VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, August 22, 2018 - 7:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

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

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Motion to approve minutes from June 7, 2018

PUBLIC COMMENTS: *(General Comments)*

NEW BUSINESS

2. Swearing in of George Fowler
3. Public Hearing on **case 2018-04**- The applicant, Trajectory Energy Partners, LLC, PO Box 310, Highland Park, IL 60035 is requesting a text amendment to the Poplar Grove Zoning Ordinance (Chapter 8) pertaining to Sections 8-2-3 Definitions, 8-6-2-B-2 A-1, Agricultural/Rural District, 8-6-9-B-2 GB, General Business District, 8-6-11-B-2 LI, Light Industrial District, 8-6-12-B-2 HI, Heavy Industrial District and 8-6-13-B-2 Permitted Uses Table in accordance with Section 8-5-4, Text Amendment. The request will allow non-building mounted solar collectors for export of energy for use by an electrical utility as a special use in the above referenced zoning districts.
4. Public hearing on **case 2018-05**- The applicant, Poplar Grove Solar, PO Box 310, Highland Park, IL 60035, on behalf of the property owner, DYN 173, LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114, is requesting a special use to install two non-building mounted solar collectors (total of 36 acres) for export of energy for use by an electrical utility (pending text amendment approval) at 4324 Illinois Route 173 within the GB, General Business and LI, Light Industrial Districts (Poplar Grove Zoning Ordinance Sections 8-6-9-B-2, 8-6-11-B-2 and 8-5-7 Special Use). PIN: 03-14-300-

002. The property is rectangular in shape and is currently being farmed. The solar farm will be on the northern part of the property, away from Illinois Route 173. There is a cluster of single family residential to the east and a farmstead to the northwest.

ADJOURNMENT