



# VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

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## PLANNING & ZONING COMMISSION

**Wednesday, October 25, 2023 - 6:00 PM**

200 N. Hill Street, Poplar Grove, IL 61065

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### AGENDA

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

- [1.](#) Motion to approve Planning and Zoning Meeting minutes from May 24, 2023
- [2.](#) Motion to approve Planning and Zoning Meeting minutes from August 23, 2023

**PUBLIC COMMENTS:** *(General Comments)*

**NEW BUSINESS**

- [3.](#) **Case 2023-04;** 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 8-6-3 Residential Estate District; 8-6-4 Single Family Residential I District (R-1); 8-6-5 Single Family Residential 2 District (R-2); 8-6-6 Single Family Residential 3 District (R-3) Land Use Districts and Permitted Use(s) in accordance with Section 8-5-4 Text Amendment. The request will allow Hens in Residential Areas.

**ADJOURNMENT**

**KJ 10/23/2023**



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## 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**

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## MINUTES

### CALL TO ORDER

Meeting called order at 6:00pm

### ROLL CALL

#### PRESENT

Chairwomen 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, Commissioner 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, Commissioner Krawczyk  
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, Commissioner Krawczyk

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, Commissioner Krawczyk

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

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

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



# VILLAGE OF POPLAR GROVE

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## PLANNING & ZONING COMMISSION

**Wednesday, August 23, 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**

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## MINUTES

### CALL TO ORDER

Meeting called to order at 637pm

### ROLL CALL

#### ROLL CALL

#### PRESENT

Commissioner Jason Vodnansky

Commissioner Kim Krawczyk

Commissioner Al Tilford via phone

Commissioner Darrell McFarlin

Clerk Karri Anderberg

Building Official Joann Kalchbrenner

Attorney David Kurlinkus

#### ABSENT

Chairwomen Jessica Roberts

Commissioner Nate Sroka

Commissioner Dean Svarc

### APPROVAL OF AGENDA

Motion made by Commissioner Vodnansky, Seconded by Commissioner McFarlin.

Voting Yea: Commissioner Tilford, Commissioner Vodnansky, Commissioner McFarlin, Commissioner Krawczyk

**PUBLIC COMMENTS:** *(General Comments)*

## **NEW BUSINESS**

- 1. Case: 2023-03** - The applicant, Randy Erwin, is requesting variances pursuant to the Poplar Grove Zoning Ordinance, Section 8-8-3-B ,2, and 4 Height and Area Regulations. The applicant is requesting variances to allow two barns, a shed and a detached garage to remain on a property zoned R-3, single family residential, which exceeds the height, and square footage required by the zoning regulations, for the property located at 14086 Highway 76, Caledonia, IL 61011.

Joann Kalchbrenner sworn in at 6:38pm and read the staff report in to the record. Commissioners asked questions

Motion made by Commissioner Vodnansky, Seconded by Commissioner McFarlin to approve case 2023-03

Voting Yea: Commissioner Tilford, Commissioner Vodnansky, Commissioner McFarlin, Commissioner Krawczyk

## **ADJOURNMENT**

### **KJ 08/21/2023**

Motion made by Commissioner McFarlin, Seconded by Commissioner Vodnansky.

Voting Yea: Commissioner Tilford, Commissioner Vodnansky, Commissioner McFarlin, Commissioner Krawczyk



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200 N. Hill Street, Poplar Grove, IL 61065

Phone: (815) 765-3201 – Fax: (815) 765-3571

<https://www.poplargo-ve-il.gov/>

**Date:** October 4, 2023

**To:** Rockford Register Star

**From:** Ken Garrett, Zoning Official

**Re:** Notice of Poplar Grove Planning and Zoning Commission—October 25, 2023

Please publish the attached public hearing notice for the Poplar Grove Planning and Zoning Commission meeting one time, no later than **Monday, October 9<sup>th</sup>, 2023**. If you have questions, please call (815) 765-3201.

Please let me know when this item will be published.

After publication, forward a copy of the certificate of publication and please forward the invoice to:

Village of Poplar Grove  
200 N. Hill Street  
Poplar Grove, IL 61065  
815-765-3201

**NOTICE OF PUBLIC HEARING  
POPLAR GROVE PLANNING AND ZONING COMMISSION**

Notice is hereby given that the Village of Poplar Grove Planning and Zoning Commission will hold a public hearing on Wednesday, October 25, 2023 at 6:00 pm in the Village Board Room, 200 North Hill Street, Poplar Grove, Illinois, 61065 upon the following:

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 8-6-3 Residential Estate District; 8-6-4 Single Family Residential I District (R-1); 8-6-5 Single Family Residential 2 District (R-2); 8-6-6 Single Family Residential 3 District (R-3) Land Use Districts and Permitted Use(s) in accordance with Section 8-5-4 Text Amendment. The request will allow Hens in Residential Areas.

The proposed text amendment is available for public review at the Poplar Grove Planning Office (200 N. Hill Street, Poplar Grove, IL) during regular business hours.

All persons interested in the petitions may attend and be heard at the stated time and place.

Ken Garrett  
Zoning Official



**ORDINANCE \_\_\_\_\_**

**AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE, ILLINOIS AMENDING  
THE VILLAGE’S CODE OF ORDINANCES TO ALLOW HENS IN RESIDENTIAL  
AREAS**

WHEREAS, the Village of Poplar Grove, Illinois (“Village”) has adopted a Code of Ordinances (“Village Code”); and

WHEREAS, the Village Board of Trustees desires to consider allowing the keeping of hens in specific Residential zoning districts in accordance with certain regulations; and

WHEREAS, Title 3 of the Village Code is titled Police Regulations, and Chapter 2 of Title 3 is titled Animal Control; and

WHEREAS, the Village now desires to amend Chapter 2 of Title 3, to add a new section regulating chickens in residential areas; and

WHEREAS, Title 8 of the Village Code is titled Zoning, and Chapter 6 of Title 8 is titled Land Use Districts and Permitted Use; and

WHEREAS, the Village now desires to amend Chapter 8 of Title 6, to allow for the keeping of hens in specific residential districts; and

WHEREAS, the purpose of these amendments is to allow and regulate the keeping of hens in residential areas of the Village; and

WHEREAS, the Village has determined that such amendment is in the best interest of the Village and its citizens.

NOW THEREFORE, be it ordained by the President and Board of Trustees for the Village of Poplar Grove, Illinois, as follows.

1. The above-recitals are incorporated herein and made a part hereof.
2. That Section 3-2-1 of the Village Code providing for “Definitions” is amended to reflect as follows (deletions identified by strikethroughs and additions by bold and underline):

The definition of “Prohibited Animal” is hereby amended to read as follows:

“Prohibited Animal: Any animal except:

- A. Domestic animals as defined herein and small caged birds **(but not including fowl which are defined as Farm Animals)** or nonpoisonous aquatic, amphibian or reptilian animals kept solely as pets.

- B. “Farm animals” as defined herein which shall only be allowed on properties; 1) zoned A-1, agricultural/rural district, or A-2, exurban residential district, pursuant to the Poplar Grove zoning ordinance, or 2) approved for such use by amendment to the Poplar Grove zoning ordinance, or 3) issued a special use permit pursuant to the Poplar Grove zoning ordinance, or 4) **Hens shall be permitted on properties within the Village that are zoned Single-Family Residential (R-1), Single-Family Residential (R-2), Single Family Residential (R-3) and Residential Estate District (RE), or** otherwise approved pursuant to Village ordinance. **Notwithstanding anything to the contrary contained in the foregoing sentence, Hens shall be permitted in residential areas subject to the conditions and regulations set forth in Section 3-2-15 of the Village Code.**”
3. That Chapter 2 of Title 3 of the Village Code is hereby amended to include a new Section 3-2-15 governing “Hens in Residential Areas” and which new section shall read as follows (deletions identified by strikethroughs and additions by bold and underline):

**“3-2-15: HENS IN RESIDENTIAL AREAS:**

**A. Definitions. The following words and phrases shall have the following definition and meanings:**

- 1. “Hen” means a female of the species Gallus Gallus Domesticas.**
- 2. “Hen Coop” means a house or cage of sufficient size that provides shelter and security for hens.**
- 3. “Hen Run” means an enclosed area in which hens are allowed to walk and run about.**
- 4. “Residential Area” means property within the Village that is zoned Single-Family Residential (R-1), Single-Family Residential (R-2), Single Family Residential (R-3) and Residential Estate District (RE). Property lot size must be at least 7,000 square feet to be considered for a Residential Hen or Hen Coop Permit.**
- 5. No multi-family properties will be issued a Residential Hen or Hen Coop Permit.**
- 6. “Rooster” means a male of the species Gallus Gallus Domesticas.**

**B. Applicability. Hens in Residential Areas are allowed upon satisfaction of all of the following standards and conditions:**

1. Residential Hen Permit. A residential hen permit shall be obtained prior to any Hens being permitted to be located on Residential Area within the Village. An application for a residential hen permit shall be made to the Village Administrator on a form prescribed by the Village Administrator. The application fee for such residential hen permit shall be \$25.00. A maximum of fifteen (15) residential Hen permits will be issued in the Village, at any given time. If, upon passage of this ordinance, the number of initial applicants is more than 15, such permits shall be issued via a random drawing. A field inspection, as provided for in Section B4 below, shall be conducted and paid for by the homeowner prior to issuance of the Residential Hen Permit. All residential hen permit holders, upon issuance of a permit from the Village, shall be required to register with the Illinois Department of Agriculture Livestock Premises Registration and provide proof of such registration to the Village within 30 days of issuance of the Village permit.
  2. Hen Coop Permit. A Hen Coop permit shall be obtained prior to a Hen Coop being constructed or located Residential Area within the Village. All Hen Coops shall conform to the requirements prescribed in this Section. The application fee for such Hen Coop permit shall be \$25.00.
  3. The consent of adjoining properties must be obtained before a permit is issued. The Village will obtain the signatures for the applicant.
  4. Inspections. Prior to approval of a residential hen permit, the Code Enforcement Officer or designated representative shall review the application and inspect the premises and Hen Coop for compliance with the regulations of this Section. Additional inspections may be performed by the Code Enforcement Officer to confirm continued compliance with the provisions of this Section.
  5. Annual Renewal of Permits. Residential hen permits and Hen Coop permits shall expire one year after issuance. The annual renewal for each permit shall be \$25.00.
  6. Residential hen permits and Hen Coop permits are issued to property owners. Any changes in property ownership require a new application.
- C. Hen Coops/Runs Requirements, Standards and Conditions. All Hen Coops/Runs in Residential Areas shall comply with the below regulations. Such Hen Coops/Runs regulations shall not apply to

**Hens kept on parcels zoned in the A-1 (Agricultural) zoning district.**

- 1. Hen Coops/Runs may be attached to the resident's primary structure or as a free-standing structure. Free standing Hen Coops/Runs shall be considered as an "accessory structure". A building permit for construction of a Hen Coop/Run must be obtained prior to commencement of construction.**
- 2. All Hen Coops/Runs must be located in the rear yard and in accordance with all applicable setback requirements. All Hen Coops/Runs shall be a minimum of 25 feet from any neighboring primary dwelling unless a greater distance is required by any other provision of the Village Code.**
- 3. Hen Coops/Runs shall be maintained, kept clean, and built in a manner to allow hens safety from predators and protection from weather elements.**
- 4. Hen Coops/Run shall each be large enough to provide at least five square feet of area per Hen.**
- 5. Shed enclosures for coops are not to exceed 100 square feet unless a special permit for the enclosure has been granted.**
- 6. Hen Coops/Runs shall be constructed and maintained to reasonably prevent the collection of standing water; and shall be clean of Hen droppings, uneaten or discarded feed, feathers, and other waste with such frequency as is necessary to ensure the Hen Coop/Run does not become a nuisance.**
- 7. All feed must be stored indoors in rodent proof containers.**

**D. Other Regulations.**

- 1. If the property is not owner-occupied, a letter of approval from the owner shall be required prior to a residential Hen permit or Hen Coop permit being issued.**
- 2. A maximum of 6 Hens and a minimum of 2 Hens shall be allowed on any property within a Residential Area as defined in this Section.**
- 3. Hens must be contained in a coop or a run at all times.**

4. Hens over 8 weeks in age shall never be in homes, garages, or sheds. Adult Hens are only allowed to be in permitted Hen Coops/Runs.
5. Roosters are prohibited.
6. The slaughtering, butchering, or processing of Hens is prohibited within Residential Areas.
7. Proper disposal of hens is required.
8. The display of any sales stand or signage for the sale of eggs or hens is prohibited in the residential zoning district.
9. Violators of any of the regulations in this Section shall be subject to a fine of not less than \$100 nor more than \$500, at the discretion of the Village. Three (3) fines shall result in revocation of the Hen Coop Permit. After revocation, the applicant must wait at least one year before applying for another Hen Coop Permit. Each day that a violation exists shall constitute a separate offense."

4. That Chapter 6 of Title 8 of the Village Code is hereby amended to add the keeping of residential hens to subsections 3, 4, 5, and 6. Each of these sections shall read as follows (deletions identified by strikethroughs and additions by bold and underline):

“8-6-3. – Residential Estate District (RE).

A. Description and Purpose. This district is similar in purpose as the Agricultural/Rural District (A-1), except that it allows for low density single-family residential development, as well as hobby farming, but not a wide range of agricultural activities or livestock. Uses shall not produce any objectionable odors or noise to neighbors. Similar to the A-1 District, this district can function as either a development/conservation designation or as a holding district. As a development/conservation district, the ultimate build out of the land would be a maximum of one dwelling unit per ten acres. This allows for the potential to permanently protect areas of the Village for very low density residential development for those who want to live in a countryside environment. As a holding district, the maximum build out of these lands would be one dwelling unit per ten acres (unless urban services become available to allow the larger parcels to be rezoned then divided into smaller parcels if recommended in the comprehensive master plan).

B. List of Allowable Principal Land Uses:

1. Permitted by Right:

Single-family Detached

Modular Home

Cultivation

Public Parks and Open Space

Utilities

Wireless Communication Facility

2. Permitted by Special Use:

Agricultural Retail

Public and Private Institutional

Institutional Residential

Animal Boarding

Indoor Lodging (bed and breakfast)

C. List of Allowable Accessory Uses:

1. Permitted by Right:

Garden/Tool Shed

Children's Playhouse

Private Recreational Facility

Home Occupation

Private Swimming Pool

Private Residential Garage

**Hen Coop**

2. Permitted by Special Use:

Detached Guest House

Employee Living Quarters  
In-family Suites  
Agricultural Buildings  
Private Clubhouse  
Cemetery Related Activities  
Mini WECS

D. List of Allowable Temporary Uses (See Section 8-5-9):

Contractor's On-site Equipment Storage Facility  
Contractor's Project Office  
On-site Real Estate Sales Office  
Tents for Special Events  
Re-locatable Building  
Construction Dumpster  
Garage Sales

E. Regulations Applicable to All Uses:

1. Landscaping Regulations (See Ch. 10).
2. Performance Standards (See Ch. 10).
3. Signage Regulations (See Ch. 11).
4. Minimum Off-Street Parking Spaces (See Ch.10).

F. Bulk Regulations:

1. Minimum Lot Area: ten acres.
2. Minimum Lot Width: 250 feet.
3. Minimum Street Frontage: 250 feet.
4. Primary Structure Minimum Setbacks:
  - a. Front Lot Line: 50 feet.
  - b. Side Lot Line: 20 feet.
  - c. Rear Lot Line: 50 feet.
5. Accessory Structure Minimum Setbacks:
  - a. Front Lot Line: 50 feet.
  - b. Side Lot Line: ten feet.
  - c. Rear Lot Line: ten feet.

6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
7. Minimum Dwelling Unit Separation: 40 feet.
8. Primary Structure Maximum Height: 35 feet (except agricultural structures).
9. Minimum Floor Area: 1,500 square feet.

#### **8-6-4. SINGLE-FAMILY RESIDENTIAL 1 DISTRICT (R-1).**

- A. Description and Purpose. The purpose of this district is to allow for the development of single-family detached residences at low densities so as to preserve the suburban residential character of the area. In order to preserve the suburban character of the district, and minimize the repetition of having all lots of minimum size, new developments of five residential lots or greater shall have a minimum of 20 percent of those lots be a minimum of 85 feet in lot width and 22,000 square feet in area.
- B. List of Allowable Principal Land Uses:
  1. Permitted by Right:
    - Single-family Detached
    - Modular Home
    - Public Parks and Open Space
    - Utilities
  2. Permitted by Special Use:
    - Public and Private Institutional
    - Institutional Residential
    - Community Living Arrangements
    - Indoor Lodging (bed and breakfast)
- C. List of Allowable Accessory Uses:
  1. Permitted by Right:
    - Garden/Tool Shed
    - Children's Playhouse
    - Home Occupation
    - Private Swimming Pool
    - Private Residential Garage
  - Hen Coop**
  2. Permitted by Special Use:



Detached Guest House  
Employee Living Quarters  
In-family Suites  
Private Recreational Facility  
Cemetery Related Activities  
Mini WECS

D. List of Allowable Temporary Uses (See Section 8-5-9):

Contractor's On-site Equipment Storage Facility  
Contractor's Project Office  
On-site Real Estate Sales Office  
Tents for Special Events  
Re-locatable Building  
Construction Dumpster  
Garage Sales

E. Regulations Applicable to All Uses:

1. Landscaping Regulations (See Ch. 10).
2. Performance Standards (See Ch. 10).
3. Signage Regulations (See Ch. 11).
4. Minimum Off-Street Parking Spaces (See Ch. 10).

F. Density and Intensity Requirements:

1. Minimum Zoning District Area: 20,000 square feet.
2. Maximum Lot Coverage: 50 percent.

G. Bulk Regulations:

1. Minimum Lot Area: 20,000 square feet.
2. Minimum Lot Width: 80 feet.
3. Minimum Street Frontage: 40 feet.
4. Primary Structure Minimum Setbacks:
  - a. Front Lot Line: 30 feet.
  - b. Side Lot Line: 15 feet.
  - c. Total of Both Side Lot Lines: 35 feet.
  - d. Rear Lot Line: 30 feet.
5. Accessory Structure Minimum Setbacks:
  - a. Front Lot Line: 30 feet.

- b. Side Lot Line: five feet.
- c. Rear Lot Line: five feet.
- 6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
- 7. Minimum Dwelling Unit Separation: 30 feet.
- 8. Primary Structure Maximum Height: 35 feet.
- 9. Minimum Floor Area: 2,000 square feet.

**8-6-5. SINGLE-FAMILY RESIDENTIAL 2 DISTRICT (R-2).**

- A. Description and Purpose. The purpose of this district is to allow for the development of single-family detached residences at moderate densities to accommodate existing developments within the Village. In order to maintain lots and structures within older neighborhoods which often cater to mixed incomes, some multi-family housing may be permitted by special use.
- B. List of Allowable Principal Land Uses:
  - 1. Permitted by Right:
    - Single-family Detached
    - Modular Home
    - Public Parks and Open Space
    - Utilities
  - 2. Permitted by Special Use:
    - Public and Private Institutional
    - Institutional Residential
    - Community Living Arrangements
    - Indoor Lodging (bed and breakfast)
    - Duplex
- C. List of Allowable Accessory Uses:
  - 1. Permitted by Right:
    - Garden/Tool Shed
    - Children's Playhouse
    - Home Occupation
    - Private Swimming Pool
    - Private Residential Garage

**Hen Coop**

2. Permitted by Special Use:
  - Detached Guest House
  - Employee Living Quarters
  - In-family Suites
  - Private Recreational Facility
  - Cemetery Related Activities
  - Mini WECS
- D. List of Allowable Temporary Uses (See Section 8-5-9):
  - Contractor's On-site Equipment Storage Facility
  - Contractor's Project Office
  - On-site Real Estate Sales Office
  - Tents for Special Events
  - Re-locatable Building
  - Construction Dumpster
  - Garage Sales
- E. Regulations Applicable to All Uses:
  1. Landscaping Regulations (See Ch. 10).
  2. Performance Standards (See Ch.10).
  3. Signage Regulations (See Ch. 11).
  4. Minimum Off-Street Parking Spaces (See Ch. 10).
- F. Density and Intensity Requirements:
  1. Minimum Zoning District Area: 10,000 square feet.
  2. Maximum Lot Coverage: 50 percent.
- G. Bulk Regulations:
  1. Minimum Lot Area: 10,000 square feet.
  2. Minimum Lot Width: 70 feet.
  3. Minimum Street Frontage: 40 feet.
  4. Primary Structure Minimum Setbacks:
    - a. Front Lot Line: 20 feet.
    - b. Side Lot Line: ten feet.
    - c. Total of Both Side Lot Lines: 25 feet.
    - d. Rear Lot Line: 20 feet.
  5. Accessory Structure Minimum Setbacks:

- a. Front Lot Line: 30 feet.
- b. Side Lot Line: five feet.
- c. Rear Lot Line: five feet.
- 6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
- 7. Minimum Dwelling Unit Separation: 12 feet.
- 8. Primary Structure Maximum Height: 35 feet.
- 9. Minimum Floor Area: 1,500 square feet.

**8-6-6. SINGLE FAMILY RESIDENTIAL 3 DISTRICT (R-3).**

- A. Description and Purpose. The purpose of this district is to allow for the development of single-family detached residences at high densities to accommodate existing developments within the Village.
- B. List of Allowable Principal Land Uses:
  - 1. Permitted by Right:
    - Single Family Detached
    - Modular Home
    - Duplex
    - Public Parks and Open Space
    - Utilities
  - 2. Permitted by Special Use:
    - Public and Private Institutional
    - Institutional Residential
    - Community Living Arrangements
    - Indoor Lodging (bed and breakfast)
    - Daycare Facilities
    - Boarding Houses
    - Mobile Home Park/Subdivision
- C. List of Allowable Accessory Uses:
  - 1. Permitted by Right:
    - Garden/Tool Shed
    - Children's Playhouse
    - Home Occupation
    - Private Swimming Pool

Private Residential Garage

**Hen Coop**

2. Permitted by Special Use:

Accessory Apartment

In-family Suites

Private Recreational Facility

Cemetery Related Activities

Mini WECS

D. List of Allowable Temporary Uses (See Section 8-5-9):

Contractor's On-site Equipment Storage Facility

Contractor's Project Office

On-site Real Estate Sales Office

Tents for Special Events

Re-locatable Building

Construction Dumpster

Garage Sales

E. Regulations Applicable to All Uses:

1. Landscaping Regulations (See Ch. 10).
2. Performance Standards (See Ch. 10).
3. Signage Regulations (See Ch. 11).
4. Minimum Off-Street Parking Spaces (See Ch. 10).

F. Density and Intensity Requirements:

1. Minimum Zoning District Area: 7,000 square feet.
2. Maximum Lot Coverage: 65 percent.

G. Bulk Regulations:

1. Minimum Lot Area: 7,000 square feet.
2. Minimum Lot Width: 60 feet.
3. Minimum Street Frontage: 40 feet.
4. Primary Structure Minimum Setbacks:
  - a. Front Lot Line: 30 feet.
  - b. Side Lot Line: ten feet or zero feet along common wall.
  - c. Total of Both Side Lot Lines: 20 feet; zero feet along common wall.
  - d. Rear Lot Line: 30 feet.

5. Accessory Structure Minimum Setbacks:
    - a. Front Lot Line: 30 feet.
    - b. Side Lot Line: five feet.
    - c. Rear Lot Line: five feet.
  6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
  7. Minimum Dwelling Unit Separation: 20 feet; zero feet along common wall.
  8. Primary Structure Maximum Height: 35 feet for single-family; 45 feet for multi-family.
  9. Minimum Floor Area Per Dwelling Unit: 840 square feet.
5. Except as amended in this Ordinance, all other provisions and terms of Village Code of Ordinances shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.
  6. This Ordinance, and the authorizing of the keeping of Hens in residential areas provided for herein, shall sunset one (1) year after its adoption. Thereafter, the keeping of Hens in residential areas shall be prohibited unless the Village Board takes further action to allow for the keeping of Hens in residential areas.
  7. This Ordinance shall be in full force and effect from after its passage, approval, and publication in pamphlet form as provided by law.

PASSED UPON MOTION BY \_\_\_\_\_

SECONDED BY \_\_\_\_\_

BY ROLL CALL VOTE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

AS FOLLOWS:

VOTING "AYE": \_\_\_\_\_

\_\_\_\_\_

VOTING "NAY": \_\_\_\_\_

\_\_\_\_\_

ABSENT, ABSTAIN, OTHER \_\_\_\_\_

\_\_\_\_\_

APPROVED \_\_\_\_\_, 2023

ATTEST:

\_\_\_\_\_

CLERK

\_\_\_\_\_

PRESIDENT