MEMO

DATE: June 18, 2020

TO: Village of Poplar Grove Planning and Zoning Commission

FROM: Village of Poplar Grove Planning Staff

SUBJECT: Recommendation for case: 2020-04; Kramer, Indoor Retail Sales/Slaughterhouse (TA)

REQUEST:
The applicants, Cassie Kramer and Aaron Ekberg, 7861 North Boone School Road, Capron, IL 61012 are proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to Sections 8-6-9(B) General Business District, 8-6-11(B) Light Industrial District, 8-6-13 Permitted Uses Table, 8-7-11 Indoor Retail Sales/Slaughterhouse and 8-7-12 Temporary Uses and Special Events in accordance with Section 8-5-4, Text Amendment. The request will permit meat processing facilities that are attached to on-site retail sales in the General Business and Light Industrial Districts by special use. The proposed language is as follows:

Section 8-6-9(B): GENERAL BUSINESS DISTRICT (GB)

A. Description and Purpose: This district is intended to permit both small and large scale high quality commercial and institutional development that is compatible with the overall suburban character of the Village. A wide range of commercial uses including retail, lodging and office uses are permitted within this district. Most new and infill commercial development will be in the GB District.

B. List of Allowable Principle Land Uses:

1. Permitted by Right:
Personal or professional service
Indoor Retail Sales/Service
Indoor Repair Sales/Service
Public Parks and Open Space
Utilities
Wireless Communication Facility

2. Permitted by Special Use:
Public and Private Institutional
Outdoor Retail Sales/Service
Indoor Entertainment Sales/Service
OutdoorEntertainment Sales/Service
Vehicle Related Sales and Service
Animal Boarding
Indoor Lodging (bed and breakfast)
Indoor Lodging (commercial)
Daycare Facility
Boarding Houses
Parking Lot (off-site)
Self-Service Storage Facilities (mini warehouses)

Adult-use Cannabis Dispensing Organization
Adult-use Cannabis Transporting Organization or Transporter
Indoor Retail Sales/Slaughterhouse

Section 8-6-11(B): LIGHT INDUSTRIAL DISTRICT (LI)

A. Description and Purpose: This district in intended to permit high-quality industrial and office uses at intensities compatible to the suburban-character of the village. This is accomplished in part through relatively low maximum buildable site area. The primary difference between this and the HI District is that the typical industrial activities will be indoors and not produce high levels of noise, exhaust, odors and other nuisances typically associated with more intense industrial activities.

B. List of Allowable Principle Land Uses:

1. Permitted by Right:
Personal or Professional Service
Indoor Repair Sales/Service
Vehicle Related Sales and Service
Daycare Facility
Light Manufacturing/Industrial
Self-Service Storage Facilities (mini warehouses)
Public Parks and Open Space
Utilities
Wireless Communication Facility

2. Permitted by Special Use:
Public and Private Institutional
Indoor Retail Sales/Service
Indoor Entertainment Sales/Service
Animal Boarding
Parking Lot (off-site)
Rail Transit Station
Airport/Heliport
Rail Yard
Indoor Warehouse/Wholesale
Adult-use Cannabis Craft Grower
Adult-use Cannabis Cultivation Center
Adult-use Cannabis Dispensing Organization
Adult-use Cannabis Infuser Organization or Infuser
Adult-use Cannabis Processing Organization or Processer
Adult-use Cannabis Transporting Organization or Transporter
Indoor Retail Sales/Slaughterhouse

Section 8-6-14: PERMITTED USES TABLE

Table 8-6-13: Permitted Uses:

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Agricultural Land Uses											
Agricultural retail	P	S									
Agricultural service	S										S
Cultivation	P	P									
Husbandry	S										
Intensive agriculture	S										
Residential Land Uses											
Duplex				S	P	P					
Multi-family						P	S				
Mobile home park/subdivision (See Title 10, Ch. 1 of the Village of Poplar Grove Municipal Code)					S	S					
Modular home	P	P	P	P	P	P					
Single family detached	P	P	P	P	P		S				
Institutional and Civic Land Uses											
Community living arrangements			S	S	S	S			S		
Institutional residential	S	S	S	S	S	S			S		
Public parks and open space	P	P	P	P	P	P	P	P	P	P	P
Public and private institutional	S	S	S	S	S	S	S	S	S	S	
Utilities (basic)	P	P	P	P	P	P	P	P	P	P	P
Commercial Land Uses											
Animal Boarding	S	S						S		S	
Bed and Breakfast	S	S	S	S	S	S	S	S	S		
Boarding houses					S	S		S	S		
Camping facilities	S										

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Daycare facilities					S	S	P	S	S	P	
Indoor entertainment sales or services							S	S	P	S	
Indoor commercial lodging								S	P		
Indoor repair sales or services								P	P	P	P
Indoor retail sales or services							S	P	P	S	
Indoor retail sales/slaughterhouse								S		S	
Office/personal or professional service							P	P	P	P	
Outdoor entertainment sales or services	S							S	S		
Outdoor repair sales or services											S
Outdoor retail sales or services								S	S		
Sexually orientated land use											S
Vehicle related sales and services								S		P	
Transportation Related Land Uses											
Airport/heliport	S									S	S
Off-site parking lot								S	S	S	S
Rail transit station	S								S	S	S
Rail yard										S	S
Industrial and Related Land Uses											
Auto salvage											S
Composting related use	S										S
Distribution center											S
Extraction											S
Heavy manufactoring/industrial											P
Indoor warehouse/wholesale										S	P
Junkyard/salvage yard											S
Light manufactoring/industrial										P	P
Outdoor storage/wholesale											S
Planned WECS	S										
Self-service storage facilities (miniwarehouses)								S		P	
Waste related use											S

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Wireless communication facility	P	P						P		P	P
Adult- Use Cannabis Establishments											
Adult-use Cannabis Craft Grower										S	S
Adult-use Cannabis Cultivation Center										S	S
Adult-use Cannabis Dispensing Organization								S	S	S	S
Adult-use Cannabis Infuser Organization or Infuser										S	S
Adult-use Cannabis Processing Organization or Processor										S	S
Adult-use Cannabis Transporting Organization or Transporter								S		S	S
Accessory Land Uses and Structures											
Accessory apartment					S	S		S	S		
Agricultural buildings	P	S									
Beer Garden								S	S	S	
Cemetery related activities	S	S	S	S	S	S		S		S	
Children's playhouse	P	P	P	P	P	P	P				
Community rooms											
Detached guesthouse/employee living quarter	S	S	S	S							
Garden/tool shed	P	P	P	P	P	P	P	P	P	P	P
Home occupation	P	P	P	P	P	P	P				
In-family suites	S	S	S	S	S	S					
Migrant labor camp	S										
Mini WECS	S	S	S	S	S	S	S	S	S	S	S
Private clubhouse	S	S						S	S	S	
Private recreational facility	P	P	S	S	S	S	S	S	S	S	S
Private residential garage	P	P	P		P	P	P				
Private stable	P										
Private swimming pool/pool house	P	P	P	P	P	P	P				
Property management office											
Stadiums/grandstands								S	S	S	S

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Temporary Uses											
Construction dumpsters	P	P	P	P	P	P	P	P	P	P	P
Contractor's on-site equipment storage facility	P	P	P	P	P	P	P	P	P	P	P
Contractor's project office	P	P	P	P	P	P	P	P	P	P	P
Garage sales	P	P	P	P	P	P					
General temporary outdoor sales	P						P	P	P	P	P
On-site real estate sales office	P	P		P	P	P	P	P	P	P	P
Relocatable Building	P	P	P	P	P	P	P	P	P	P	P
Seasonal outdoor sales of farm products	P										
Temporary outdoor food stands								P	P	P	P
Temporary outdoor seating and services								P	P	P	
Tents for special events		P	P	P	P	P	P		P	P	P

* P- permitted use
** S- special use

8-7-11: Indoor Retail Sales/Slaughterhouse

A. Purpose: It is the intent of this Section to provide regulations regarding the processing of meat for individual customers and the on-site retail business. Indoor Retail Sales/Slaughterhouse shall be operated like a butcher shop with a processing area in the rear. Minimum requirements are meant to assist in the business appearing more as a butcher shop than a slaughterhouse, reducing potential negative impacts and visible signs of meat processing.

B. Minimum Requirements:

1. Must have a Type 1 License issued by the Illinois Department of Agriculture.
2. A portion of the building shall be dedicated to the indoor retail sales, i.e. meat products, cooking accessories, etc
3. Compliance with Title 6, Chapters 2 and 3 of the Village of Poplar Grove Municipal Code.
4. Live animals shall not be brought on-site between the hours of 7 pm and 6 am.
5. Except for active loading and unloading, live animals shall not be allowed outside the building. All holding pens shall be part of the same building as the indoor retail sales/slaughterhouse.
6. An 8' privacy fence plus required landscaping shall be installed to screen animal handling from public view.
7. Live animals shall not be kept for longer than 24 hours.
8. No slaughtering operations shall be conducted on a 24 hour basis and except for emergency situations approved by the Village, all killing and dressing of animals shall be done between the hours of 6 am and 11 am.
9. Manure shall be removed from the premises daily.
10. Offal and butcher's refuse shall be removed from the premises in odor-proof containers.
11. No structure shall be within 150' of a residential property.

8-7-~~11~~ 12: TEMPORARY USES AND SEPCIAL EVENTS

The methods used to show changes are:
xxxxxxxxxx = (Standard text) existing text within the zoning code; no changes proposed.
~~xxxxxxxxxx~~ = (Strike through text) text that is proposed to be deleted from the zoning code.
xxxxxxxxxx = (Highlighted and underlined text) new text that is proposed to be inserted into the zoning code

BACKGROUND AND SUMMARY OF FINDINGS:

The growing concern regarding food shortages and country of origin for food has spurred a trend for local, small scale slaughterhouses and meat processing facilities. The ability to have locally-sourced meat is desirable. These facilities often accept both livestock from local farms to be slaughtered and processed, as well as animals from local hunters to be processed. Instead of industrial-sized slaughterhouses that ship

meat products across the country, an indoor retail sales/slaughterhouse operates on a much smaller scale. It serves the local community as well as offering retail items that may be used for the cooking and processing of meat at home.

The Illinois Department of Agriculture provides for two different licenses for slaughterhouses.

Type 1: Establishments issued a Type 1 license shall be permitted to receive live animals and or poultry and/or meat and poultry products for slaughter and processing, under inspection, by Department Personnel. Meat and/or poultry products that are produced, under inspection, and properly labeled are eligible for sale in intrastate commerce.

Type 2: Establishments issued a Type 2 license shall be permitted to receive live animals and/or poultry and/or meat and poultry products for slaughter and processing as a service only. Animals and poultry and/or animal and poultry products may be presented for slaughter and/or processing by the owner for the owner's own personal use in his or her household. Meat and/or poultry products processed and/or produced in a Type 2 establishment are not eligible for sale in commerce.

In order to ensure that the land use does not inadvertently become more like a large scale "industrial" slaughter-house or have negative impacts to neighboring properties, a minimum of 11 operating requirements must be met. Depending on the location and business plan, more conditions may be placed during the special use process. Only Type 1 licenses are permitted in order to ensure that there will be a retail aspect to the building. The other 10 requirements that are part of the text amendment address noise, aesthetics and impacts to the community. Even though slaughtering and processing of animals will be occurring on site, requirements regarding when live animals can be brought on-site, how long they can be kept, when they can be slaughtered, fencing and setbacks will help reduce the noticeability of the land use. In order to alleviate potential sound and odor nuisances, requirements addressing holding pens, manure and refuse removal are listed as well.

RECOMMENDATION:

The planning staff recommends approval of case 2020-04 for the Zoning Ordinance text amendment for Indoor Retail Sales/Slaughterhouse.

PLANNING AND ZONING COMMISSION/VILLAGE BOARD ACTION:

The Commission shall hold a public hearing on the proposed text amendment, after which a recommendation will be made to grant or deny the text amendment application to the Village Board. The Commission may make the recommendation at the same meeting, or choose to continue the proceedings at a later date. The Commission may request additional information as needed. Once a recommendation is made, the Commission shall record its conclusion as part of the meeting minutes and forward such documentation onto the Village Board for review. The Commission's failure to act or submit a report within sixty-five (65) days of the public hearing shall constitute a recommendation to approve the request.

Within sixty-five (65) days of receipt of the Commission's recommendation, the Village Board shall act by ordinance to approve or deny the text amendment as originally proposed or approve the text amendment with modifications. The Village Board may also remand the request back to the Commission for further hearings and/or discussion. The Village Board's approval or denial of the requested amendment shall be considered the approval or denial of a unique request, and shall not be construed as precedent for any other proposed amendment.

ATTACHMENTS

1. Letter from McMahon Engineers, Chelsea Bullen, dated June 12, 2020
2. E-mail from the Boone County Health Department, Michelle Gibson, dated June 15, 2020.

McMAHON
ENGINEERS ARCHITECTS

June 12, 2020

Ms. Gina DelRose
Community Development Planner
401 Whitney Blvd.
Suite 300
Belvidere, IL 61008

Re: Kramer Text Amendment Request

Dear Ms. DelRose,

McMahon Associates, Inc. has reviewed the application, submitted by applicants Cassie Kramer and Aaron Ekberg, for Text Amendment to the Poplar Grove Zoning Ordinances to allow for a meat market/slaughterhouse business in the General Business District. McMAHON has no objections to allowing a meat market/slaughterhouse but would like to make the applicants aware of additional waterworks and sewerage considerations that may be applicable to them. Additional considerations are outlined in the Village's ordinance Chapter 2. Combined Waterworks and Sewerage System Ordinance and Chapter 3. Sewer Use and Construction Ordinance.

Chapter 2 Section 6-2-2 outlines the permit requirements to connect to waterworks and sewerage system. Their connection fees will be based on $5,000 multiplied by equivalent residential units (ERUs) calculated using generally accepted engineering practices. The ERUs for their water connection will be dependent on their anticipated average water use. The ERUs for their sewer connection will be based on both water use and anticipated average daily meat processing for sewer connection. Section 6-2-4 outlines rates and charges. High water usage or high strength wastes being discharged may result in additional charges imposed by the Village.

Chapter 3 Section 6-3-5 outlines wastes prohibited for discharge to the sewer system. It is anticipated this business type would discharge some of the wastes in this section. Wastes

include "...whole blood, paunch manure, hair and fleshings, entrails..." (Section 6-3-5(C)(4)), as well as unusual BOD concentrations or unusual concentrations of wastes (Section 6-3-5(D)(9)). In order to discharge these wastes, the Village may require this business install pretreatment measures, control their discharge, and/or require extra payment to cover the cost of treatment as outlined in Section 6-3-5(E).

If you have any questions or if you need any additional information, please contact me at (815) 636-9590.

Regards,
McMahon Associates, Inc.

Chelsea Bullen

Chelsea Bullen, P.E.
Project Engineer

Gina Delrose

From: Michelle Gibson
Sent: Monday, June 15, 2020 4:00 PM
To: Gina Delrose
Cc: Chris Elias; Owen Costanza; Amanda Mehl
Subject: Slaughter House
Attachments: doc05613220200615145247.pdf

Gina,

The Boone County Health Department has reviewed the Application for Text Amendment regarding adding slaughter houses to the definition of General Business and Light Industrial. As long as the proposed business follows all state and local regulations the health department does not have any comment at this time.

Sincerely,

Public Health
Prevent. Promote. Protect.
Boone County Health Department

FORWARD
BOONE COUNTY
COMMUNITY PARTNERS MOVING FORWARD, TOGETHER

CLICK HERE TO VIEW BOONE COUNTY'S COVID-19 REOPENING RESOURCES

If you have general questions regarding the 2019 Coronavirus pandemic, also known as COVID-19, please call our COVID-19 information line at **815-547-8561** or email us at: **COVID19@boonehealth.org**

Michelle Gibson
Environmental Center Supervisor
Boone County Health Department
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The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting optimal wellness & protecting the public's health.

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