



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, August 24, 2022 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

MINUTES

CALL TO ORDER

Meeting called to order at 6:02 pm

ROLL CALL

PRESENT

Chairwomen Jessica Roberts

Commissioner Nate Sroka

Commissioner Kim Krawczyk

Commissioner Dean Svarc

Commissioner Darrell McFarlin

Clerk Karri Anderberg

Building Official Seth Sommers

Attorney David Kurlinkus

ABSENT

Commissioner Al Tilford

Commissioner Jason Vodnansky

APPROVAL OF AGENDA

Motion made by Commissioner Sroka, Seconded by Commissioner McFarlin. Motion passed by voice vote

APPROVAL OF MINUTES

1. Motion to approve minutes from April 27, 2022
Motion made by Commissioner Sroka, Seconded by Commissioner McFarlin. Motion passed by voice vote.

PUBLIC COMMENTS: *(General Comments)*

no public comment

NEW BUSINESS

2. **Case 2022-02; Jose Tamayo 12750 Caledonia Road Belvidere, Illinois 61008:** The applicant, Jose Tamayo is requesting is to install an off street parking area at the corner of Poplar Grove Roads and Orth for the Tamayo Trucking Company. The unimproved property is zoned GB and R-1 (see attached map). PIN #04-31-300-020.
Public Hearing opened at 6:05 pm
Seth Sommers sworn in and read staff report
Attorney Natalie Hyser Barber on behalf of the applicant was sworn in at 6:15pm and presented the case.
Clerk Anderberg explained the rules of public hearing
Mary Fidler was sworn in at 6:36 pm. Mrs Fidler is concerned not all her neighbors got notice about the public hearing. wants to keep the property farming.
Clerk Anderberg was sworn in at 6:40pm. Chairwoman Roberts asked Clerk Anderberg if all properties where given notices. Clerk Anderberg explained all 5 adjacent properties were sent certified mail and the hearing was published in the paper.
Jan Pearson sworn in at 6:41 pm owns the land with her son that is directly behind the Tamayo property. She is concerned about the value of her property and does not feel like this is a good use for the land. Mrs. Pearson stated that Mr. Tamayo is already storing his trucks at Route 76 and Caledonia and
Timothy Pearson sworn in at 6:46 pm. presented pictures of what a truck depot is and does not feel like this is the best use of the property.
Colin McBride sworn in at 6:52pm. Mr. McBride is concerned about how this will effect traffic.
Allycia Huezda sworn in at 6:58pm. lives with her family in the farm house right to east of the property. Mrs. Huezda is concerned about the lights that will be shining into her bedroom. she is also concerned about the environment and what type of pollution this will cause.
Eric Nelson sworn in at 7:03pm. Mr. Nelson lives on Poplar Grove Road drives trucks. He is concerned about noise and his property values
Myron Prchal sworn in at 7:08pm. Mr. Prchal is concerned about road use and what this will do to Poplar Grove Road and weight limits. He is concerned about water and land pollution. there is a creak not far from property that runs into the Kishwaukee river. He is also concerned about the lights and how far will you see them.
Ray Pearson sworn in at 7:12pm. Mr. Pearson farms the area and is concerned about the value of his land and how this will effect the property value.
Attorney Hyser Barber responded to questions.
Commissioners asked questions to Attorney Hyser Barber and staff
Public Hearing was closed at 7:34 pm
Commissioners discussed the case and had some questions of staff that was not at the meeting.

Motion made by Commissioner Sroka, Seconded by Commissioner Krawczyk to lay meeting over until September 28th at 6pm

ADJOURNMENT

Motion made by Commissioner Svarc, Seconded by Commissioner Sroka. Motion passed by voice vote.

Meeting adjourned at 7:45pm