



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

MINUTES

CALL TO ORDER

The meeting called to order at 6:02 pm by Chairwoman Jessica Roberts

ROLL CALL

PRESENT

Chairwomen Jessica Roberts
Commissioner Amy Ekberg
Commissioner Kim Krawczk
Commissioner Nate Sroka
Commissioner Caitlin Winarski
Commissioner Mathew Mack
Attorney Roxanne Sosnowski
Clerk Karri Miller
Building Official Ken Garrett

ABSENT

Commissioner Melissa Robinson

APPROVAL OF AGENDA

Motion made by Commissioner Krawczk, Seconded by Commissioner Sroka.

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner Winarski, Commissioner Mack

APPROVAL OF MINUTES

1. Motion to approve minutes from the Planning and Zoning Commission Meeting from August 12, 2025

Motion made by Commissioner Sroka, Seconded by Commissioner Ekberg.

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner Winarski, Commissioner Mack

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.

Case opened at 6:05 pm

Building official Ken Garrett presnted the case

Kerri Williams, Civil Engineer for McDonald's was sworn in at 6:15pm and answered questions

Motion made by Commissioner Ekberg, Seconded by Commissioner Winarski to close the public hearing

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner Winarski, Commissioner Mack

Closed public hearing at 6:28 pm

Motion made by Commissioner Krawczk, Seconded by Commissioner Winarski to approve case 2025-03A

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner Winarski, Commissioner Mack

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

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner Winarski, Commissioner Mack

Motion made by Commissioner Sroka, Seconded by Commissioner Ekberg to approve case 2025-03B.

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner Winarski, Commissioner Mack

Motion made by Commissioner Ekberg, Seconded by Commissioner Sroka to approve case 2025-03C.

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner Winarski, Commissioner Mack

ADJOURNMENT

Motion made by Commissioner Krawczk, Seconded by Commissioner Ekberg.

Voting Yea: Chairwomen Roberts, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner Winarski, Commissioner Mack

The meeting adjourned at 6:40 pm