



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Tuesday, October 14, 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 minutes from the Planning and Zoning Commission Meeting from August 12, 2025

PUBLIC COMMENTS: *(General Comments)*

NEW BUSINESS

2. **Case 2025-03**, The applicant, Cathy Stephens of Permit Solutions, 100 North Avenue, Tallmadge, Ohio 44278 on behalf of the property owner Bel Air Estates, LTD, 11619 IL Route 76, Poplar Grove, IL 61065 has applied for the following:

Case 2025-03A- Request to rezone an approximately 0.30 acre portion of the property which is owned by Bel Air Estates, LTD, 11619 IL Route 76, Poplar Grove, IL 61065, with PIN 03-26-200-008 from the currently designated zoning district of R-2 (Single Family Residential 2 District) to GB (General Business District) per section 8-5-5 Map Amendment (Rezoning) of the Poplar Grove Zoning Code.

Case 2025-03B- Request for a Special Use Permit to install a McDonalds Restaurant with a Drive Through on the real property with an address of 13675 IL Route 76, Poplar Grove, IL 61065 (PIN 03-26-200-010) and an approximately 0.3 acre portion of 11619 IL Route 76, Poplar Grove, IL 61065 (part of PIN 03-26-200-008). The property is zoned GB (General Business) and requires a Special Use Permit per section 8-5-7 of the

Poplar Grove Zoning Code. The Special Use Permit would also be applicable to the approximately 0.30 acre portion of the property which is being rezoned from R-2 to GB as referenced-above.

Case 2025-03C- Request for a preliminary and final plat of subdivision approval on the real property with an address of 13675 IL Route 76, Poplar Grove, IL 61065 (PIN 03-26-200-010) and an approximately 0.3 acre portion of 11619 IL Route 76, Poplar Grove, IL 61065 (part of PIN 03-26-200-008). The property is zoned GB (General Business) . The preliminary and final plat of subdivision would also be applicable to the approximately 0.30 acre portion of the property which is being rezoned from R-2 to GB as referenced-above.

ADJOURNMENT