Memorandum

DATE: December 3, 2020

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Findings of Fact and Recommendation for case: 2020-07; Capron Rescue Squad, 15878 Poplar Grove Road

REQUEST AND LOCATION:
The applicant and property owner, Capron Rescue Squad, 15878 Poplar Grove Road, Poplar Grove, IL 61065 is requesting a map amendment (rezoning) on approximately 8 acres of land from the GB, General Business District to the A-1, Agricultural/Rural District in accordance with the Poplar Grove Zoning Ordinance, Section 8-5-5 Map Amendment. The property is located at the southwest corner of Quail Trap and Poplar Grove Roads and is commonly known as 15878 Poplar Grove Road. PIN: 03-13-200-005.

FINDINGS OF FACT:
To make a recommendation and to adopt the findings of fact, the Commission shall consider whether the change is consistent with the objectives of the Zoning Ordinance prescribed in Section 8-1-3. The objectives are as follows:

A. To promote and protect the public health, safety, morals, convenience and general welfare of the people.

The property is over 1,600 feet from the nearest platted property. All adjacent property is in agricultural production with the exception of a few farmsteads. Having a commercial development so far removed from the Village's infrastructure could create a negative impact on nearby agricultural landowners. The property can be rezoned back to general business at a more appropriate time.

B. To secure adequate natural light, pure air and safety from fire and other dangers.

All new development shall adhere to the Zoning Ordinance, Subdivision Ordinance, Building Codes, Health Codes, Fire Codes, etc. All codes ensure that light, air and safety are being protected.

C. To protect the character and maintain the stability of residential, business and industrial areas within the Village of Poplar Grove and to promote the orderly development of the areas.

The Village's 2009 Comprehensive Plan calls for the property to remain general business. Due to its location along a major thoroughfare, general business zoning is appropriate when the property can be served by municipal utilities. However, at the present time, the property is not contiguous or nearby residential, commercial or industrial development, lessening the likelihood of a commercial development being successful.

D. To lessen or avoid the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters.

Rezoning the property will allow the continuation of row crop production and other agricultural land uses. These land uses oftentimes have minimal lot coverage and the vegetation aides in reducing the amount of stormwater runoff.

E. To limit congestion in the public streets and highways.

The property is a corner lot. To the north is Quail Trap Road which is a rural road and to the east is Poplar Grove Road, a north-south thoroughfare that crosses between rural and urban development. It is not uncommon for agricultural traffic to be found on both roads. Land uses permitted in the A-1 District, especially those on lots of less than 10 acres are not anticipated to create a large amount of traffic.

F. To prohibit uses or structures which are incompatible with the character of other appropriate existing or intended uses within specified zoning districts.

The current buildings are not compatible with the character of the General Business District and if the property were to be redeveloped under the regulations of the district then the property would be out of character to the surrounding area. Rezoning the subject property to the Agricultural/Rural District would allow the current use of the property to be in character with not only the zoning district but the surrounding area.

G. To provide for the gradual elimination of those existing uses of land, buildings and structures that do not conform to the standards of the zoning district in which they are located.

Although adjacent properties are zoned a mix of residential and commercial, all properties are in agricultural production. Due to the proximity of municipal services and the pace of development, the likelihood of the subject property and adjacent properties to be developed in the near future are minimal. Rezoning the subject property will allow for the continued use of agricultural production to occur until the appropriate time comes to rezone and redevelop the property.

H. To conserve and enhance the taxable value of land and buildings throughout the Village of Poplar Grove.

The property is not ready to be developed as a commercial development. Rezoning the property will allow the existing agricultural land uses to continue, keeping the property from falling into a state of disrepair from being vacant.

RECOMMENDATION:
The planning staff recommends approval of case 2020-07 for a map amendment from GB, General Business District to A-1, Agricultural/Rural District

The motion to adopt the Findings of Fact as presented by staff for case 2020-07; Capron Rescue Squad, 15878 Poplar Grove Road, carried with a (5-0) roll call vote.

The motion to approve case 2020-07; Capron Rescue Squad, 15878 Poplar Grove Road, carried with a (5-0) roll call vote.

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Jessica Roberts, Chairman
Poplar Grove Planning and Zoning Commission