

**NOTICE OF PUBLIC HEARING
POPLAR GROVE PLANNING AND ZONING COMMISSION**

Notice is hereby given that the Village of Poplar Grove Planning and Zoning Commission will hold a public hearing on Tuesday, October 14, 2025 at 6:00 pm in the Village Board Room, 200 North Hill Street, Poplar Grove, Illinois, 61065 for the purpose of considering the following:

The applicant, Cathy Stephens of Permit Solutions, 100 North Avenue, Tallmadge, Ohio 44278 on behalf of the property owner Bel Air Estates, LTD, 11619 IL Route 76, Poplar Grove, IL 61065 is requesting to rezone approximately 0.30 acre portion of the property which is owned by Bel Air Estates, LTD, 11619 IL Route 76, Poplar Grove, IL 61065, with PIN 03-26-200-008 from the currently designated zoning district of R-2 (Single Family Residential 2 District) to GB (General Business District) per section 8-5-5 Map Amendment (Rezoning) of the Poplar Grove Zoning Code.

The applicant also requesting a Special Use Permit to install a McDonalds Restaurant with a Drive Through on the real property with an address of 13675 IL Route 76, Poplar Grove, IL 61065 (PIN 03-26-200-010). The property is zoned GB (General Business) and requires a Special Use Permit per section 8-5-7 of the Poplar Grove Zoning Code. The Special Use Permit would also be applicable to the approximately 0.30 acre portion of the property which is being rezoned from R-2 to GB as referenced-above.