



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, April 24, 2024 - 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 Commission Meeting minutes from October 25, 2023.
2. Motion to approve Planning and Zoning Commission meeting minutes from November 29, 2023.
3. Motion to approve Planning and Zoning Commission meeting minutes from January 24, 2024.

PUBLIC COMMENTS: *(General Comments)*

OLD BUSINESS

4. Reconvene Case **2024-01**; Village of Poplar Grove, 200 North Hill Street (TA): The applicant, The Village of Poplar Grove, 200 North Hill Street, Poplar Grove, IL 61065 is proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to Sections 8-2-3 Definitions; 8-7 Zoning Districts and Land Use Regulations to create a new subsection 13 to be entitled "Shipping Container"; 8-6-2 Agricultural/Rural District (A-1); 8-6-9 General Business District (GB); 8-6-10 Central Business District (CB); 8-6-11 Light Industrial District (LI); 8-6-12 Heavy Industrial District (HI) and Permitted Use(s) in accordance with Section 8-5-4 Text Amendment. The request will allow shipping containers in certain zoning districts.

NEW BUSINESS

5. Comprehensive Land Use Plan Presentation, Studio GWA
6. Motion to discuss/approve Comprehensive Land Use Plan.

7. **Case 2024-02** The applicant Steve Thomas on behalf of Bel Air Estates, LTD has applied for an amendment to his existing Special Use/Planned Development with Special Use Permit Number 2018-03, which was originally granted to Steve Thomas at 11619 Illinois Route 76, Poplar Grove, Illinois 61065 (commonly known as the Poplar Grove Airport). The Village of Poplar Grove Zoning Code allows Planned Developments per section 8-5-8. The PIN Numbers of the property are as follows: 05-02-200-004, 05-01-100-011, 05-01-300-014, 05-02-200-006 and 05-01-101-010. The purpose of the proposed Special Use Amendment is to allow residential uses to be constructed within certain hangars within the Poplar Grove Airport. The property is currently zoned GB (General Business). As part of this Special Use Permit/Planned Development amendment, a new hangar is being proposed which will allow residences in the hangars.

ADJOURNMENT

KJ 04/19/2024