



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

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

MINUTES

CALL TO ORDER

Meeting was called to order by Chairwoman Roberts at 6:00pm

ROLL CALL

PRESENT

Chairwomen Jessica Roberts
Commissioner Amy Ekberg
Commissioner Kim Krawczk
Commissioner Nate Sroka
Commissioner Melissa Robinson
Clerk Karri Miller
Attorney Aaron Szeto
Building Official Ken Garrett

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. Motion to approve Planning and Zoning Commission Meeting minutes from October 25, 2023
Motion made by Commissioner Krawczk, Seconded by Commissioner Sroka. Motion passed by voice vote

2. Motion to approve Planning and Zoning Commission meeting minutes from November 29, 2023
Motion made by Commissioner Krawczk, Seconded by Commissioner Sroka. Motion passed by voice vote,
3. Motion to approve Planning and Zoning Commission meeting minutes from January 24, 2024
Motion made by Commissioner Ekberg, Seconded by Commissioner Robinson. Motion passed by voice vote.

PUBLIC COMMENTS: *(General Comments)*

No public comment

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.
at 6:03 pm public hearing opened and Building Official Garrett was sworn in.
Building Official Garrett reviewed the shipping containers and stated that the case was sent back to Planning and Zoning to consider alternative options for the base on which the shipping containers sit. He noted that if the shipping container is intended for human occupancy, he would recommend placing it on concrete. However, if it is just for storage, a gravel compact base would be acceptable.
Motion made by Commissioner Krawczk, Seconded by Commissioner Sroka to include use of concrete if human occupancy and gravel base as minimum in the shipping container is used for storage .
Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner Robinson

NEW BUSINESS

5. Comprehensive Land Use Plan Presentation, Studio GWA
Ashley Sarver from GWA presented the comprehensive plan in detail. The slides are available at the clerk's office.
6. Motion to discuss/approve Comprehensive Land Use Plan.

Motion to move item to May 24, 2024 made by Commissioner Ekberg, Seconded by Commissioner Krawczk. Motion passed by voice vote.

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.

Public Hearing opened at 6:58 pm, and Building Official Garrett reviewed the case.

Attorney Gino Gallazuo, on behalf of Steve Thomas, was sworn in at 7:07 pm and presented his client's case for the special use permit.

Steve Thomas was sworn in at 7:11 pm and answered questions from the commissioners.

****Public Comment:****

- ****Lorain Morries:**** Stated she is in favor of the special use permit. She mentioned that both she and her husband are polite, and the safety plan presented by Steve Thomas is good, making her feel safe.

- ****Fred Walling:**** Mentioned that he is a Zoning Administrator and Building Inspector for a city in Wisconsin and that he supports the special use permit.

Steve Thomas also handed out letters to the commissioners from individuals who are in favor of the special use permit.

Public Hearing closed at 7:24 pm.

Commissioners asked questions and discussed the findings of fact.

Motion made to approve finding of facts by Commissioner Krawczk, Seconded by Commissioner Sroka.

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner Robinson

Motion to approve case 2024-02 subject to building code and engineer and parking issues be deferred to the Board of Trustees to work out made by Commissioner Krawczk, Seconded by Commissioner Robinson.

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner Robinson

ADJOURNMENT

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

Meeting adjourned at 7:40pm