



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, May 24, 2023 - 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 called order at 6:00pm

ROLL CALL

PRESENT

Chairwoman Jessica Roberts

Commissioner Nate Sroka

Commissioner Kim Krawczyk

Commissioner Al Tilford

Commissioner Darrell McFarlin

Clerk Karri Anderberg

Building Official Joann Kalchbrenner

Attorney David Kurlinkus

ABSENT

Commissioner Dean Svarc

Commissioner Jason Vodnansky

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. Motion to approve minutes from the September 28, 2022 Planning and Zoning meeting
Motion made by Commissioner Tilford, Seconded by Commissioner McFarlin. Motion passed by voice vote.

PUBLIC COMMENTS: (General Comments)

No public comment

NEW BUSINESS

2. **Case 2023-01**- The applicant, Nikita Lopez, is requesting a special use pursuant to the Poplar Grove Zoning Ordinance, Section 8-6-9-B-2 Indoor Entertainment Sales/Service, Table 8-6-13 Permitted Uses and Section 8-5-7 Special Uses. Specifically, the applicant is requesting a special use to have video gaming machines in the Country Side Mall at 13535 Route 76, within the GB, General Business District in a 2,000 square foot tenant space (PIN: 03-26-402-006). The property is developed with a multi-tenant shopping center and parking area. The business would be named Boone's Bar and Grill.

Public Hearing opened at 6:02pm

Joanne Kalchbrenner was sworn in at 6:02 pm and read her staff report into the record. Commissioners asked staff questions.

Nikita Lopez was sworn in 6:05 pm and answered questions that commissioner may have.

Christin Snell - Would love to see this in our area.

Public hearing closed 6:18pm

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

Voting Yea: Chairwomen Roberts, Commissioner Sroka, Commissioner Tilford, Commissioner McFarlin, Kim Krawczyk

Motion made by Commissioner Sroka, Seconded by Commissioner Tilford approve case 2023-01 with all conditions

Voting Yea: Chairwomen Roberts, Commissioner Sroka, Commissioner Tilford

Voting Nay: Commissioner McFarlin

3. **Case 2023-02** The applicant, Thomas Felker, is requesting a special use pursuant to the Poplar Grove Zoning Ordinance, Section 8-6-9-B-2 Indoor Entertainment Sales/Service, Table 8-6-13 Permitted Uses and Section 8-5-7 Special Uses. Specifically, the applicant is requesting a special use to have video gaming machines in the Snyder Pharmacy, within the GB, General Business District in the 13,000 square foot building (PIN: 03-26-451-007). The property is developed with a single building occupied by Snyder Pharmacy.

Public Hearing opened at 6:30pm

Joanne Kalchbrenner was sworn in at 6:31 pm and read her staff report into the record. Commissioners asked staff questions.

Robert Wagner from Excel Entertainment sworn in at 6:32pm answered questions from commissioners.

Fred Meinelli from Excel Entertainment sworn in at 6:40pm answered questions from commissioners.

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

Voting Yea: Chairwomen Roberts, Commissioner Sroka, Commissioner Tilford,

Commissioner McFarlin

Motion made by Commissioner Tilford, Seconded by Commissioner McFarlin to add an condition to have a locked door to the gaming area.

Voting Yea: Chairwomen Roberts, Commissioner Sroka, Commissioner Tilford, Commissioner McFarlin

Motion made by Commissioner Sroka, Seconded by Commissioner Tilford. to approve conditions

Voting Yea: Chairwomen Roberts, Commissioner Sroka, Commissioner Tilford

Voting Nay: Commissioner McFarlin

4. Discussion on possible changes to the zoning code regarding storage containers
Joanne Kalchbrenner went over the current code and commissioners discussed possible changes to allow storage containers. Commissioners asked questions. Commissioners would like staff to do more research.

ADJOURNMENT

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

adjourned at 7:10pm