed by the Board of Trustees with the active participation of the residents of the village. These reviews will ensure the plan remains relevant while meeting the challenges of unforeseen events and the evolving needs of the community. It is recommended that at a minimum the plan be reviewed and updated every three years.

Initially, additional committees may be created to develop specific action plans proposed and suggested by the research of the committees and additional proposals suggested from village residents.



## **IV. VILLAGE HISTORY**

### **A History of the Village of Poplar Grove**

Excerpted from Boone County Then and Now 1835-1976, Edited by Virginia B. Moorehead, Boone County Bicentennial Commission, Boone County, Illinois.  
**1976**

The village was originally platted on October 20, 1859, by Evi Sherman, Sr. He laid out the town one-half mile south of the corners and named it Shermantown. At that time the population was 200; today it is 650. The name "Shermantown" lasted only a short time. When the railroad depot was built in 1861, the name "Poplar Grove" was chosen because of a grove of poplar trees nearby.

The first general store was started in 1869 by Woodward and Alexander who also operated the first grain elevator. F.J. Hawley ran the first hardware store; the first undertaker was William Webster, from 1890 to 1929, and millinery store was operated by the Dimond sisters.

Poplar Grove's first milk factory was the "Farmer's Friend", located along the railroad tracks east of the present Edenfruit site. Around 1900 the Sands Creamery was south of the village on the east side of the road. In 1907 the Bowman Dairy bought out the Farmer's Friend and remodeled it into what was then a modern dairy. It was destroyed by fire in 1919, but was rebuilt and brought up-to-date with ice-making machines. Later it was consolidated with the plant at Capron. There followed a succession of different owners. The last and most memorable to the present Grove residents was Our Own Dairy, run by Chris Boget; it ceased operation in 1950. Today the building is occupied by a rubber manufacturing plant.

The only original business building still standing is the old hotel just north of the railroad tracks. Built about 1856 it was first run by W.S. Woodward. There was dormitory area in the upstairs to the south (now two apartments) maintained by the railroad to house their employees. The railroad went through in 1858. Later cots by the night were rented out in this big room and there are tales of dances held here toward the last of the century when Ira and Addie Webster were operating the hotel. During the intermission the dancers went downstairs for refreshments, especially oyster stew! Sometime after the turn of the century the Clark family took over the hotel which was noted for "Min"

Clark's cooking. Various businesses occupied the store downstairs on the south including Donald Dimond's store for over 25 years. Today Evelyn Day operates a grocery store there; the building was purchased by her son, Roger Day, in 1959.

There was a small store north of the hotel run by Mr. Cruikshank. Later he and Mr. Ray built a large two story building next on the north where they had a store, and dances were held upstairs. Mr. Ray's son, Ollie, with Fred Magill, continued with this dry goods and variety store for many years. About 1933 Mr. Ray purchased the building just south of the railroad where he ran his store and also had the post office. Dances were held in Ray's Hall upstairs. Mr. Magill stayed in the original location until about 1940. Ray's store was run by his daughter and son-in-law, Lola and Morgan Bullard, after he retired in 1944, but closed soon after 1945.

In the late 1800's there was a Cider Mill whose press was operated by a horse treadmill, but there is little known about it. The Poplar Grove Bank was formed in 1890 by Warren Webster as a private bank. It was located on the west side of the street just north of the tracks. David Cowan's store was next to the bank and also Columbia Hall. In March of 1903 there was a disastrous fire which burned all these buildings on the west side of the street. The fire even crossed the tracks and burned some buildings where the small park now is. A total of 12 businesses were destroyed. Mr. Webster rebuilt the bank building large enough to house the Cowan Store. The bank was incorporated with a capital stock of \$25,000.

In November 1934, the bank closed and consolidated with the Farmer's National Bank in Belvidere. In 1948 it reopened in Poplar Grove with Mr. O.B. Wright of Belvidere as president and Roland Renne of Poplar Grove as cashier. Tom Kniep and his wife, Fayne, bought the bank in 1962, and in 1967 erected a new modern building on the site of the old Barmore home somewhat north of the original building (which is still standing). Today the bank has total assets of over \$4,500,000.

The Poplar Grove Bank has been the scene of four robberies. Three occurred in which the culprits were not caught; in 1896, 1954 and 1955. The last robbery took place in 1973 in which Mr. Kniep was abducted and driven to Rockford. He was released, but in trying to capture the robber, a deputy was shot and killed. The robber was critically wounded but later was tried and convicted. His accomplice was also captured and convicted.

The Edenfruit Products Company, founded in Beloit in 1932 by David Turcott, purchased the Bowman plant, which was idle, in 1939. A large addition

was added and other additions and improvements have been made over the years. They process glaze fruits and coconut. Mr. Del Hotchkiss is the head of the plant today. This company helped with the Poplar Grove original sewage plant on an expense-sharing basis which allowed Poplar Grove to be one the first small towns to have sewage treatment facilities.

The McLay Grain Company is also a large part of the present Poplar Grove business community. The first building was erected in 1946 as a soybean processing plant, but it was never used as such. In 1953 Joe McLay purchased and remodeled it for corn drying and storage. Within the last few years he also bought the former Farmers' Cooperative Elevator Company property where he operates the Poplar Grove Feed Company.

The first newspaper of record was known as *The Star*. Its first issue was dated November 16, 1888. In 1889 the *Capron Banner* purchased its subscription list. Poplar Grove was also represented in a small North Boone newspaper *The Nutshell* in the late 20's. *The Boone County Courier* followed (described in Boone Township history).

There has been a succession of doctors who served the village in the past. Probably the longest resident was Dr. John Brantley. He and his wife were very much a part of the community, and everyone was sad to see them retire to California in 1949. Presently there are neither doctors nor medical facilities in Poplar Grove Township. Fortunately, we have Dr. Schreiber in the neighboring town of Caledonia.

Hill's Farm Equipment sold International Harvester products for over thirty years, operated from 1924 by Alva Hill and his wife Lizzie. After his death in 1941 she continued for many years with the help of her son-in-law, Leslie Dimond. In 1950 the first building burned to the ground; a new brick building was then built. This business answered the farmers' needs for products and service.

Mr. Lichtenberg and Dan McIntyre ran a hardware store and plumbing and heating operations in the early part of the 20<sup>th</sup> century. After Mr. Licktenberg's death, Clarence Tripp became Mr. McIntyre's partner. Later he had his plumbing and heating business in the building to the south, where Gilbert Guell had had his garage business for some years. Today Blanchford Biggins runs his plumbing and heating business from the same location. The former hardware store houses Robert Tuttle's "Grandpa's Attic", where he sells some hardware items, antiques, and serves light lunches. Boyd Hermanson has a barber shop in the present bank building.

## **Village Government**

Poplar Grove was incorporated as a village in 1895. The first village president was W.F. Edgell and the trustees were William Webster, Edwin Dimond, Steven Diamond, James Widdle, Thomas Wheeler and Oliver Ray. The latest town hall was built in 1907 and remodeled in 1948. The township now consists of two political precincts; one is the town itself and precinct two is all the rural area. Harold Emanuel is the present village president and Milton Maitland is the township supervisor.

## **Church History**

In 1858 two ministers from the Belvidere Presbytery, Reverend H.B. Holmes and Reverend Morrison Higgins, and a missionary, R.J. Emery, organized a church society, the First Presbyterian of Caledonia, having fourteen members. Their church was destroyed by fire in the late 1850's. Services were then held in Dean's schoolhouse until 1863. The society reorganized under the manual and doctrines of the Congregational Church and in 1864 built a new church. They did not own the land at the time, but the deed (in the hands of the present church board) shows purchase made from Mary Breckenridge in 1874 for \$100. In 1877 fire destroyed their church so they rebuilt and became the First Congregational Church of Poplar Grove. A parsonage was secured in 1898 (now the Gerald Austin home.) The last minister was Reverend Stine who lived in Caledonia and served both the church there and the one at Poplar Grove.

In 1913 the Congregational and Methodist Churches federated. The Methodists had held religious services as early as 1842 in a school building located on the west side of the Poplar Grove Road one-half mile north of the corners (Dean's). The group was on the "Poplar Grove circuit" with Warrentown, Beaverton, Manchester and Caledonia. Their first church was built in 1864 on the northeast corner of Route 173 and Poplar Grove Road. In 1866 a parsonage was built just to the east. This house was destroyed by a spectacular fire on May 15, 1956, which was caused by an automobile-gas truck collision. The Reverend Newton Nesmith and his family were forced to flee their home in the night when the blazing gasoline from the truck rolled down the highway and enveloped the whole west side of the house in a matter of minutes. They climbed out the east windows to safety, but all their clothing and possessions, as well as most of the church records, were destroyed.

The federation mentioned above was suggested by Reverend R.K. Rich. Members of both congregations made the plans for combining the two societies as a way to serve best the religious interests of the community. In 1913, with the

coming of Reverend A.D. Klontz, these plans were consummated. Representatives from both churches went to Freeport to consult with Bishop McDowell of the Rock River Conference of the Methodist Church.

It was decided to use the Congregational building on the corner of State and Ray Streets as the church and the Methodist building on the four corners as a “Social Center”. A stage with curtains above and a kitchen below were added to the latter, and it was used as a community center for many years. In 1955 it was sold to the Poplar Grove Grange. About that time a large annex was added to the church. Subsequently there have been remodeling and improvements.

The Methodist Episcopalals also had another church in Poplar Grove Township. It was located on the southeast corner of Whiting Road and Route 76 across from the Fred Long farm. It was known as Little Bethel Methodist Church. Membership decreased and services weren’t held there after 1894. It was then used as a dwelling and later torn down. The remains of its basement can still be seen.

### **Schools – Rural and Village**

There were several rural schools in what is now Poplar Grove Township. Quail Trap School, District No. 25, was located close to the junction of Route 76 and Route 173, and later moved to the north one mile where it still stands in poor repair. Bethel School was south of the junction; in 1862 this district consolidated with Quail Trap, Caledonia and Red Brick and apparently passed out of existence. Ray School, south of Route 173 one mile on Beaverton Road, was first built in 1840, the present building being erected in 1895. It is not the home of the Billman family. Oak Grove School was two miles south of the village on the Poplar Grove Road. Warrentown and Beaverton have been mentioned previously. In 1946 all of these rural schools, having very few pupils, consolidated with the grade school in Poplar Grove.

The first school building in the village was erected about 1877 on the same site where it is now. About 1900 this building was moved south of the tracks and a new structure was built. In 1905 the first high school courses were begun; in the following two years a two year course was offered. Soon a four course was started, but it was unsuccessful so they reverted to the two year course. By 1925 a three year high school was firmly established and continued to operate successfully for the next 22 years. With the grade school students coming in the rural areas, by 1947 the building was very crowded, so the high school course was abandoned. Those students went either to Capron or Belvidere; when District No. 200 was formed in 1948 the high school was in Capron until the

building of North Boone High School three miles north of Poplar Grove in 1956-57.

## **V. VILLAGE POPULATION AND DEMOGRAPHICS 2000**

### **Population in July 2007: 1,741.**

Males: 890  (51.2%)

Females: 851  (48.8%)

Median resident age:  32.5 years

Illinois median age:  34.7 years

### **Estimated median household income in 2007: \$72,637 (it was \$56,375 in 2000)**

Poplar Grove:  \$72,637

Illinois:  \$54,124

### **Estimated median house or condo value in 2007: \$202,769 (it was \$124,100 in 2000)**

Poplar Grove:  \$202,769

Illinois:  \$208,800

**Mean prices in 2007:** All housing units: \$243,062; Detached houses: \$241,340; Townhouses or other attached units: \$192,641; In 2-unit structures: \$313,346; In 5-or-more-unit structures: \$157,282; Mobile homes: \$37,500

### **Races in Poplar Grove:**

- White Non-Hispanic (97.7%)
- Hispanic (1.8%)
- Other race (1.0%)

**2008 cost of living index in Poplar Grove:** 79.9 (low, U.S. average is 100)

**Ancestries:** German (36.0%), Irish (17.3%), Swedish (10.3%), English (10.0%), Polish (6.7%), United States (5.7%).

**Land area:** 4.49 square miles.

**Population density:** 387 people per square mile

**Education for population 25 years and over in Poplar Grove:**

- High school or higher: 88.3%
- Bachelor's degree or higher: 12.0%
- Graduate or professional degree: 2.5%
- Unemployed: 2.8%
- Mean travel time to work: 33.2 minutes

**Median real estate property taxes paid for housing units in 2000:**

Poplar Grove:  2.0% (\$2,448)

Illinois:  1.8% (\$2,285)

**Nearest city with pop. 50,000+: [Rockford, IL](#)** (17.5 miles , pop. 150,115).

**Nearest city with pop. 200,000+: [Madison, WI](#)** (63.0 miles , pop. 208,054).

**Nearest city with pop. 1,000,000+: [Chicago, IL](#)** (86.8 miles , pop. 2,896,016).

**Single-family new house construction building permits:**

- 1996: 23 buildings, average cost: \$95,700
- 1997: 39 buildings, average cost: \$193,600
- 1998: 37 buildings, average cost: \$171,000
- 1999: 32 buildings, average cost: \$178,600
- 2000: 32 buildings, average cost: \$201,500
- 2001: 38 buildings, average cost: \$194,100
- 2002: 41 buildings, average cost: \$194,100
- 2003: 163 buildings, average cost: \$137,000
- 2004: 153 buildings, average cost: \$143,300
- 2005: 144 buildings, average cost: \$141,900
- 2006: 104 buildings, average cost: \$142,300
- 2007: 72 buildings, average cost: \$142,200

**Most common industries for males:**

- Construction (15%)
- Transportation equipment (11%)
- Machinery (8%)
- Metal and metal products (7%)
- Food (4%)
- Agriculture, forestry, fishing and hunting (3%)



- Computer and electronic products (3%)

**Most common industries for females:**

- Health care (13%)
- Professional, scientific, and technical services (8%)
- Educational services (6%)
- Accommodation and food services (6%)
- Finance and insurance (6%)
- Metal and metal products (5%)
- Food and beverage stores (5%)

**Most common occupations for males:**

- Other production occupations including supervisors (9%)
- Metal workers and plastic workers (8%)
- Material recording, scheduling, dispatching, and distributing workers (8%)
- Laborers and material movers, hand (7%)
- Electrical equipment mechanics and other installation, maintenance, and repair occupations including supervisors (5%)
- Engineers (4%)
- Vehicle and mobile equipment mechanics, installers, and repairers (4%)

**Most common occupations for females:**

- Other sales and related workers including supervisors (8%)
- Secretaries and administrative assistants (6%)
- Information and record clerks except customer service representatives (6%)
- Other management occupations except farmers and farm managers (6%)
- Other office and administrative support workers including supervisors (5%)
- Financial clerks except bookkeeping, accounting, and auditing clerks (4%)
- Cashiers (4%)

***Hospitals/medical centers near Poplar Grove:***

- Rockford Memorial Hospital Medical Clinic – 13510 Julie Drive
- OSF Medical Clinic – Countryside Mall - (Opening 2009)
- SWEDISH AMERICAN HOSPITAL (opening 2009) (about 6 miles; BELVIDERE, IL)
- SAINT ANTHONY MEDICAL CENTER (about 14 miles; ROCKFORD, IL)

- SWEDISH AMERICAN HOSPITAL (about 14 miles; ROCKFORD, IL)

**Airports certified for carrier operations nearest to Poplar Grove:**

- GREATER ROCKFORD (about 22 miles; ROCKFORD, IL; ID: RFD)
- ROCK CO (about 23 miles; JANESVILLE, WI; ID: JVL)
- DANE COUNTY REGIONAL-TRUAX FIELD (about 64 miles; MADISON, WI; ID: MSN)

**Poplar Grove Airports:**

Poplar Grove Airport – Private – Public Use Airport – Orth Road and Route 76  
– Identifier C77 – see Community Services for additional information.

**Other public-use airports nearest to Poplar Grove:**

- BELOIT (about 13 miles; BELOIT, WI; ID: 44C)
- DACY (about 16 miles; HARVARD, IL; ID: 0C0)

**Amtrak stations near Poplar Grove:**

- VI. 12 miles: ROCKFORD (7559 WALTON ST.) – Bus Station. Services: enclosed waiting area, public restrooms, public payphones, paid short-term parking, paid long-term parking, call for taxi service.
- VII. 18 miles: BELOIT (HWY. 75 & HWY. 51) – Bus Station. Services: call for taxi service.

**Chicago's Metra Rail Service:**

- Union Pacific District Northwest Line, Harvard, IL - 1 N. Ayer Street (HWY. 173 - 15 Miles ) (815) 943-5244

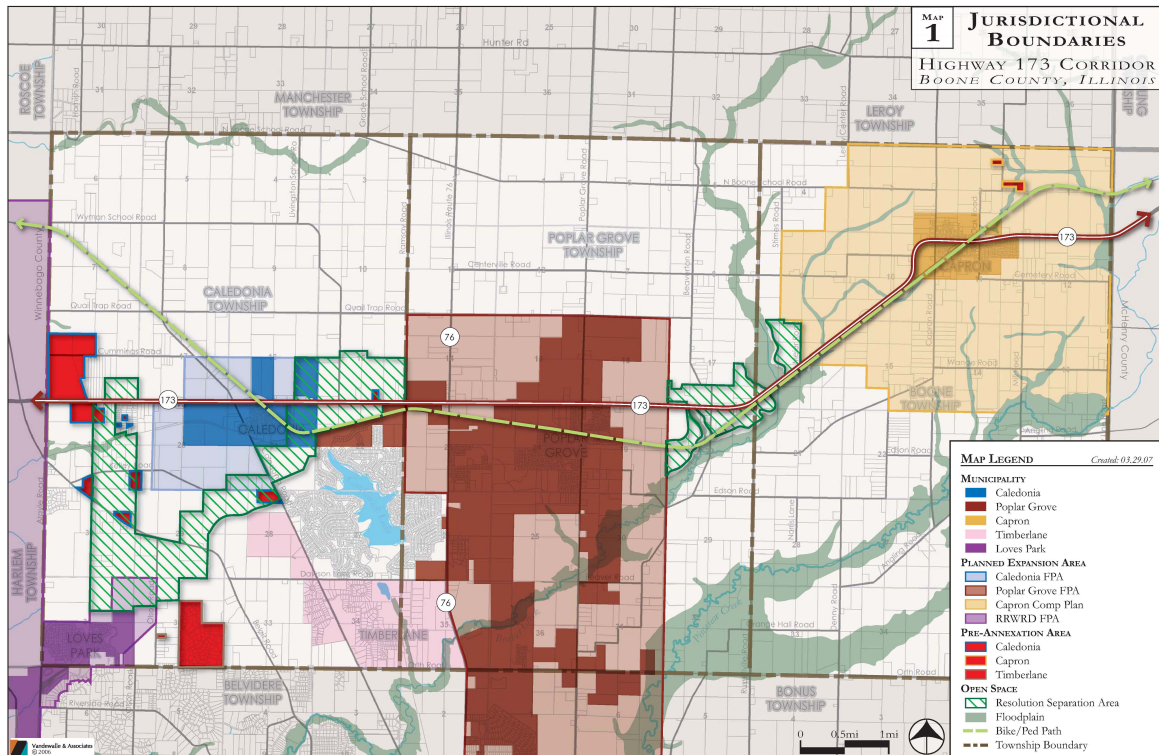
**Colleges/universities with over 2000 students nearest to Poplar Grove:**

- ROCK VALLEY COLLEGE (about 13 miles; ROCKFORD, IL; Full-time enrollment: 4,200)
- KISHWAUKEE COLLEGE (about 30 miles; MALTA, IL; FT enrollment: 2,289)
- UNIVERSITY OF WISCONSIN-WHITEWATER (about 33 miles; WHITEWATER, WI; FT enrollment: 9,493)
- NORTHERN ILLINOIS UNIVERSITY (about 38 miles; DeKalb, IL; FT enrollment: 19,477)

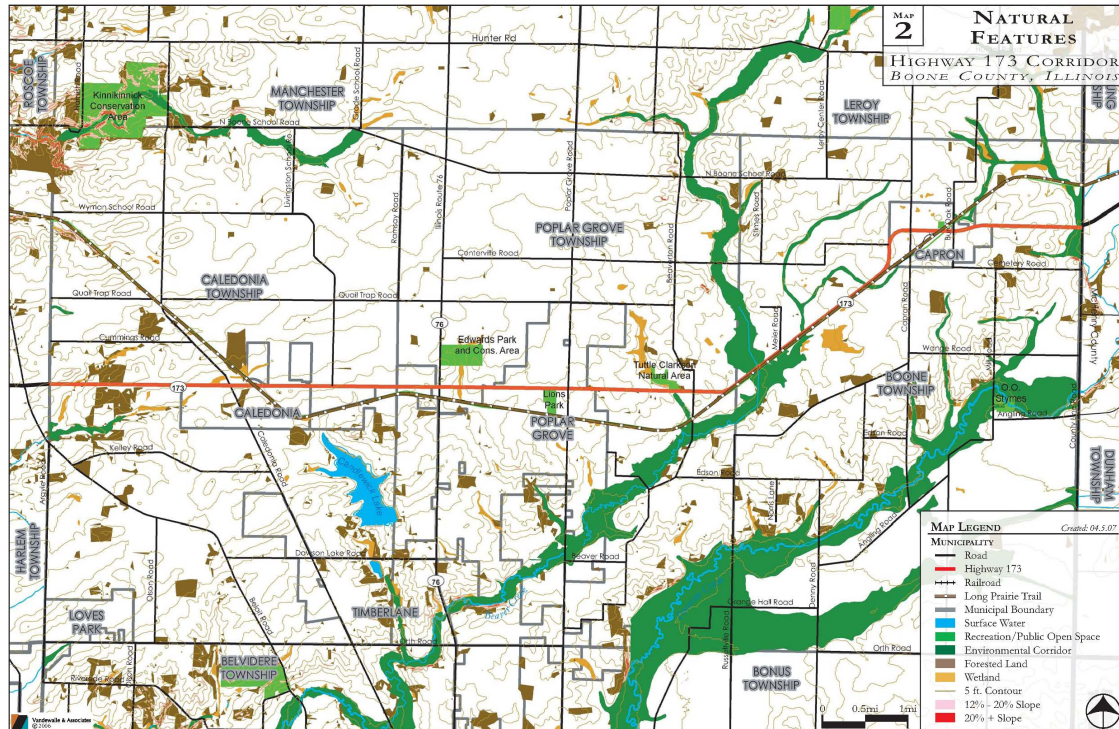
- MCHENRY COUNTY COLLEGE (about 38 miles; CRYSTAL LAKE, IL; FT enrollment: 2,707)
- ELGIN COMMUNITY COLLEGE (about 42 miles; ELGIN, IL; FT enrollment: 5,077)
- WAUBONSEE COMMUNITY COLLEGE (about 48 miles; SUGAR GROVE, IL; FT enrollment: 3,834)

## VI. JURISDICTIONAL BOUNDARIES

Poplar Grove has established boundary agreements with the community of Capron to the East and the City of Belvidere to the South. The Community is also adjacent to the gated community Candlewick Lake to the West.



## VII. NATURAL RESOURCES



The Kishwaukee River Watershed covers a total of 779,747 acres in McHenry, Boone, Winnebago, Ogle, DeKalb, Lee, and Kane counties. The largest cities in the watershed are DeKalb (34,925) and Belvidere (15,958). Major streams which comprise the Kishwaukee River Watershed include the Kishwaukee River, South Branch Kishwaukee River, North Branch Kishwaukee River, Mokeler Creek, Beaver Creek, Kilbuck Creek, Owens Creek, Piscasaw Creek, Rush Creek, and Coon Creek. A total of 469 stream miles were assessed on the Kishwaukee River and its tributaries. Overall resource quality is “good” on 411 stream miles (88%), and “fair” conditions exist on 58 stream miles (12%). The primary causes of water quality problems are nutrients and organic enrichment (low dissolved oxygen) attributed to agriculture and municipal point source pollution. A total of three lakes covering 216 acres were also assessed in the watershed. Overall resource quality is “good” on eight acres (4%) and “fair” on 208 acres (96%). The primary causes of water quality problems are nutrients, siltation, suspended solids, and noxious aquatic plants attributed to agriculture and municipal point sources.



The **Long Prairie Trail** (LPT), owned and operated by the Boone County Conversation District, bisects northern Boone County by running from the Boone/McHenry County line through the villages of Capron, Poplar Grove, and Caledonia to McMichael Road in Winnebago County. To access the trail, parking lots are provided in all three villages and at the trail's intersection with the Boone/McHenry County Line Road.

### **Natural Considerations**

The trail side vegetation harbors many prairie plant species which are remnants of the oak savannah prairies that once blanketed northern Illinois. Because the trail sets on an abandoned rail line, the vegetation was preserved during the past 150 years. It remained unplowed and sparks coming from the train would ignite the dry grasses. These fires encourage the prairie to dominate over woody species because they have adapted to tolerate periodic burning. Today, fire is the key tool used in the management and preservation of prairie. Many types of wildlife are active along the trail, which acts as an ecological highway by creating a conduit for the movement of animals and plant seeds.

### **History**

Until recently the trail was owned by the Chicago & Northwestern Railroad where it was maintained as an active line for many decades. It was originally known as the Kenosha Division (KD) Line which crisscrossed Northern Illinois and Southern Wisconsin. The KD line started out in the early 1850's at a time when nearly every community realized the need for a railroad to help in establishing a strong commercial base. A few years ago, on the same set of tracks, a train crossing Beaverton Road derailed, leaving behind a torn up road bed, broken ties, and twisted tracks. A huge gouge in the railroad bed remains today, as a reminder of this accident which put an end to train traffic here forever.



**Opportunities for Fun:**

The LPT travels through some of the most rural areas in Boone County. Views from the trail are dominated by rolling fields, scattered farms, and an occasional woodland. It is this rural flavor which gives the LPT its charm. The 14.2 mile asphalt trail provides a safe opportunity for long distance bicycling, skating, and walking with very few rural crossroads. It contains several interpretive signs which explain the history of the area as well as specifics about the rail line which once rolled along the same path.

For those looking to make a day excursion, dining and convenience opportunities are located in the Village of Capron and Poplar Grove and at the intersection of Routes 173 and 76. A small bike shop, which rents and repairs equipment, is located in Capron.

## **VIII. TRANSPORTATION**

Poplar Grove's primary transportation infrastructure is centered around three state roads:

IL State Highway 173 – East/West

IL Highway 76 – North/South

Poplar Grove Road – North/South

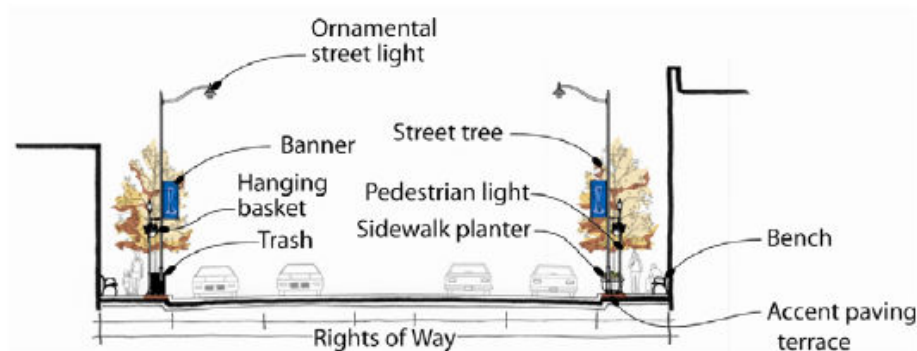
Boone County recently commissioned a study to develop recommendations for the develop of the Highway 173 Corridor which includes recommendations for develop of the portion of this highway that transects the Village of Poplar Grove, as well as recommendations for the development of feeder roads parallel to Highway 173 to reduce congestion.

Reprinted from the Boone County Highway 173 Corridor Plan:

### **Village Character Segments**

For segments of Highway 173 that travel through villages, this Plan recommends maintaining existing right of-way widths and travel and parking lanes. Based on the results of the Open House in November of 2006, participants preferred extensive streetscape improvements depicted in Figure 14 including benches, pedestrian lighting, sidewalk planters, and community banners.

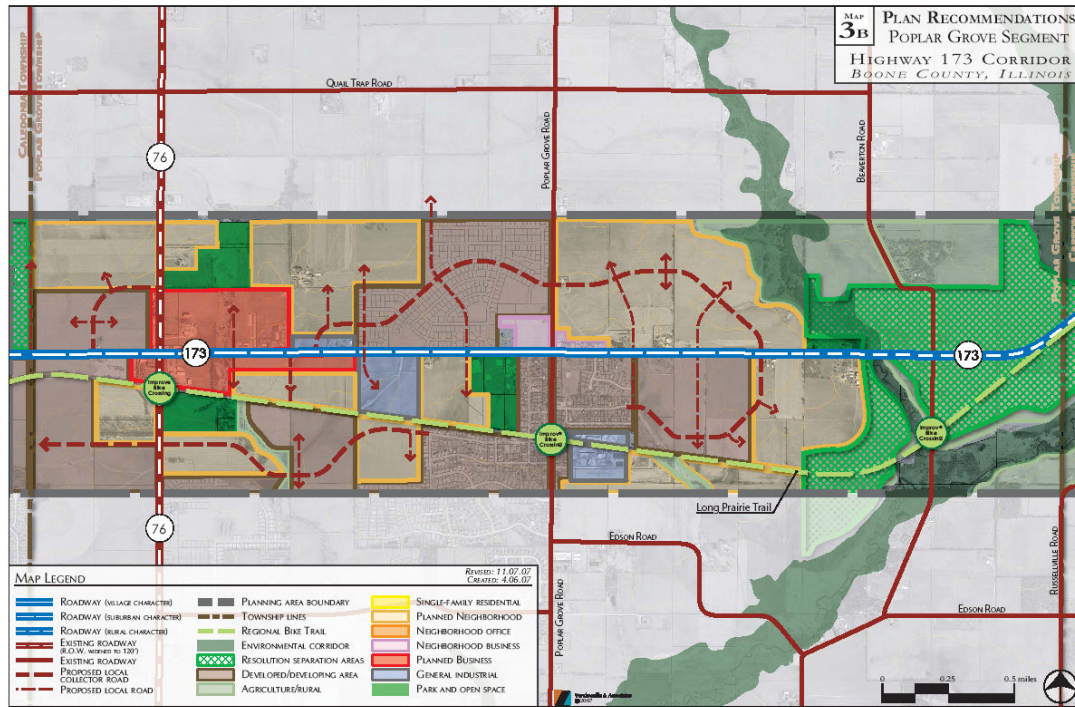
Figure 14: Preferred Streetscape Character for Village Cross Section



Prepared by  
Vandewalle & Associates  
Madison Milwaukee



Recommended Feeder Road Development along Poplar Grove section of Highway 173.



## **IX. COMMUNITY FACILITIES**

### **Village Hall**



The new Village Hall of Poplar Grove was dedicated in 2006 and provides the community meeting facilities and administrative offices. Please visit us at the Village Hall - we are here five days a week from 8:00 AM to 4:30 PM, except during lunch from 12:00 to 11:00.

In 2008 two public tennis courts were added adjacent to the Village Hall through a private donation, and additional park and recreation facilities are planned for the remaining land surrounding the Village Hall property.

**Village Hall Address:**

Village of Poplar Grove  
200 Hill Street  
P.O. Box 01  
Poplar Grove, IL 61065

**Email Address:**

[village@poplargroveonline.us](mailto:village@poplargroveonline.us)

**Telephone Numbers**

**Village Hall:**

815-765-3201  
815-765-3571(fax)

**Water/Sewer:**

815-765-1774  
815-765-9229

## Lions Park



The Poplar Grove chapter of Lions International sponsor and care for Lions Park. Baseball fields, football fields, a playground and concession stand comprise the park that serves the community and its youth. On Neighbor's Night the entire community turns out for food fun and fellowship.





## Belvidere Park District Facilities

**ADMINISTRATION BUILDING** - Located at 1006 W. Lincoln Avenue, this facility headquarters the full time staff and takes registration for programs and shelter rentals.



**RIVERS  
EDGE**  
Located at includes 4 kitchen, rental a thirty-five



Located in Avenue, this is one of the best outdoor pools in the area. It boasts a 500,000 gallon "L" shaped pool with diving well and small slide. A small wading pools with a slide and play animals is just right for the young children. A concession stand and Fun-N-Sun green space area with a playground for young children enhance the facility.

**RECREATION CENTER-**  
1151 W. Locust St., this facility recreation rooms, a serving rooms, full size gymnasium and foot high climbing wall.

**WILLIAM GRADY POOL -**

Belvidere Park, off of Lincoln



**BELVIDERE PARK** - A beautiful park with a wide range of amenities to keep the family busy. Within restrooms, tennis courts, courts, ball diamond, pier and the historical River and the Mill Race north, center and south.



it's 105 acres are : 6 shelters, public sand volleyball courts, basketball playground areas, accessible fishing swinging bridge. The Kishwaukee separate the park into three areas -

**PRAIRIE FIELDS**  
Fairgrounds Road, west of Business 20, this 90 acres development. The first phase is six soccer/football fields, playground, shelter and parking. Additional phases will be completed as funds permit. If your organization

**SPORTS PARK** - Located east of McKinley Avenue and south of sports park is currently under

would like a presentation please contact the Park District office.

**KISHWAUKEE RIVERFRONT PATH** - The Park District works hand-in-hand with the Kishwaukee Riverfront Committee to continue improving upon the 2 miles of asphalted path. By working with community organizations to raise funds and receive grants, the possibilities are endless.

**BALTIC MILL** - Located in Belvidere Park off of Lincoln Avenue, the Baltic Mill has been renovated to provide historical artifacts, a meeting room, a public restroom and house the Boone County Arts Council office. Adjacent to the Baltic Mill is a stage area where "Concerts in the Park" are provided for the community. Local businesses and organizations may reserve the Baltic Mill for meetings.



**BOAT LAUNCH** - Located at the corner of Burgess and River Drive, this is the only public launch in Boone County.

**DOTY PARK** - Located off of West Locust Street on Leonard Court, Doty Park is home of "Legion Field" where many athletic events took place. Development of this 9.1 acres includes a shelter, playground equipment, open recreation space and continuation of the Kishwaukee Riverfront Path.

**HARKLESS PARK** - A small neighborhood park located on 9th Street and 10th Avenue. The six acres include youth ball fields, playground equipment and a shelter.

**FRIDH RECREATION AREA** - Located at 9th Street and 14th Avenue. This 20 acre park includes soccer fields and open recreation space.



**TOT LOT** - A small playground area located at East Avenue and 5th Street.

**ABERDEEN PARK** - Located on Orth Road, east of Olson Road, this neighborhood

park is busy with many amenities in the 9.7 acres: basketball courts, sand volleyball courts, tennis courts, shuffleboard, playground, picnic shelter, restrooms, ball diamond, soccer field, horseshoes and path.

**RED HORSE BEND CANOE LAUNCH** - Lawrenceville Road, east of Genoa Road.  
Twenty acres includes public access canoe launch, parking lot and fishing area.

**HICKORY BILL'S ISLAND CANOE LAUNCH** - 100 South Appleton Road.  
The 4.1 acres includes public access canoe launch.

**EMBANKMENT SKATEPARK** - located in Doty Park near the Dairy Ripple. Please follow all posted rules.

**MEEHAN ELEMENTARY SCHOOL** - A unique Park / School site whereas the Park District contributed financially with the expansion of the gymnasium and operates the gymnasium during non-school hours.



## SHELTER RESERVATIONS

Shelters are available for your family picnic, reunion, graduation or whatever occasion you may want to celebrate. There are 8 shelters located in four parks that accommodate groups according to the size of the shelter. Cost of the shelters range from \$20.00 to \$30.00. Reservation forms must be completed at the Administration Office - 1006 W. Lincoln Avenue and are taken a year in advance.

***Please note that NO ALCOHOL IS ALLOWED on Park District property and no large audio is allowed.*** Playground areas are for the public and cannot be reserved with your shelter.

Group sizes for each shelter are recommended. Nearby amenities will vary but include grill, electricity, playgrounds, restrooms and the Kishwaukee Riverfront Path. Playgrounds are open to the public and are not reserved for the shelter groups. Please read your reservation form for specific rules and regulations.

- **Kiddieland** - Off of Lincoln Avenue in the northeast side of the park. Shelter can accommodate up to 120 individuals.

- **Cottonwood** - Off of Locust Street near the Maintenance Center. Shelter can accommodate up to 120 individuals.
- **Millview** - Off of Lincoln Avenue near the Baltic Mill. Shelter can accommodate up to 100 individuals.
- **Whispering Pines** - Off of South Appleton Road in the center section of Belvidere Park. Shelter can accommodate up to 100 individuals.
- **Crab Apple** - Off of South Appleton Road in the north section of Belvidere Park near the Administration Building. Shelter can accommodate up to 100 individuals.
- **Sugar Maple** - In the east center section of Belvidere Park near the dam. Shelter can accommodate up to 100 individuals.
- **Fridh Park** - 20 acre park with amenities which includes soccer and softball fields, playground and restrooms. Shelter can accommodate up to 120 individuals.
- **Doty Park** - Located on Leonard Court behind the Fire Station on State Street. Shelter includes electricity. Park amenities include restrooms, playground, Kishwaukee Riverfront Path and the Embankment Skate Park. Shelter can accommodate up to 160 individuals.
- **Aberdeen Park** - Located on Orth Road east of Olson Road. Shelter includes electricity and a grill. Park amenities include restrooms, playground, soccer field, tennis courts, sand volleyball court, ball diamond, horseshoe pits, shuffleboard court and a path. Shelter can accommodate up to 50 individuals



## Poplar Grove Airport

*More than an Airport...*  
*We're an Aviation Neighborhood!*  
**(815) 544-3471 FAX (815) 544-8900**



Poplar Grove Airport is more than just an airport, it's an aviation oriented community. Through conscious effort and design, Poplar Grove Airport has developed as a friendly, fun, neighborhood airport.

Bel Air Estates is a residential, fly-in community located on 180 acres adjacent to our primary runway. Of the 140 home sites available, 100 have access to the airport via segregated taxiways. This airport community began in 1994, and was sold out in 4 years. In addition to the single-family homes, Bel Air Estates has constructed 2- & 3-bedroom condominiums located adjacent to a 7-acre lake on the airport. Though the condominiums do not have taxiway access, nearby hangar space will be made available to those who purchase a condominium. The addition of the residential community has strengthened the family atmosphere of the airport and allowed many aviation enthusiasts to truly call the airport "home".



## Belvidere Community Unit School District 100 Profile

[www.district100.com](http://www.district100.com)



### Facts and Figures

- ▶ District 100's boundaries encompass 159 square miles, including Belvidere and parts of Caledonia, Poplar Grove, Garden Prairie, Cherry Valley, Loves Park, and Rockford, and falls within Boone, DeKalb and McHenry Counties.
- ▶ Seven elementary schools serve grades k through 5, two middle schools house students in grades 6 through 8, two comprehensive high schools serve grades 9 through 12, and the District has one early childhood center.
- ▶ Enrollment for the 2007-2008 school year was 9,063 students, which is 1,767 more students (or 24.3%) than five years ago and 3,307 more students (or 57.5%) than 10 years ago.
- ▶ In 2007-2008, 62.6% of the students in District 100 were white, 29.9% Hispanic, 3.2% multiracial, 2.8% black, 1.3% Asian, and the remaining .1% were Native American. Low income students make up 36% of the population.
- ▶ During the 2007-2008 school year, 47 students were recognized as Illinois State Scholars.
- ▶ 95 Students enrolled in a Cambridge test preparation course last year. Of the 61 who completed all requirements, 91% maintained the same composite from post-test practice ACT to PSAT ACT. Seven students increased their composite by 4 points, and one student increased by 5 points.
- ▶ In 2007, the operational expenditure per pupil was \$7,754, which is \$1,324 below the state average.
- ▶ Total expenditures for FY07 were \$93,749,389, with salaries, benefits, and purchase services comprising 71% of the District's overall budget.

## **Schools and Principals**

**Central Office**  
Michael Houselog, Superintendent  
1201 Fifth Avenue  
Belvidere, IL 61008  
(815) 544-0301  
(815) 544-4260 Fax  
South Middle School  
Peter Sloan, Principal  
919 East Sixth Street  
Belvidere, IL 61008  
(815) 544-3175  
(815) 544-2780 Fax

**Belvidere High School**  
Matt Zickert, Principal  
1500 East Avenue  
Belvidere, IL 61008  
(815) 547-6345  
(815) 547-7304 Fax  
**Central Middle School**  
Harold Gries, Principal  
8787 Beloit Road  
Belvidere, IL 61008  
(815) 544-0190  
(815) 544-1128 Fax

**Belvidere North High School**  
Richard Kirchner, Principal  
9393 Beloit Road  
Belvidere, IL 61008  
(815) 544-2636  
(815) 547-2916 Fax  
Boone County Center  
Katie Johnson, Principal  
1320 East Avenue  
Belvidere, IL 61008  
(815) 544-9851  
(815) 547-7084 Fax

**Caledonia Elementary School**  
Sara Kirchner, Principal  
2311 Randolph Street  
Caledonia, IL 61011  
(815) 765-2081  
(815) 765-1803 Fax

**Kishwaukee Elementary School**  
Deborah Anderson, Principal  
7133 Garden Prairie Road  
Garden Prairie, IL 61038  
(815) 597-1501  
(815) 597-1421 Fax

**Lincoln Elementary School**  
Elizabeth Marchini, Principal  
1011 Bonus Avenue  
Belvidere, IL 61008  
(815) 544-2671  
(815) 547-4222 fax

**Meehan Elementary School**  
Jody Dahlseng, Principal  
1401 East Sixth Street  
Belvidere, IL 61008  
(815) 547-3546  
(815) 547-3946 Fax

**Perry Elementary School**  
Sandy LaMendola, Principal  
633 West Perry Street  
Belvidere, IL 61008  
(815) 544-9274  
(815) 544-1459 Fax

**Washington Elementary School**  
Jack Neil, Principal  
1031 Fifth Avenue  
Belvidere, IL 61008  
(815) 544-3124  
(815) 544-4182 Fax

**Seth Whitman Elementary School**  
Cynthia Connor, Principal  
8989 Beloit Road  
Belvidere, IL 61008  
(815) 544-3357  
(815) 547-7258 Fax

## Programs

- ▶ Special education and English Language Learner programs are offered at all grade levels on a part time and full time basis. A three-month newcomer program is offered to students new to the district who speak little or no English.
- ▶ Art, music and physical education are provided to all students.
- ▶ Elementary gifted program begins at grade 3 and is a pull out program.
- ▶ On-site after care is provided at all elementary buildings by the Belvidere Park District until 6:00 p.m. daily.
- ▶ Middle schools (grades 6-8) offer seven Encore classes, including foreign language, industrial arts, and business education.
- ▶ In addition to 10 athletics offerings, middle school students can participate in many extra curricular activities such as Student Council, Academic Bowl, Drama Club, and Yearbook.
- ▶ Both Belvidere High School and Belvidere North High School are members of the NIC-10 conference and offer 25 different athletic opportunities.
- ▶ **Our two high schools boast 19 extracurricular activities, including band, newspaper, Key Club, theatre/drama, foreign language club, and business club.**
- ▶ All freshmen are part of a HOUSE, which is a smaller learning community. Students take a core curriculum of Algebra, English 9, Biology, and World Studies taught by a core group of teachers.
- ▶ 12 AP courses are offered at both Belvidere and Belvidere North High Schools.
- ▶ Beginning with the 2008-2009 school year, District 100 will participate in the Academic Career Education High School at Rock Valley College.
- ▶ Summer school is provided for students in grades 6 through 11 who have failed classes or require additional services prior to grade promotion.
- ▶ Summer school is also offered to elementary students in the English Language Learner program and students in special education programs.

## Staff

Belvidere Community Unit School District #100 is governed by a seven member Board of Education. All Board members are non-paid, elected officials who serve four-year terms. Regular meetings are held the third Monday of the month at 6:00 p.m. Meetings will be televised on Comcast Channel 21 beginning July, 2008.

District 100 employs 551 full time teachers and 443 support staff, a majority of which belong to the District's three unions: The Belvidere Education Association (certified staff), Belvidere Educational Support Team (paraprofessionals), and the Belvidere Educational Support Services Association (custodial/maintenance staff). District 100 recently recognized five National Board Certified teachers and is the home to three Golden Apple recipients.

All teachers new to District 100 are provided with mentors for the first two years of their employment. In addition, three full time instructional mentors work with first and second year teachers on lesson design and planning, among other skills. Three full time staff developers provide guidance to veteran teachers on classroom instruction, and work with certified staff to provide small and large group professional development workshops.

## **North Boone Community Unit School District 200**

**Dr. Rita Brodnax, Superintendent**

17641 Poplar Grove Road, Poplar Grove, Illinois 61065

Phone 815-765-3322 Fax 815-765-2053

[www.nbcusd.org](http://www.nbcusd.org)



**Capron Elementary 7:55-2:45 – Grades PreK-4**

**Principal, Matt Klett**

Secretary, Pat Crout, Ext. 4300

200 N. Wooster Street, Capron, IL 61012

Phone: 569-2314 Fax: 569-2633



**Manchester Elementary 7:55-2:45 – Grades K-4**

**Principal, Kristina Crawford**

Secretary, Joan Smaha, Ext. 4400

3501 Blaine Road, Poplar Grove, IL 61065

Phone: 765-2826/2873 Fax: 765-3334



**Poplar Grove Elementary 7:55-2:45 – Grades K-4**

**Principal, Sharon Olds**

Secretary, Mary Piskie, Ext. 4500

208 N. State Street, Poplar Grove, IL 61065

Phone: 765-3113 Fax: 765-1604



**North Boone Upper Elementary 8:00-2:45 – Grades 5-6**

**Principal, Mike Greenlee**

Secretary, Kristi Garman, Ext. 4200

6200 N. Boone School Road, Poplar Grove, IL 61065

Phone: 765-9006 Fax: 765-2496



**North Boone Middle School 8:00-2:45 – Grades 7-8**

**Principal, Pete Rehnberg**

Secretary, Stacey Alvarez, Ext. 4700 & Laurie Dhamer, Ext. 4724

17641 Poplar Grove Road, Poplar Grove, IL 61065

Phone: 765-9274 Fax: 765-9275



**North Boone High School 8:25-3:18 – Grades 9-12**

**Principal, Christine Troller, Assistant, Jacob Hubert**

Secretary, Jodie Embry, Ext. 5000 & Cheryl Lindberg, Ext. 5001

17823 Poplar Grove Road, Poplar Grove, IL 61065

Phone: 765-3311 Fax: 765-3316

# North Boone Viking

Welcome to North Boone Schools where learning lights the way. Our theme for 2008-2009 is *ATTITUDE IS EVERYTHING: Accentuate the Positive!* We are serious and excited about the many challenges and opportunities that face us, our communities, and our students in these complex times.

North Boone Schools is transitioning from providing a 20th Century education to a modern, 21st Century education. We and our students need to survive in the 21st Century; and, we also need the skills to *thrive* as well! The skill sets we and our students must have to succeed fall into four categories:

**DIGITAL- AGE SAVVY** – Technological, Scientific, & Economic

Knowledge – Using & Producing Visual Knowledge & Informational Resources –

Global Awareness & Multicultural Knowledge

**INVENTIVE-THINKING** – Adaptability, Managing Complexity, & Self

Direction – Curiosity, Creativity & Risk Taking – Higher-Order Thinking & Sound

Reasoning

**EFFECTIVE COLLABORATION-COMMUNICATION** – Teaming,

Collaboration, & Interpersonal Skills – Personal, Social & Civic Responsibility –

Interactive Communication

**HIGH-PRODUCTIVITY** – Effective Use of Real-World Tools – Ability to

Produce Relevant, High-Quality Products – Prioritizing, Planning, and Managing for

Results

We are committed to using our talents and abilities to educate with passion, purpose and inspiration. To guide us, the North Boone District has launched Strategic Planning, “the means by which an organization continually recreates itself toward its extraordinary purpose.” Our “extraordinary purpose” is to provide a quality, modern education to our students. Our Strategic Plan has four objectives that must be achieved for us to accomplish our mission. The four objectives are:

1. 100% of students will be engaged in and successfully complete a relevant 21st Century curriculum;
2. 100% of our staff and students will use technology for effective teaching and learning;
3. We will significantly increase and enhance community relationships; and,
4. 100% of our students will have access to professional social, emotional and guidance support.

Currently, we have five Action Teams working on developing action plans for our objectives. The Action Teams will be ready to present their findings and action plans in late October 2008. We are looking forward to hearing their insights and recommendations.

**ATTITUDE IS EVERYTHING: Accentuate the Positive!** North Boone Schools is committed to its extraordinary purpose of providing a “modern,” 21st Century education where students master the skill sets necessary to flourish and succeed in their future. As a school district, we are steadfast about seeking and implementing continuous quality improvement initiatives. As a growing community, we are also committed to building an inclusive community climate to encompass everyone in our North Boone school-community.

Dr. Rita Brodnax, Superintendent  
North Boone Community Unit School District #200

## **X. TELECOMMUNICATIONS AND UTILITIES INFRASTRUCTURE**

**Comcast Cable Company** 888-736-6608

**Com Ed – Electrical Service** 800-334-7661

**NICOR - Natural Gas** 888-642-6748

**North Boone Broadband** 815-765-9009

### Utility System Capacities for Poplar Grove Village

The Village maintains three separate potable water systems, supported by six wells.

- ❖ Well #1 has been abandoned.
- ❖ Well #2 is located at 100 South State Street - pumps 300 gallons per minute and is 210 feet deep.
- ❖ Well #3 is located on Rt. 173 at the Village Park site - is 250 feet deep and pumps 750 Gallons per minute. These two wells share a spheroid style overhead water tower with a capacity of 150,000 thousand gallons.
- ❖ Well #4 is located at the Countryside Mall area with a capacity of 950 gallons per minute and a water tower with a 150,000 gallon capacity. This system serves Countryside Mall area as well as the West Grove subdivision and a cross connection to the southeast section of the Village at Orth Road and Poplar Grove Road. This area has a water tower and a well that will be operational in the future and will be combined into a common system when future development occurs.
- ❖ Well #5 and #6 are located at the Woodstock and McKinley Road intersection. Well #5 produces 1,000 gallons a minute and well #6 produces 450 gallons per minute. They and the accompanying water tower holding 150,000 gallons service the subdivisions in the Woodstock Road area.

Bel Air subdivision is serviced by wastewater lines but does not have potable water lines.

All wells are chlorinated, floridated and have polysulphate chemical injected for iron removal. All wells are tested on a daily basis and meet all EPA standards.

### The Village currently maintains two waste water plants.

One is located at 610 South State Street, and has a capacity of 500,000 gallons per day. It receives all waste water from the area north of Whiting Road. Plant

number two is located on the Beaver Creek immediately upstream from the Beaver Bridge on Rt. 76. It is in the construction stage to increase the capacity to one million gallons per day. Completion is contemplated for Spring 2009. The plan services all the territory south of Whiting Road.



**XI. HOUSING - Status of Developments and Population**

\*Not Occupied = Permitted not built/occupied.

SF/Single Family (pop. based on 3/household.) Condo (pop. Based on 2.5/household)

Name	Type	Occupied	Not Occupied *	Total Lots	Population
<b>Type One Developments are areas completed as well as subdivisions with partial sales/occupancy</b>					
Original Village	Various	258		258	744
Ravens Crest	SF	81	2	83	249
Sherman Oaks	SF	277	15	292	831
Olson Woods	SF	3	73	76	9
Burled Woods	SF	27	60	87	81
Breakaway Trail	SF	3	30	37	9
West Grove	SF	165	18	183	549
West Grove	Condos	50	38	88	100
Bridlewood Glen	SF	3	3	366	9
<b>Sub Total Uptown Area</b>					2869
Bel Air	SF	122	15	137	366
Bel Air	Condos	39	7	46	117
Concorde Crossing	SF	60	10	70	180
Prairie Green	SF	236	0	236	708
Prairie Green	Condos	20	0	20	40
The Knolls	SF	87	0	87	261
<b>Sub Total Lower Village Area</b>					1671
<b>Total Upper/Lower</b>					4540
<b>Type Two Developments are projects either preliminary platted/areas waiting capacity into WWTP</b>					
Prairie Trail	SF	78			234
Poplar Woods	SF+R2	366			915
Harris Farms	SF	369			1107
Center of Boone	SF	168			504
Stonebridge	SF	170			510
Trails of Dawson Ck	SF	286			858
Burled Woods Ph2	SF	50			150
<b>Sub Total</b>					4252

**Type Three Areas are currently bare land but have expressed a desire to develop.**

Erwin Farm	240 acres	Concept
Lindberg Farm	80 acres	Concept
Kleckners	73 acres	Not annexed but planned
Stratford Square	80 acres	Concept
First Rockford - Deer Park	80 acres	Concept

**Approximate population potentially when completed**

1935

## **XII. ECONOMIC DEVELOPMENT**

### ***Growth Dimensions at a Glance***

Growth Dimensions of Belvidere and Boone County, Inc. was activated May 2, 1982 as a 501 C(6) public-private corporation for economic development. It was incorporated as a not-for-profit corporation and organized January 30, 1979, by the City of Belvidere , Boone County and the Chamber of Commerce. Growth Dimensions was established as a 501 C(6) public-private corporation for economic development in 1979. Today, Growth Dimensions coordinates and manages the strategic initiative projects that are identified in the Belvidere-Boone County Economic Development Strategic Plan including: Sustainable Development, Access to Technology and Industrial Competitiveness; the AgTech Initiative, Kishwaukee Riverfront Development, Tollway Station Point Project, Northern Illinois Commuter Transportation Initiative and more. The projects listed will greatly benefit the entire region and have already made significant strides in implementation.

As the economic development corporation, a close working relationship between the City of Belvidere and Boone County has been formed to improve the quality of life for all citizens and community investors. Growth Dimensions has proven to be a regional partner representing Belvidere and Boone County to the region through participation with other regional organizations.

Growth Dimensions also serves as an advocate with developers to troubleshoot issues that might impact their development plans. The organization maintains close contact with state, city, village and county officials and development staff regarding development codes, standards and incentives. Growth Dimensions is also the lead liaison for manufacturing companies in Boone County , regarding public sector issues and the delivery of economic development services. Growth Dimensions contractually administers the Belvidere – Boone County Enterprise Zone for the City of Belvidere and Boone County .

Through its AgTech Initiative, Growth Dimensions encourages economic development through investment in research and commercialization projects. The organization has the authority from the US Department of Energy to award funds for projects that lead to marketable biomass products or processes. The Commercialization Awards program focuses both on strategic technology development and on commercialization.

“Our goal is to create the dual benefit of energy driven biomass product platforms through generating a critical mass of projects that flow through our region that can be commercialized and manufactured here,” says Mark Williams, Growth Dimensions executive director. Growth Dimensions was recently recognized by the International Economic Development Council for the organization’s sustainable and green initiatives.

### **XIII. COMPREHENSIVE PLAN RECOMMENDATIONS**

#### **COMMUNITY CHARACTER**

Poplar Grove is a mixture of rural and suburban qualities common to many small midwestern towns and villages. One of the attractions for development in this area is this mixture of traditional rural and suburban lifestyles.

Listed below are suggestions received from the audience at the public forum meeting held in February and our committee's recommendations regarding the public input. Also incorporated is input from a joint meeting on 10/25/08 between the Village Board, the Planning Commission and Committee Volunteers.

#### **Recommendations:**

##### **1. The community should have a common architectural theme.**

The Comprehensive Plan is one source for developing a consensus or vision for what our community should look like 5-10 years into the future.

Based upon geographical location and use, the use of multiple themes can be appropriate. For example, our commercial corridors (Routes 76 and 173) can have an architectural standard appropriate that will promote existing and future commercial development.

##### **Architectural Standards**

An example of architectural standards for this commercial corridor could be to limit parking facing the highway. Require developers to build into the development a larger ratio of parking either at the sides or behind the commercial building. Require ornamental brick with a mandate requiring a specific amount of glass to eliminate the look of a continuous unending brick wall facing the highway. Also require landscaping requirements that can also be used to enhance the aesthetic appeal for our community as well as the commercial development. These types of requirements would not restrict development, but rather attract high quality commercial development that appeals to the developer and the community.

##### **Historical Downtown Preservation**

An initiative that blends new development with the existing architecture that uses less brick, less set back, and blends well within the existing buildings rather than looking out of place is prudent to preserve Poplar Grove's historical downtown.

Any incentives or initiatives to promote development around the New City Hall may attract certain businesses to locate in this vicinity. However, we feel that commercial

development will naturally occur adjacent to our existing highway corridors (Routes 76 and 173) and to some extent State Street/Poplar Grove Road.

#### Residential Development Standards

Residential developments would have separate standards. Architectural standards should remain consistent however themes could vary within each development but not to such a point that it disrupts harmonious continuation from one development to another.

Neighborhoods should be developed to be pedestrian friendly with sidewalks, bike paths, street lights, community parks and or green space. Require larger buffer requirements between multi-family residences and single family home developments.

Standards for residential developments bordering highway corridors should include additional requirements that benefit the homeowners as well as maintain desired visibility from the main highway to passing traffic. Anti-monotony requirements, set backs, and landscaping that provides a barrier from the highway, are a few examples that could be mutually beneficial to the developer/homeowner and the community.

Gated subdivisions are not a part of the overall long range plans of the Village. Nor does it fit with the direction or goals of the Comprehensive Plan.

Regarding current developments that have already been annexed in – the ability to apply new requirements that may come as a result of the Comprehensive Plan are limited at best. Every attempt should be made to encourage voluntary compliance by developers to any new standards recommended by the Comprehensive Plan.

Changes to approved developments by the developer will require the review by the Planning Commission and approval by the Village Board. This may provide an opportunity to encourage developers to incorporate updated regulations resulting from the Comprehensive Plan.

#### Unified Development Ordinances (UDO)

UDOs can be one of the fundamental building blocks of any community's Comprehensive Plan. Details regarding commercial/residential development and architectural and landscaping standards are integral components of UDOs.

We suggest the Village review UDOs of other communities to study and provide examples for consideration for developing Poplar Grove's own UDO.

## **2. Commercial Signage**

It is recommended that a review of existing ordinances for commercial signage be completed by the Village Ordinance Committee to insure compatibility with the vision and guidelines of the Comprehensive Plan. This should include standards for size, color, height, style, and anti-monotony provisions.

### **3. Inter-governmental Cooperation**

It is recommended that a dialog be maintained between our Village officials and other communities in our area to ensure our standards are consistent and represent the best interest of our village. As an example Belvidere recently changed their zoning code and design criteria as well as modified their annexation agreements to include allowances for code and architectural standard changes.

### **4. Development of a contiguous Bike Path throughout the Community**

It is recommended that the Village incorporate bike paths that connect with the Long Prairie Trail by way of following creek beds and green spaces already identified on the land use plan. Include a bike path adjacent to Route 76 from the extreme southern edge of the Village border to the LPT similar to the Perryville bike path in Rockford. Communicate any long range plans for Village bike paths and any potential connections to the LPT with the BCCD.

### **5. Intergovernmental agreement – Work together to develop, build and regulate parks, recreation, library, pool, etc.**

First it should be noted that the extreme southern portion of Poplar Grove is a part of the Belvidere Park taxing district. It is recommended that a committee be formed to study the feasibility, interest, and financial implications of removing these residents from the Belvidere Park District. The same or a different committee should also be formed to study the feasibility of creating a Poplar Grove Park District.

It is recommended that it would be a worthy endeavor to create intergovernmental agreements between the Village, the school districts, the BCCD and any civic organizations, to develop, build and utilize recreational facilities. This would lessen the tax burden on any one taxing body as well as maximize the utilization of such facilities.

### **6. Traffic Patterns and Growth Relative to Schools as well as Commercial and Downtown Districts.**

It is recommended that the Village work with School Districts 100 and 200 to review their long range plans and incorporate them into the land use plan of the Villages Comprehensive Plan.

Parallel connections within residential development along Route 173 is a suggestion proposed in the 173 Growth Corridor update to the Boone County Comprehensive Plan. It is recommended that any future residential development along Route 173 and Route 76 should incorporate this design concept to reduce traffic congestion and enhance public safety.

## **7. Joint Playground and Recreational Facility Development**

As an extension of reviewing the long range development plans for School Districts 100 and 200 it is recommended that the Village explore opportunities to jointly develop playground and recreational space and facilities to maximize utility and cost effectiveness for both the village residents as well as students in the schools.

## **8. Land Use - Light Industrial Development**

Light industrial development can enhance the Village tax base as well as provide additional job opportunities for area residents. It is recommended that the Village seek opportunities to expand the availability of light industrial space beyond what is outlined in the proposed Land Use Plan. The most logical location for an industrial park which would attract the interest of businesses would be an area that provides easy access to the Highway 173 interchange at Interstate 90. The extreme western border of the Village along Route 173 would be the logical area to explore expanding light industrial zoning changes.

## **CURRENT AND FUTURE LAND USE PLAN**

The current land use plan for Poplar Grove is a guideline for the future growth and development of the village. The village of Poplar Grove has adopted a zoning map (pg 20 ) of the village comprising 16 different zoning classifications. This land use plan also includes territory one and one half miles beyond the corporate limits as of June 2008. The intention of the village plan is to develop as much territory for commercial and industrial use as a means of increasing revenues and employment opportunities. Major arterial roadway corridors have been identified for both commercial and industrial development to also take advantage of the existing transportation systems.

### **Residential Areas**

Residential areas account for the major portion of the village land area. The following zoning districts are used to designate residential territory: A-1, A-2, R-1, R-2, R-3, and PCD (A – Agricultural, R – Residential, PCD - Planned Community Development). These districts are being identified as areas currently occupied by residential use or are residential for future developments.

Full urban infrastructure has been identified as a requirement for developing residential neighborhoods including streets and water and sewer systems. In addition, pedestrian walkways and bicycle paths offer residents expanded recreation opportunities. All yards are expected to be landscaped to an accepted standard and maintained at all times. PCD districts require special approval as a separate development by village officials.

### **Commercial Districts**

These areas are designated for current and future business development. The following zoning districts are used to designate commercial territory: C-1, C-2, C-3, and C-4 (C-Commercial).

The current commercial areas include the original downtown district, an area surrounding the Route 173 and Route 76, the Countryside Mall, and the entire length of Route 173 between Route 76 and Poplar Grove Road (State Street).

The Countryside Mall on Route 76 is currently a center of commercial activity offering the potential for expansion in the future. Other areas where commercial activity should be encouraged include the Orth Road and Route 76 intersection to take advantage of the aviation industry interests. The Orth Road intersection with Poplar Grove Road has been zoned to take advantage of a neighborhood business potential. The advantage of neighborhood businesses is the close accessibility and the access for vehicles without entrances/exits through a major highway corridor.

Commercial zoned areas should be identified in areas adjacent to the of the transportation corridors. The advantage of developing neighborhood businesses is the close accessibility for local residents and the access for vehicles without entrances/exits through a major highway corridor.



### **Agriculture Districts**

Agriculture districts include A-1 and A-2. Agriculture districts are historically land areas that were farmed before being annexed into the village and are grandfathered in by their current use. When an agriculture zoned property is proposed for development, it is automatically changed to an R-1 residential zoning. Any further zoning would require rezoning procedures. Hobby farms (two or more acres) are an allowable use in the A-2 areas.

### **Industrial Districts**

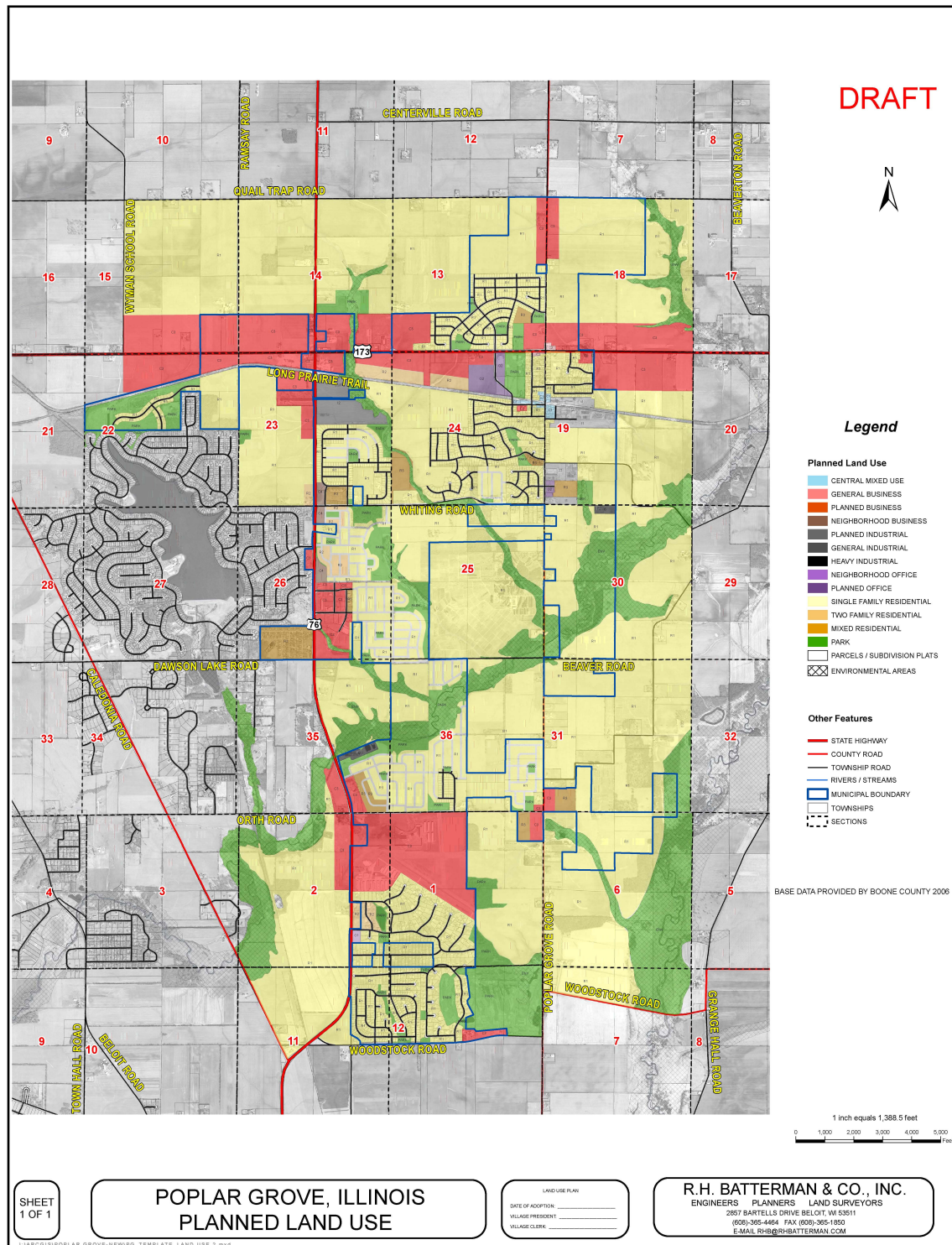
Industrial districts within the village boundaries include I-1, I-2, and I-3. Industrial development, consistent with the vision for the village, should be encouraged to provide an enhanced tax base for the community as well as local jobs for residents. Areas currently identified are at the east end of East Park Street, some land adjacent to Route 173, and some of the areas in the vicinity of our WWTP in the south edge of the village. All industrial developments should do so with a regard to landscaping, noise, and pollution, and other factors to insure design consistent with the community character recommendations.

### **Office/Professional Districts**

Office/Professional districts include O-1 and O-2. Office/Professional uses include limited use and is usually reserved for areas surrounding residential districts and may be blended with commercial districts as a part of a neighborhood business district. We currently have identified an area in the vicinity of the village hall on Hill Street and an area in the vicinity near the Candlewick gate. This type of development should meet the architectural standards for professional commercial space currently under development by the village.

### **Park, Green Space, and Recreational Territory**

Poplar Grove has numerous areas in this category that have been previously identified for uses under this definition. Areas included within this category include land along the Beaver Creek watershed and its tributaries. Development should support both passive and active activities. Any plans for future use should include plans for protection of the environment before approval.



## **PARKS AND RECREATION**

A healthy and vibrant community requires adaptation of plans to provide recreational opportunities for all of the residents in the Poplar Grove area.

Poplar Grove currently has parks and green spaces as shown in exhibit on page 19. Some of these areas are well developed and used extensively by residents and visitors alike while others require development and resident-based planning.

As we progress and the Village grows, continued gap analysis to ensure sufficient Park space and facilities support the needs of the community.

### **Recommendations:**

#### **1. Park District**

It is recommended that a Park District for the Village of Poplar Grove be developed, as recommended in the Community Character segment of this plan.

The proposed district could initially include the northern part of the village not currently served by the Belvidere Park District.

#### **2. Lions Park**

The present Lions Park provides multi-faceted recreational opportunities for the residents and a similar facility in the central or southern part of the village should be planned for the near future.

#### **3. Pedestrian Walkways and Bike Paths**

A portion of the Long Prairie Trail Bike Path passes through Poplar Grove and is a significant recreational facility provided through the Boone County Conservation District. Expansion of the bike path through interconnection to residential developments should be encouraged. An interconnected system of biking and walking paths would be a substantial enhancement to the community.

#### **4. Community Recreational Facilities**

The need for addition community facilities will become required as the population increases. These facilities could include a mixed-use community center, a community-based library, or expanded recreational area.

## **FINANCIAL PLANNING AND MANAGEMENT**

Given the recent and anticipated growth of the community, the Village of Poplar Grove is at a critical junction relative to its financial discipline. The village needs to develop a new set of financial and management tools, reports, and discipline to effectively manage the quality of life and meet the operating and capital needs of the community.

### **Recommendations:**

#### **1. Annual Budget Process**

While the current reporting systems and reports are fully compliant with all regulatory requirements, reports should be developed to assist the mayor and board in planning and managing the short-term operational needs as well as long-term capital projects. Additional procedures should be developed to further enhance budgeting and reporting functions.

#### **2. Sinking Funds**

Procedures should be developed to create set asides or “sinking funds” to prepare for future replacement of major infrastructure facilities such as water or sewer systems. This is required as the village moves from developer-funded to tax-funded infrastructure. The result of this change can be a reduction or elimination of future debt/bond needs for the village.

#### **3. Competitive Bid Process**

A process for reviewing bid processes for all contracted services should be developed to ensure the Village is receiving the most value for all contracted services. All contracts should be reviewed by the Finance Committee, legal counsel, and finally the full Board prior to execution of any agreements.

#### **4. Fees and Taxes**

An annual review of village taxes and fees should be implemented.

The costs of goods and services provided by the village are subject to the same financial challenges faced by businesses and families. Fees and taxes are used to fund the provision of services to the residents of the village. It is important to maintain the fiscal integrity of the village to meet both current and future costs associated with these services.

A comprehensive review is required to ensure that the village will be able to continue to meet the needs of the residents of the community while maintaining financial integrity. This review will ensure any changes to the fee and tax structure are fair and balanced.

## **5. Accounting Systems**

An annual review of the financial processes and systems used by the village should be implemented. The financial systems used by the village must keep pace with the population increases and the mixture of residential and commercial changes. This is a short-term goal.

## **6. Capital Budget Planning**

A one, two and five year Capital Budget Plan should be developed by the Finance Committee and submitted to the board for review and approval on an annual basis. Implementation of this process will allow the Village to project future funding needs to meet the community's growth plan while maintaining a balanced revenue and expense budget on an annual basis.

#### **XIV. APPENDICES AND REFERENCES**

Belvidere Community Unit School District 100, January 5, 2009, January 20, 2009

<http://www.district100.net>

Boone County Then and Now 1835-1976, Edited by Virginia B. Moorhead, Boone County Bicentennial Commission. Boone County, IL 1976.

Belvidere Park District, February 2009, <http://www.belviderepark.org>

City-Data.com, 2007, January 20, 2009

<http://www.city-data.com/city/Poplar-Grove-Illinois.html>.

North Boone School District 200, January 2009, January 20, 2009

<http://www.nbcusd.org/>

Boone County Then and Now 1835-1976, Edited by Virginia B. Moorehead, Boone County Bicentennial Commission, Boone County, Illinois. 1976

Boone County Comprehensive Plan

Adopted: November 11, 1999

Revised: February 8, 2006

Prepared by VandeWalle & Associates

Madison & Milwaukee, Wisconsin

Boone County Highway 173 Corridor Plan

2<sup>nd</sup> Draft: November 9, 2007

Prepared by VandeWalle & Associates

Madison & Milwaukee, Wisconsin