VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, June 23, 2021 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Motion to approve minutes from April 28, 2021

PUBLIC COMMENTS: *(General Comments)*

OLD BUSINESS

2. Case: 2021-01; Village of Poplar Grove. The applicant is proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to Section 8-8-4 Permitted Yard Exceptions in accordance with Section 8-5-4 Text Amendment. The request will permit carports in certain residential zoning districts. This matter was sent back for an additional public hearing by the Village Board.

NEW BUSINESS

3. Case: 2021-02; Concorde Crossing Subdivision VAR- The applicant, JM Commercial Holdings, LLC, 7210 E. State Street, Rockford, IL 61108 on behalf of the property owners within the Concorde Crossing Subdivision is requesting a variance to reduce the side yard setback from fifteen (15) feet to six (6) feet and from ten (10) feet to six (6) feet (Poplar Grove Zoning Ordinance Sections 8-6-4-G-4-b side yard setbacks, 8-6-5-G-4-b side yard setbacks and 8-5-6 Variance) on approximately 40 acres located east of Illinois Route 76, along Boeing Trail and Starfire Road within the R-1, Single-family Residential 1 District and R-2, Single-family Residential 2 District. PINs: 05-11-227-016; 05-12-103-001; 05-12-103-002; 05-12-103-003; 05-12-103-004; 05-12-103-005; 05-12-103-006; 05-11-227-015; 05-11-227-014; 05-12-102-011; 05-12-102-012; 05-12-102-013; 05-12-102-014; 05-12-102-015; 05-12-102-016; 05-12-102-017; 05-12-102-018; 05-12-102-019; 05-

11-227-003; 05-11-227-004; 05-11-227-005; 05-11-227-006; 05-11-227-007; 05-11-227-008; 05-11-227-009; 05-11-227-001; 05-11-227-010; 05-11-227-011; 05-11-227-012; 05-11-227-013; 05-11-226-002; 05-11-226-003; 05-11-226-004; 05-11-226-005; 05-11-226-006; 05-11-226-007; 05-11-226-008; 05-11-226-011; 05-11-226-012; 05-11-226-013; 05-11-226-001; 05-11-227-002; 05-11-226-009; 05-12-101-001; 05-12-101-002; 05-12-101-003; 05-12-101-004; 05-12-101-005; 05-12-101-006; 05-12-101-007; 05-12-101-009; 05-12-101-010; 05-12-101-008; 05-12-102-002; 05-12-102-003; 05-12-102-004; 05-12-102-005; 05-12-102-006; 05-12-102-007; 05-12-102-008; 05-12-102-009; 05-12-102-010; 05-12-102-001; 05-12-103-009; 05-12-103-007; 05-12-103-008; 05-12-103-010; 05-12-102-021; 05-12-102-020; 05-11-226-010.

ADJOURNMENT