VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, April 22, 2020 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

Commissioners – Jake Dykstra (Chair), Jessica Roberts,
Don Sattler, Ed Wethington, Keith Richard, Nate Sroka, George Fowler

MINUTES

CALL TO ORDER
Chairman Jake Dykstra Called the meeting to order at 6:00pm

ROLL CALL
PRESENT
Chairperson Jake Dkystra
Commissioner Jessica Roberts
Commissioner Dave Allgood
Commissioner George Flower
Commissioner Nate Sroka
Commissioner Al Tilford
Clerk Karri Anderberg
Attorney Aaron Szeto
Zoning Administrator Gina Delrose
ABSENT
Commissioner Bill Brandenburg

APPROVAL OF MINUTES

1. Motion to approve minutes from the March 25, 2020 meeting.
   Motion made by Commissioner Sroka, Seconded by Commissioner Allgood.
   Voting Yea: Commissioner Allgood, Commissioner Sroka, Commissioner Tilford, Chairperson Jake Dykstra
   Voting Abstaining: Chairperson Roberts, Commissioner Flower

PUBLIC COMMENTS: *(General Comments)*
No public comment

NEW BUSINESS

2. **Case 2020-03; Howe, 290 East Park Street (SU):** The applicant, James Howe, 7421 Russett Wood Trail, Cherry Valley, IL 61016 on behalf of the property owner, Pickering Installations, 7421 Russett Wood Trail, Cherry Valley, IL 61016 is requesting a special use pursuant to the Poplar Grove Zoning Ordinance, Sections 8-6-11-B-2 Indoor Warehouse/Wholesale, Table 8-6-13 Permitted Uses and 8-5-7 Special Uses. Specifically, the applicant is requesting a special use to renovate the property (bring buildings and land into compliance with applicable codes) and convert the buildings into warehousing and office space at 290 E. Park Street within the LI, Light Industrial District on 1.53 acres of land. (PIN: 04-19-153-012).
public hearing opened at 6:03pm
Gina Delrose was sworn in and gave background and finding of facts
The property is part of the Edenfruit Subdivision which was recorded in 2001 and meets the lot requirements of the Light Industrial zoning district. There are several easements on the property that will need to be adhered to during redevelopment. The property was most recently occupied by Forrest Pallet and used for storage and warehousing which was grandfathered at that time.

The property was recently purchased by the applicant's company. Upon purchase, the applicant met with the Village and was informed of the property's history regarding code violations and attempts to clean up the property. Since the initial meeting, the applicant has been in contact with the Village regarding building codes, permits and procedures. The intent is to not allow the property to remain in its current state.

The applicant purchased the property in order to consolidate his business into one location. The first phase of the consolidation is to renovate the two pole buildings (labeled as #2 and #3 on the site plan) into office space and limited storage. Then the main building will be renovated into a warehouse. The last phase will include the outside areas of the property. Exterior storage is not anticipated at this time.

Per Section 8-5-7(0) of the Village of Poplar Grove Zoning Ordinance , the criteria for granting a Special Use Permit are as follows:

The property has historically been used for warehousing purposes, both indoor and outdoor with no regard for property maintenance. The conditions of approval will required

the property be brought into compliance with the Village's Ordinance. It is anticipated that this will make a significant positive impact to the general welfare of the neighborhood.

The property is zoned Light Industrial which permits light manufacturing/industrial, self- service storage facilities and vehicle related sales and service. Additional land uses such as off-site parking lot, indoor entertainment sales/service and indoor warehouse/wholesale are permitted by special use. The property has previously been used for warehousing and storage purposes and is located in an industrial area that has not experienced new growth or new improvements. Conditions or improvements requiring the property to be brought up to code will be an improvement to the neighborhood.

The property is located in an industrial area. Neighboring properties include Edenfruit, Polyonics Rubber, Poplar Grove Township Highway Department and Mor-Agra granary north of the Long Prairie Trail (former railroad). It is not anticipated that the truck traffic generated by warehousing materials inside creates negative impacts to the adjacent properties. There are four residences to the west near the intersection of South State Street and East Park Street that currently experience truck traffic from the industrial area and South State Street.

The property has adequate road frontage. As the applicant renovates the property, potential infrastructure needs will be addressed.

The property currently has frontage along East Park Street and contains easements for adjacent landlocked properties to use in order to access East Park Street. Any future redevelopment will need to be done in such a manner that access to East Park Street is not reduced.

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 planning staff recommends approval of case 2020-03 subject to following conditions:

1. All outside materials not related to the business operating on-site shall be removed.

2. Compliance with all other applicable codes and ordinances including but not limited to building, fire, health, etc.

James Howe was sworn in at 6:09 pm. Mr. Howe gave background on the business and what he plans on doing with the property.

Public Hearing closed at 6:14pm

Motion made by Commissioner Flower, Seconded by Commissioner Tilford to approve the finding of facts .
Voting Yea: Chairperson Dykstra, Commissioner Allgood, Commissioner Flower, Commissioner Sroka, Commissioner Tilford, Commissioner Roberts.

Motion made by Commissioner Flower, Seconded by Commissioner Sroka to aprove case 2020-103 special use permit subject to conditions.
Voting Yea: Chairperson Dykstra, Commissioner Allgood, Commissioner Flower, Commissioner Sroka, Commissioner Tilford, Commissioner Roberts.

ADJOURNMENT
Motion made by Commissioner Tilford, Seconded by Commissioner Flower.
Voting Yea: Chairperson Dykstra, Commissioner Allgood, Commissioner Flower, Commissioner Sroka, Commissioner Tilford, Commissioner Roberts.
Meeting adjourned at 6:17pm