



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Tuesday, July 08, 2025 - 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 Planning and Zoning Meeting minutes from November 21, 2024

PUBLIC COMMENTS: *(General Comments)*

NEW BUSINESS

2. **Case 2025-01** Special Use/Planned Development Amendment – To develop a fifty-lot subdivision of hangar homes at the Poplar Grove Airport located at 11619 Illinois Route 76, Poplar Grove.

2025-01A - The proposed annexation of approximately 3.438 acres of territory, being a portion of PIN 05-01-200-017 into the Village of Poplar Grove, Illinois. Filed by Bel Air Estates, LTD.

2025-01B - An amendment to the existing Special Use/Planned Community Development with Special Use Permit Number 2108-03, regarding the property at 11619 Illinois Route 76, Poplar Grove, Illinois 61065 (commonly known as the Poplar Grove Airport), with PINS: 05-02-200-004, 05-01-100-011, 05-01-300-014, 05-02-200-006 and 05-01-101-010 to allow for the development of fifty (50) residential/Hangar (known as hangar homes) lots per section 8-5-8 of the Village of Poplar Grove Zoning Code. Filed by Bel Air Estates, LTD.

2025-01C - A Map Amendment per section 8-5-5 of the Poplar Grove Zoning Code to change the existing zoning of GB (General Business District) and AG (Agricultural District)

to R-2 Single Family Residential two (2) District for a portion of the property at 11619 Illinois Route 76, Poplar Grove, IL 61065, (commonly known as the Poplar Grove Airport) and with PINS: 05-02-200-004, 05-01-100-011, 05-01-300-014, 05-02-200-006 and 05-01-101-010. Filed by Bel Air Estates, LTD.

2025-01D - Consider a preliminary and final plat of subdivision per the Village of Poplar Grove Subdivision Ordinance 9-3-3-1 and 9-3-4-1 regarding the property at 11619 Illinois Route 76, Poplar Grove, IL 61065, (commonly known as the Poplar Grove Airport). Filed by Bel Air Estates, LTD.

3. **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.

ADJOURNMENT