



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Tuesday, August 12, 2025 - 6:00 AM

200 N. Hill Street, Poplar Grove, IL 61065

MINUTES

CALL TO ORDER

The meeting was called to order at 6:02pm by Chairwomen Roberts

ROLL CALL

PRESENT

Chairwomen Jessica Roberts

Commissioner Amy Ekberg

Commissioner Kim Krawczk

Commissioner Nate Sroka

Clerk Karri Miller

Attorney Aaron Szeto

Building Official Aaron Szeto

ABSENT

Commissioner Melissa Robinson

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. Motion to approve minutes from the Planning and zoning Commission Meeting July 08, 2025

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

PUBLIC COMMENTS: *(General Comments)*

none

OLD BUSINESS

2. Case 2025-02 The applicant, Inkberry Solar, LLC, PO Box 310, Highland Park, IL 60035 on behalf of the property owner Tahoe Trading Company, LLC 1610 Candlewick Drive SW, Poplar Grove, IL 61065 is requesting a Special Use Permit to install non-building ground mounted solar collectors on the real property with PIN 03-23-200-014 and PIN 03-23-200-017. The property is zoned LI (Light Industrial) and requires a Special Use Permit per section 8-6-11 and 8-5-7 of the Poplar Grove Zoning Code.
Building Official Garrett was sworn in at 6:05 pm
Motion made by Commissioner Sroka, Seconded by Commissioner Ekberg to add 3 conditions
Applicant shall have the subject properties platted (tentative and final) prior to building permit issuance. Such platting shall include easements being granted for public water, sewer and storm drainage infrastructure.
Prior to building permit issuance, Applicant shall submit to the Village, for review and approval, a landscape plan which shall include a visual survey of the screening proposed to be installed by the Applicant (from the vantage point of the subdivision to the south of the solar development). Such landscape plan and visual survey shall be brought before the PZC for review and comment.
Any proposed overhead lines on the subject property, shall be buried instead.
Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka
Motion made by Commissioner Sroka, Seconded by Commissioner Ekberg to approve the findings of facts.
Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Sroka
Voting Nay: Commissioner Krawczk
Motion made by Commissioner Sroka, Seconded by Commissioner Ekberg to approve Case 2025-02 with 11 conditions.
Voting Yea: Chairwomen Roberts
Voting Nay: Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka

NEW BUSINESS

ADJOURNMENT

Motion made by Commissioner Krawczk, Seconded by Commissioner Ekberg.
The meeting adjourned at 7:05pm