VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, June 23, 2021 - 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 April 28, 2021

PUBLIC COMMENTS: *(General Comments)*

OLD BUSINESS

2. Case: 2021-01; Village of Poplar Grove. The applicant is proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to Section 8-8-4 Permitted Yard Exceptions in accordance with Section 8-5-4 Text Amendment. The request will permit carports in certain residential zoning districts. This matter was sent back for an additional public hearing by the Village Board.

NEW BUSINESS

3. Case: 2021-02; Concorde Crossing Subdivision VAR- The applicant, JM Commercial Holdings, LLC, 7210 E. State Street, Rockford, IL 61108 on behalf of the property owners within the Concorde Crossing Subdivision is requesting a variance to reduce the side yard setback from fifteen (15) feet to six (6) feet and from ten (10) feet to six (6) feet (Poplar Grove Zoning Ordinance Sections 8-6-4-G-4-b side yard setbacks, 8-6-5-G-4-b side yard setbacks and 8-5-6 Variance) on approximately 40 acres located east of Illinois Route 76, along Boeing Trail and Starfire Road within the R-1, Single-family Residential 1 District and R-2, Single-family Residential 2 District. PINs: 05-11-227-016; 05-12-103-001; 05-12-103-002; 05-12-103-003; 05-12-103-004; 05-12-103-005; 05-12-103-006; 05-11-227-015; 05-11-227-014; 05-12-102-011; 05-12-102-012; 05-12-102-013; 05-12-102-014; 05-12-102-015; 05-12-102-016; 05-12-102-017; 05-12-102-018; 05-12-102-019; 05-

11-227-003; 05-11-227-004; 05-11-227-005; 05-11-227-006; 05-11-227-007; 05-11-227-008; 05-11-227-009; 05-11-227-001; 05-11-227-010; 05-11-227-011; 05-11-227-012; 05-11-227-013; 05-11-226-002; 05-11-226-003; 05-11-226-004; 05-11-226-005; 05-11-226-006; 05-11-226-007; 05-11-226-008; 05-11-226-011; 05-11-226-012; 05-11-226-013; 05-11-226-001; 05-11-227-002; 05-11-226-009; 05-12-101-001; 05-12-101-002; 05-12-101-003; 05-12-101-004; 05-12-101-005; 05-12-101-006; 05-12-101-007; 05-12-101-009; 05-12-101-010; 05-12-101-008; 05-12-102-002; 05-12-102-003; 05-12-102-004; 05-12-102-005; 05-12-102-006; 05-12-102-007; 05-12-102-008; 05-12-102-009; 05-12-102-010; 05-12-102-001; 05-12-103-009; 05-12-103-007; 05-12-103-008; 05-12-103-010; 05-12-102-021; 05-12-102-020; 05-11-226-010.

ADJOURNMENT

VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, April 28, 2021 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

MINUTES

CALL TO ORDER

ROLL CALL
PRESENT

Chairwomen Jessica Roberts
Commissioner Bill Brandenburg
Commissioner Al Tilford
Commissioner Darrell McFarlin
Attorney Aaron Szeto
Clerk Karri Anderberg
Planner Gina DelRose
ABSENT
Commissioner Nate Sroka
Commissioner Jason Vodnansky

APPROVAL OF AGENDA
Motion made by Commissioner Brandenburg, Seconded by Commissioner Tilford. Motion passed by voice vote.

APPROVAL OF MINUTES
1. Motion to approve minutes from December 2, 2020
   Motion made by Commissioner Tilford, Seconded by Commissioner McFarlin. Motion passed by voice vote.

PUBLIC COMMENTS: *(General Comments)*

David Allgood would like to thank the Planning and Zoning for their time.

NEW BUSINESS

2. **Case: 2021-01; TA.** The applicant, The Village of Poplar Grove, 200 North Hill Street, Poplar Grove, IL 61065, proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to Sections 8-7-5-B Home Occupation applicability, 8-7-9-B Solar Energy minimum requirements, 8-8-4 Permitted Yard Exceptions, 8-10-8-B Lighting requirements in accordance with Section 8-5-4 Text Amendment. The request will remove references to the unfilled Village Administrator position, clarify inspection requirements for solar panels, add carports and correct a typo for exterior lighting levels.

Public Hearing opened and Gina Delrose was sworn in at 6:04pm. Delrose presented the case.

Home Occupations allow for a limited amount of business to be conducted out of one's house. Common home occupations include hairdressers, internet sales and landscape offices. Home Occupations are permitted and inspected to ensure compliance with the requirements of the Zoning Ordinance. Permitting was done by the Village Clerk but the Village Administrator was tasked with the inspections. Since the Village Administrator position is not consistently filled, inspections have been handled by different departments. In order to maintain consistency and compliance with the Village's ordinances, the task of inspections will be conducted by the Director of Public Works.

Currently the Zoning Ordinance requires that a homeowner that has solar panels on their roof get the roof inspected every two years. While this requirement was an effort to protect a homeowner from a damaged roof, it can be quite costly and burdensome on the homeowner. In addition, as the popularity of solar energy increases so does the amount of properties needing inspection. Tracking of these inspections and enforcement becomes a matter of code enforcement. While the intent behind the code was to protect residents, it has actually created a hardship and is not always enforced. Due to these concerns, it is recommended to remove the requirement to have roofs inspected and reports submitted. However, language regarding the reports is being kept in the Zoning Ordinance in an effort to allow residents to know that such a service exists should they want to pursue it and to notify them that if a report is done, the Village can request a copy of the findings.

After several severe storms to hit the area, residents are looking for affordable ways to protect their vehicles from hail and tee limb damage. Sometimes garages are not possible either due to lot coverage, setbacks or cost. Carports constructed over driveways are becoming more common. However, there is no reference to such structures in the Zoning Ordinance. The additional language will not only permit carports but require them to have the same setback as driveways and paved surfaces. Although these setbacks are less than

a detached structure, due to the lack of walls, carports are not as impactful to neighboring properties.

In regards to lighting levels (foot-candles), there is a typo for maximum illumination level at the property line. Currently the code requires a maximum illumination level of 0.0 foot-candles which means no lighting at all. This is not practical nor was it intended. Although, the Village wants to limit the amount of light that spills over from one property to the next, since parking areas and walkways are allowed near property lines, lighting used for safety and visibility purposes will need to be near property lines as well. The intent of the code was to read 0.50 foot-candles which is a common requirement in the area.

Some commissioners are concerned about having car ports in certain zoning districts. They are concerned with the look of the car port.

Dave Allgood was sworn in at 6:32pm. Mr. Allgood would like to see carports in all zoning districts

Motion made by Commissioner Brandenburg, Seconded by Commissioner Tilford to amend the recommendation to only allow hard material car ports and only allow them in R2 and R3 zoning district.
Voting Yea: Chairwomen Roberts, Commissioner Brandenburg, Commissioner Tilford, Commissioner McFarlin
Motion made by Commissioner Tilford, Seconded by Commissioner McFarlin to approve case 2021-01.
Voting Yea: Chairwomen Roberts, Commissioner Brandenburg, Commissioner Tilford, Commissioner McFarlin
public hearing closed at 6:36pm

ADJOURNMENT
Motion made by Commissioner Tilford, Seconded by Commissioner McFarlin. Motion. Motion passed by voice vote.
meeting adjourned at 6:37pm

MEMO

DATE: April 29, 2021

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Recommendation for case: 2021-01, Village of Poplar Grove, multiple amendments (TA)

REQUEST:
The applicant, The Village of Poplar Grove, 200 North Hill Street, Poplar Grove, IL 61065, proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to Sections 8-7-5-B Home Occupation applicability, 8-7-9-B Solar Energy minimum requirements, 8-8-4 Permitted Yard Exceptions, 8-10-8-B Lighting requirements in accordance with Section 8-5-4 Text Amendment. The request will remove references to the unfilled Village Administrator position, clarify inspection requirements for solar panels, add carports and correct a typo for exterior lighting levels.

RECOMMENDATION:
The Planning and Zoning Commission motioned to approve case number 2021-01 as *amended*. Motion carried with a (4-0) roll call vote.

Section 8-7-5-B: HOME OCCUPATION

B. Applicability: Unless otherwise provided in this Title, no building or land may be used, and no building may be erected, converted, enlarged or structurally altered, in an Agricultural or Residential District except in compliance with the requirements of this section.

1. Permit. A home occupation permit shall be obtained as prescribed by the requirements of this section. Acceptance of any of the benefits of a home occupation permit shall be deemed acceptance of all terms and conditions set forth herein.
2. Application. Application for a home occupation permit shall be made to the Village Clerk on a form prescribed by the Zoning Administrator.
3. Inspection. Prior to approval the ~~Village Administrator~~ Director of Public Works or designated representative shall review the application and inspect the premises for compliance with the regulation of this section. Additional inspections may be requested by the Zoning Administrator to confirm continued compliance with the provisions of this section.
4. Fee. The application fee for a home occupation permit shall be approved by resolution or ordinance.

Section 8-7-9-B: SOLAR ENERGY

B. Minimum Requirements:

1. Any solar collectors shall be installed either on the roof of the principal structure or accessory structure or shall be otherwise incorporated into and made an integral part of the main building. The maximum height and set-back regulations of the zoning district in which it is proposed shall be observed.
2. No solar collector, solar engine or accessories, pipes or ducts for any solar collector or shall be installed on any roof having a slope of less than one percent (one-eighth of an inch per foot or one centimeter per meter).
3. Installations on low sloped roofs shall comply with the following requirements:
   a. Clearances: All collectors, reflectors, engines, pipes, ducts and other components shall have sufficient clearance between the roof and the installation to permit roof repairs to be made and to permit circulation of air to avoid constant dampness. A space of two (2) feet or sixty-one (61) centimeters shall be adequate clearance in all instances, provided that a smaller space shall be permitted if it can be demonstrated that all normal repairs and resurfacings of the roof may be made under the proposed clearances. The clearances required herein shall not apply to vertical pipes installed through the roof surface or installed outside of the outside walls to provide access to solar components.
   b. Load capacity: No solar component shall be installed on any roof unless the roof has sufficient capacity to hold the weight of the roof, the weight of the solar components and the anticipated snow load. Load requirements must meet the Village of Poplar Grove's adopted building code. The weight of fluid to be used in any panels, pipes or other components will be included in the calculations of load. In determining the anticipated snow load, the effect of the solar components on causing drifting shall be considered. All solar collectors shall meeting building code requirements.
   c. Protection from drifting or sliding snow: On any installation where solar collectors, solar engines and reflectors may cause snow to drift on a roof, provisions shall be made by snow fences, chutes or other barriers to prevent snowdrifts from accumulating on the roof. Wherever a solar collector or other solar component may cause snow to slide, the part of the roof where the snow may accumulate as a result of sliding shall have sufficient capacity to hold the weight of the snow anticipated to accumulate because of sliding. Wherever the location and slope of a solar collector or other solar component may cause snow to slide onto any doorway, sidewalk or other place used by pedestrian traffic, protection in the form of chutes, awnings or other devices shall be provided to prevent any snow from sliding onto any such doorway, sidewalk or other place.

d. Roof penetration: Wherever any pipe, duct or other solar component penetrates the surface of a roof, the roof shall be protected from leaks in the manner provided for any stack, pipe, or conduit penetrating the roof surface.
e. Roof preparation: Before any solar component is installed, the roof shall be inspected and any repairs and maintenance work needed shall be done to put the roof in leak proof condition.

4. All of the requirements for installations on low sloped roofs shall apply to installations on roofs other than low sloped roofs, except that in lieu of clearance from the roof, a solar panel may be attached flush to the roof. Such solar panel may be an integral part of the roof, providing a waterproof cover, with a waterproof seal between the panel and the rest of the roof. If such panel is not made an integral part of the roof but is attached flush with the roof, the top and sides of the panel shall be sealed where they meet the roof surface or shingles, to prevent water from getting under the panel.
5. Any roof over three (3) stories above the ground shall be provided with a means of access other than an outside ladder against an outside wall. No solar components shall be installed in a location so as to interfere with walkways on any roof.
6. Each solar component which may contain any liquid or gas shall be designed and constructed to prevent the leakage of any liquid or gas under any combination of temperature and pressure possible either during use or when the system is not in use.
7. Each solar collector, solar panel and solar engine shall be securely anchored to withstand the maximum wind pressure anticipated, considering the effects, if any, of the solar components in channeling wind, and without considering the weight of any liquid in the components.
8. ~~Each solar collector, reflector, solar engine and all solar components shall be inspected at least once (1) every two (2) years. Such inspections shall be at the owner's expense and may be made by any qualified person selected by the owner. The inspection shall include looking for any evidence of dampness on the roof due to shading, lack of air circulation or leaks, and shall include examining the structural parts securing all components. The Zoning Officer may request a certified report of such inspection to be provided by the owner/applicant. If such request is required by the Zoning Officer it shall be in writing and provided by the owner/applicant within thirty (30) days.~~ A property owner may, at their expense, have each solar collector, reflector, solar engine and all solar components inspected by a qualified person selected by the owner. The inspection shall include looking for any evidence of dampness on the roof due to shading, lack of air circulation or leaks and shall include examining the structural parts securing all components. If a certified report is obtained after the inspection, the owner shall provide a copy of the report to the Village if requested at a later date.

9. Nothing in this Section shall be interpreted as prohibiting any innovative design. Any design not specifically permitted by this ordinance may be installed, upon a showing that the proposed system of solar components will achieve the safety objectives and structural objectives of the provisions of this ordinance.
10. Nothing herein contained nor any permit issued hereunder, shall be constructed to restrict or limit the use and development of any adjoining or other premises.

Section 8-8-4: PERMITTED YARD EXCEPTIONS:

The following projections by buildings and structures are permitted to extend into the required setbacks (as defined in Chapter 6). In no instance shall any portion of a structure extend beyond a property line.

Table 8-8-4: Permitted Yard Exceptions:

Structure or Use	Front Yard Setback	Rear Yard Setback	Side Yard Setback
Air conditioner condenser units, extending no more than forty-eight (48) inches into the setback		P	P
Antenna, freestanding, for non-commercial purposes		P	
Athletic Courts (tennis, basketball, etc. Not including a hoop off of a driveway)		P	
Architectural ornamentation, e.g. sills, belt courses, cornices, extending no more than thirty (30) inches into the setback	P	P	P
Awnings and canopies, projecting no more than forty-eight (48) inches from the structure, extending up to a distance that is no less than three (3) feet from the lot line.	P	P	P
Balconies, projecting no more than five (5) feet from the structure	P	P	
Bay windows, having no foundation and projecting no more than thirty (30) inches from the structure	P	P	P
Carports, having a roof but no side walls, must be over a paved surface and three-feet from the side yard property line.			P
Chimneys, having no foundation and projecting no more than thirty (30) inches from the structure	P	P	P
Decks, open to the sky and less than thirty-six (36) inches above the ground, extending up to a distance that is no less than three (3) feet from the lot line (subject to ground coverage ratio		P	P

defined in Chapter 6)			
Driveways and walkways	P	P	P
Eaves and gutters, projecting no more than thirty (30) inches form the structure	P	P	P
Fences and walls (corner, double frontage and gateway lots may be permitted a fence in the front yard in accordance with Chapter 10)		P	P
Fire escapes, open to the elements and projecting no more than five (5) feet from the structure		P	P
Fuel pumps and associated canopies, in accordance with Chapter 9	P	P	P
Gazebos, cabanas and similar structures		P	
Outdoor storage		P	P
Parking Areas	P	P	P
Patio, open to the sky, extending up to a distance that is no less than three (3) feet from the lot line		P	
Porches projecting no more than either (8) feet from the structure up to a distance no less than three (3) feet from the lot line	P	P	P
Portico chere, projecting no more than fourteen (14) feet from the structure up to a distance no less than three (3) feet from the lot line	P	P	P
Recreational equipment, e.g. children's swing set, lawn games and courts, trampolines and other structures with appropriate fencing or safety netting		P	P
Signs and nameplates in accordance with Chapter 10	P	P	P
Solar energy devices, attached	P	P	P
Solar energy devices, detached		P	
Steps, at or below the first floor level	P	P	P
Storage tanks and storage silos, extending up to a distance that is no less than ten (10) feet from a lot line.		P	P
Storm shelters and similar structures, attached or detached, above or below grade		P	
Trash receptacles and enclosures		P	P
Utility meters, distribution boxes, pedestals and other above ground appurtenances		P	P
Vestibules, enclosed, extending more than four (4) feet into the setback	P	P	P
Wheelchair ramps	P	P	P

** "P" indicates accessory structure or use is permitted in the indicated setback as defined in Chapter 6.*

*** Other similar structures or uses not listed may be classified in similar structure or use categories as determined by the Zoning Administrator and are permitted within the yard(s) identified in such category*
**** If the requirements of this section are in variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive or those imposing the higher standards shall govern*

*****Carports are only permitted in the R-2 and R-3 Districts. Carports shall not be comprised of a soft material and shall remain rust free.*

Section 8-10-8-B: LIGHTING

B. Requirements.

1. Maximum Luminaire Height: The maximum permitted luminaire height shall be thirty (30) feet in all nonresidential zoning districts and twenty-five (25) feet in all residential districts. The height of both the pole and base shall be considered in the measurement of luminaire height.

2. Orientation of Fixture: In no instance shall an exterior lighting fixture be oriented so that the lighting element (or a transparent shield) is visible from a property located within a residential zoning district. The use of shielded luminaries shall be utilized to facilitate compliance with this requirement.

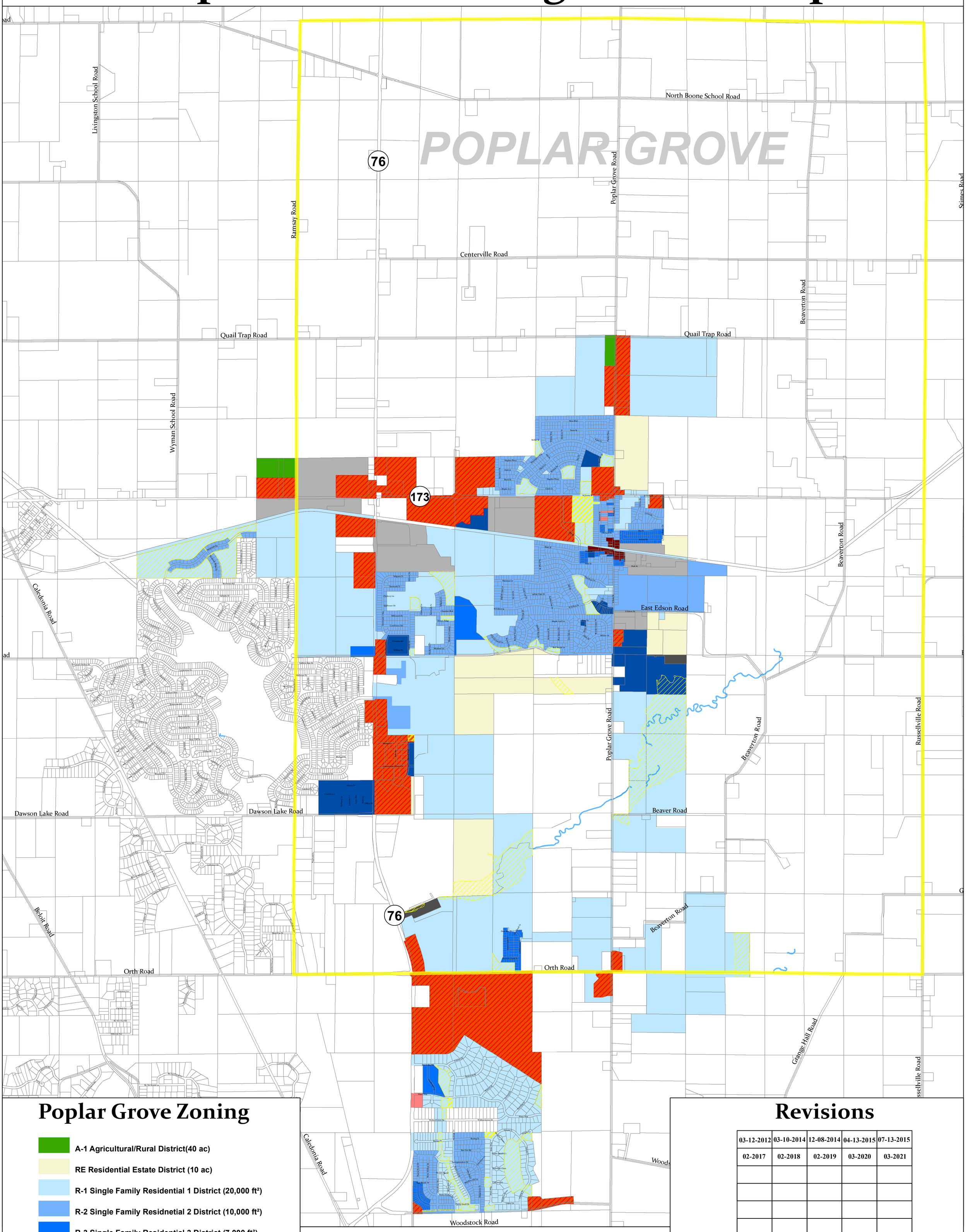
3. Intensity of Illumination:
   a. In no instance shall the amount of illumination attributable to exterior lighting measured at the property line exceed ~~0.0~~ 0.50 foot-candles above ambient lighting conditions on a cloudless night. Exterior lighting must be IESNA (Illuminating Engineering Society of North America) rated cut-off or full cut-off.
   b. The maximum average lighting in non-residential zoning districts shall be 2.4 foot-candles.
   c. The maximum average lighting in residential zoning districts shall be 0.90 foot-candles.
   d. The following exceptions shall be permitted:
      i. Outdoor recreation facilities and assembly areas: Maximum average lighting is 3.60 foot-candles.
      ii. Auto display lots and gas station pump islands: Maximum average lighting is 3.0 foot-candles.

The methods used to show changes are:
xxxxxxxxxx = (Standard text) existing text within the zoning code; no changes proposed.
~~xxxxxxxxxx~~ = (Strike through text) text that is proposed to be deleted from the zoning code.
xxxxxxxxxx = (Highlighted and underlined text) new text that is proposed to be inserted into the zoning code

_____

Jessica Roberts, Chair
Poplar Grove Planning and Zoning Commission

Poplar Grove Zoning District Map



Poplar Grove Zoning

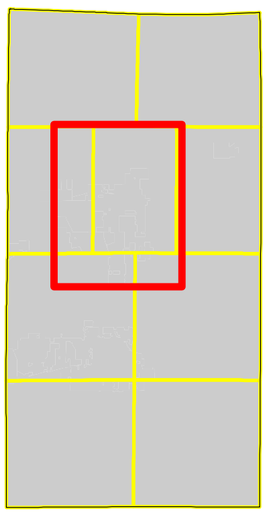
- A-1 Agricultural/Rural District(40 ac)
- RE Residential Estate District (10 ac)
- R-1 Single Family Residential 1 District (20,000 ft²)
- R-2 Single Family Residnetial 2 District (10,000 ft²)
- R-3 Single Family Residential 3 District (7,000 ft²)
- R-5 Mixed Residential District (3,000 ft²)
- CB Central Business District
- GB General Business District
- NB Neighborhood Business District
- LI Light Industrial District
- HI Heavy Industrial District
- Greenspace
- Municipal Boundary

0 0.25 0.5 1 Miles

Owen Costanza
Village President

Karri Anderberg
Village Clerk

April, 2021
Approval Date



Revisions

03-12-2012	03-10-2014	12-08-2014	04-13-2015	07-13-2015
02-2017	02-2018	02-2019	03-2020	03-2021

This map is the Zoning District Map referred to in Title 8 Zoning Chaper 6 of the Poplar Grove Zoning Code

This map is a general representation of approved zoning districts and is subject to change on a regular basis upon action of the Poplar Grove Board. Exact descriptions and boundaries of the represented zoning districts are on file in the Belvidere - Boone County/Poplar Grove Planning Department 401 Whitney Blvd. Belvidere, IL 61008.

Prepared by the
Boone County GIS Department
11-01-2011

MEMO

DATE: April 12, 2021

TO: Village of Poplar Grove Planning and Zoning Commission

FROM: Village of Poplar Grove Planning Staff

SUBJECT: Recommendation for case: 2021-01; Village of Poplar Grove, Multiple amendments (TA)

REQUEST:
The applicant, The Village of Poplar Grove, 200 North Hill Street, Poplar Grove, IL 61065, proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to Sections 8-7-5-B Home Occupation applicability, 8-7-9-B Solar Energy minimum requirements, 8-8-4 Permitted Yard Exceptions, 8-10-8-B Lighting requirements in accordance with Section 8-5-4 Text Amendment. The request will remove references to the unfilled Village Administrator position, clarify inspection requirements for solar panels, add carports and correct a typo for exterior lighting levels. The proposed language is as follows:

Section 8-7-5-B: HOME OCCUPATION

B. Applicability: Unless otherwise provided in this Title, no building or land may be used, and no building may be erected, converted, enlarged or structurally altered, in an Agricultural or Residential District except in compliance with the requirements of this section.

1. Permit. A home occupation permit shall be obtained as prescribed by the requirements of this section. Acceptance of any of the benefits of a home occupation permit shall be deemed acceptance of all terms and conditions set forth herein.
2. Application. Application for a home occupation permit shall be made to the Village Clerk on a form prescribed by the Zoning Administrator.
3. Inspection. Prior to approval the ~~Village Administrator~~ Director of Public Works or designated representative shall review the application and inspect the premises for compliance with the regulation of this section. Additional inspections may be requested by the Zoning Administrator to confirm continued compliance with the provisions of this section.
4. Fee. The application fee for a home occupation permit shall be approved by resolution or ordinance.

Section 8-7-9-B: SOLAR ENERGY

B. Minimum Requirements:

1. Any solar collectors shall be installed either on the roof of the principal structure or accessory structure or shall be otherwise incorporated into and made an integral part of the main building. The maximum height and set-back regulations of the zoning district in which it is proposed shall be observed.
2. No solar collector, solar engine or accessories, pipes or ducts for any solar collector or shall be installed on any roof having a slope of less than one percent (one-eighth of an inch per foot or one centimeter per meter).
3. Installations on low sloped roofs shall comply with the following requirements:
   a. Clearances: All collectors, reflectors, engines, pipes, ducts and other components shall have sufficient clearance between the roof and the installation to permit roof repairs to be made and to permit circulation of air to avoid constant dampness. A space of two (2) feet or sixty-one (61) centimeters shall be adequate clearance in all instances, provided that a smaller space shall be permitted if it can be demonstrated that all normal repairs and resurfacings of the roof may be made under the proposed clearances. The clearances required herein shall not apply to vertical pipes installed through the roof surface or installed outside of the outside walls to provide access to solar components.
   b. Load capacity: No solar component shall be installed on any roof unless the roof has sufficient capacity to hold the weight of the roof, the weight of the solar components and the anticipated snow load. Load requirements must meet the Village of Poplar Grove's adopted building code. The weight of fluid to be used in any panels, pipes or other components will be included in the calculations of load. In determining the anticipated snow load, the effect of the solar components on causing drifting shall be considered. All solar collectors shall meeting building code requirements.
   c. Protection from drifting or sliding snow: On any installation where solar collectors, solar engines and reflectors may cause snow to drift on a roof, provisions shall be made by snow fences, chutes or other barriers to prevent snowdrifts from accumulating on the roof. Wherever a solar collector or other solar component may cause snow to slide, the part of the roof where the snow may accumulate as a result of sliding shall have sufficient capacity to hold the weight of the snow anticipated to accumulate because of sliding. Wherever the location and slope of a solar collector or other solar component may cause snow to slide onto any doorway, sidewalk or other place used by pedestrian traffic, protection in the form of chutes, awnings or other devices shall be provided to prevent any snow from sliding onto any such doorway, sidewalk or other place.

d. Roof penetration: Wherever any pipe, duct or other solar component penetrates the surface of a roof, the roof shall be protected from leaks in the manner provided for any stack, pipe, or conduit penetrating the roof surface.
e. Roof preparation: Before any solar component is installed, the roof shall be inspected and any repairs and maintenance work needed shall be done to put the roof in leak proof condition.

4. All of the requirements for installations on low sloped roofs shall apply to installations on roofs other than low sloped roofs, except that in lieu of clearance from the roof, a solar panel may be attached flush to the roof. Such solar panel may be an integral part of the roof, providing a waterproof cover, with a waterproof seal between the panel and the rest of the roof. If such panel is not made an integral part of the roof but is attached flush with the roof, the top and sides of the panel shall be sealed where they meet the roof surface or shingles, to prevent water from getting under the panel.
5. Any roof over three (3) stories above the ground shall be provided with a means of access other than an outside ladder against an outside wall. No solar components shall be installed in a location so as to interfere with walkways on any roof.
6. Each solar component which may contain any liquid or gas shall be designed and constructed to prevent the leakage of any liquid or gas under any combination of temperature and pressure possible either during use or when the system is not in use.
7. Each solar collector, solar panel and solar engine shall be securely anchored to withstand the maximum wind pressure anticipated, considering the effects, if any, of the solar components in channeling wind, and without considering the weight of any liquid in the components.
8. ~~Each solar collector, reflector, solar engine and all solar components shall be inspected at least once (1) every two (2) years. Such inspections shall be at the owner's expense and may be made by any qualified person selected by the owner. The inspection shall include looking for any evidence of dampness on the roof due to shading, lack of air circulation or leaks, and shall include examining the structural parts securing all components. The Zoning Officer may request a certified report of such inspection to be provided by the owner/applicant. If such request is required by the Zoning Officer it shall be in writing and provided by the owner/applicant within thirty (30) days.~~ A property owner may, at their expense, have each solar collector, reflector, solar engine and all solar components inspected by a qualified person selected by the owner. The inspection shall include looking for any evidence of dampness on the roof due to shading, lack of air circulation or leaks and shall include examining the structural parts securing all components. If a certified report is obtained after the inspection, the owner shall provide a copy of the report to the Village if requested at a later date.

9. Nothing in this Section shall be interpreted as prohibiting any innovative design. Any design not specifically permitted by this ordinance may be installed, upon a showing that the proposed system of solar components will achieve the safety objectives and structural objectives of the provisions of this ordinance.
10. Nothing herein contained nor any permit issued hereunder, shall be constructed to restrict or limit the use and development of any adjoining or other premises.

Section 8-8-4: PERMITTED YARD EXCEPTIONS:

The following projections by buildings and structures are permitted to extend into the required setbacks (as defined in Chapter 6). In no instance shall any portion of a structure extend beyond a property line.

Table 8-8-4: Permitted Yard Exceptions:

Structure or Use	Front Yard Setback	Rear Yard Setback	Side Yard Setback
Air conditioner condenser units, extending no more than forty-eight (48) inches into the setback		P	P
Antenna, freestanding, for non-commercial purposes		P	
Athletic Courts (tennis, basketball, etc. Not including a hoop off of a driveway)		P	
Architectural ornamentation, e.g. sills, belt courses, cornices, extending no more than thirty (30) inches into the setback	P	P	P
Awnings and canopies, projecting no more than forty-eight (48) inches from the structure, extending up to a distance that is no less than three (3) feet from the lot line.	P	P	P
Balconies, projecting no more than five (5) feet from the structure	P	P	
Bay windows, having no foundation and projecting no more than thirty (30) inches from the structure	P	P	P
Carports, having a roof but no side walls, must be over a paved surface and three-feet from the side yard property line.			P
Chimneys, having no foundation and projecting no more than thirty (30) inches from the structure	P	P	P
Decks, open to the sky and less than thirty-six (36) inches above the ground, extending up to a distance that is no less than three (3) feet from the lot line (subject to ground coverage ratio		P	P

defined in Chapter 6)			
Driveways and walkways	P	P	P
Eaves and gutters, projecting no more than thirty (30) inches form the structure	P	P	P
Fences and walls (corner, double frontage and gateway lots may be permitted a fence in the front yard in accordance with Chapter 10)		P	P
Fire escapes, open to the elements and projecting no more than five (5) feet from the structure		P	P
Fuel pumps and associated canopies, in accordance with Chapter 9	P	P	P
Gazebos, cabanas and similar structures		P	
Outdoor storage		P	P
Parking Areas	P	P	P
Patio, open to the sky, extending up to a distance that is no less than three (3) feet from the lot line		P	
Porches projecting no more than either (8) feet from the structure up to a distance no less than three (3) feet from the lot line	P	P	P
Portico chere, projecting no more than fourteen (14) feet from the structure up to a distance no less than three (3) feet from the lot line	P	P	P
Recreational equipment, e.g. children's swing set, lawn games and courts, trampolines and other structures with appropriate fencing or safety netting		P	P
Signs and nameplates in accordance with Chapter 10	P	P	P
Solar energy devices, attached	P	P	P
Solar energy devices, detached		P	
Steps, at or below the first floor level	P	P	P
Storage tanks and storage silos, extending up to a distance that is no less than ten (10) feet from a lot line.		P	P
Storm shelters and similar structures, attached or detached, above or below grade		P	
Trash receptacles and enclosures		P	P
Utility meters, distribution boxes, pedestals and other above ground appurtenances		P	P
Vestibules, enclosed, extending more than four (4) feet into the setback	P	P	P
Wheelchair ramps	P	P	P

** "P" indicates accessory structure or use is permitted in the indicated setback as defined in Chapter 6.*
*** Other similar structures or uses not listed may be classified in similar structure or use categories as determined by the Zoning Administrator and are permitted within the yard(s) identified in such category*
**** If the requirements of this section are in variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive or those imposing the higher standards shall govern*

Section 8-10-8-B: LIGHTING

B. Requirements.

1. Maximum Luminaire Height: The maximum permitted luminaire height shall be thirty (30) feet in all nonresidential zoning districts and twenty-five (25) feet in all residential districts. The height of both the pole and base shall be considered in the measurement of luminaire height.

2. Orientation of Fixture: In no instance shall an exterior lighting fixture be oriented so that the lighting element (or a transparent shield) is visible from a property located within a residential zoning district. The use of shielded luminaries shall be utilized to facilitate compliance with this requirement.

3. Intensity of Illumination:
   a. In no instance shall the amount of illumination attributable to exterior lighting measured at the property line exceed ~~0.0~~ 0.50 foot-candles above ambient lighting conditions on a cloudless night. Exterior lighting must be IESNA (Illuminating Engineering Society of North America) rated cut-off or full cut-off.
   b. The maximum average lighting in non-residential zoning districts shall be 2.4 foot-candles.
   c. The maximum average lighting in residential zoning districts shall be 0.90 foot-candles.
   d. The following exceptions shall be permitted:
      i. Outdoor recreation facilities and assembly areas: Maximum average lighting is 3.60 foot-candles.
      ii. Auto display lots and gas station pump islands: Maximum average lighting is 3.0 foot-candles.

The methods used to show changes are:
xxxxxxxxxxx = (Standard text) existing text within the zoning code; no changes proposed.
~~xxxxxxxxxxx~~ = (Strike through text) text that is proposed to be deleted from the zoning code.
xxxxxxxxxxx = (Highlighted and underlined text) new text that is proposed to be inserted into the zoning code

BACKGROUND AND SUMMARY OF FINDINGS:
Home Occupations allow for a limited amount of business to be conducted out of one's house. Common home occupations include hairdressers, internet sales and landscape offices. Home Occupations are permitted and inspected to ensure compliance with the requirements of the Zoning Ordinance. Permitting was done by the Village Clerk but the Village Administrator was tasked with the inspections. Since the Village Administrator position is not consistently filled, inspections have been handled by different departments. In order to maintain consistency and compliance with the Village's ordinances, the task of inspections will be conducted by the Director of Public Works.

Currently the Zoning Ordinance requires that a homeowner that has solar panels on their roof get the roof inspected every two years. While this requirement was an effort to protect a homeowner from a damaged roof, it can be quite costly and burdensome on the homeowner. In addition, as the popularity of solar energy increases so does the amount of properties needing inspection. Tracking of these inspections and enforcement becomes a matter of code enforcement. While the intent behind the code was to protect residents, it has actually created a hardship and is not always enforced. Due to these concerns, it is recommended to remove the requirement to have roofs inspected and reports submitted. However, language regarding the reports is being kept in the Zoning Ordinance in an effort to allow residents to know that such a service exists should they want to pursue it and to notify them that if a report is done, the Village can request a copy of the findings.

After several severe storms to hit the area, residents are looking for affordable ways to protect their vehicles from hail and tee limb damage. Sometimes garages are not possible either due to lot coverage, setbacks or cost. Carports constructed over driveways are becoming more common. However, there is no reference to such structures in the Zoning Ordinance. The additional language will not only permit carports but require them to have the same setback as driveways and paved surfaces. Although these setbacks are less than a detached structure, due to the lack of walls, carports are not as impactful to neighboring properties.

In regards to lighting levels (foot-candles), there is a typo for maximum illumination level at the property line. Currently the code requires a maximum illumination level of 0.0 foot-candles which means no lighting at all. This is not practical nor was it intended. Although, the Village wants to limit the amount of light that spills over from one property to the next, since parking areas and walkways are allowed near property lines, lighting used for safety and visibility purposes will need to be near property lines as well. The intent of the code was to read 0.50 foot-candles which is a common requirement in the area.

RECOMMENDATION:
The planning staff recommends approval of case 2021-01 for the four Zoning Ordinance text amendments.

PLANNING AND ZONING COMMISSION/VILLAGE BOARD ACTION:

The Commission shall hold a public hearing on the proposed text amendment, after which a recommendation will be made to grant or deny the text amendment application to the Village Board. The Commission may make the recommendation at the same meeting, or choose to continue the proceedings at a later date. The Commission may request additional information as needed. Once a recommendation is made, the Commission shall record its conclusion as part of the meeting minutes and forward such documentation onto the Village Board for review. The Commission's failure to act or submit a report within sixty-five (65) days of the public hearing shall constitute a recommendation to approve the request.

Within sixty-five (65) days of receipt of the Commission's recommendation, the Village Board shall act by ordinance to approve or deny the text amendment as originally proposed or approve the text amendment with modifications. The Village Board may also remand the request back to the Commission for further hearings and/or discussion. The Village Board's approval or denial of the requested amendment shall be considered the approval or denial of a unique request, and shall not be construed as precedent for any other proposed amendment.

ATTACHMENTS

1. Letter from the Boone County Health Department, Amanda Mehl, dated April 5, 2021.

MEMO

DATE: June 15, 2021

TO: Village of Poplar Grove Planning and Zoning Commission

FROM: Gina DelRose, Belvidere Community Development Planner

SUBJECT: Staff advisory memo for case: 2021-02: JM Commercial Holdings; Concorde Crossing Subdivision

REQUEST AND LOCATION:
The applicant, JM Commercial Holdings, LLC, 7210 E. State Street, Rockford, IL 61108 on behalf of the property owners within the Concorde Crossing Subdivision is requesting a variance to reduce the side yard setback from fifteen (15) feet to six (6) feet and from ten (10) feet to six (6) feet (Poplar Grove Zoning Ordinance Sections 8-6-4-G-4-b side yard setbacks, 8-6-5-G-4-b side yard setbacks and 8-5-6 Variance) on approximately 40 acres located east of Illinois Route 76, along Boeing Trail and Starfire Road within the R-1, Single-family Residential 1 District and R-2, Single-family Residential 2 District. PINs: 05-11-227-016; 05-12-103-001; 05-12-103-002; 05-12-103-003; 05-12-103-004; 05-12-103-005; 05-12-103-006; 05-11-227-015; 05-11-227-014; 05-12-102-011; 05-12-102-012; 05-12-102-013; 05-12-102-014; 05-12-102-015; 05-12-102-016; 05-12-102-017; 05-12-102-018; 05-12-102-019; 05-11-227-003; 05-11-227-004; 05-11-227-005; 05-11-227-006; 05-11-227-007; 05-11-227-008; 05-11-227-009; 05-11-227-001; 05-11-227-010; 05-11-227-011; 05-11-227-012; 05-11-227-013; 05-11-226-002; 05-11-226-003; 05-11-226-004; 05-11-226-005; 05-11-226-006; 05-11-226-007; 05-11-226-008; 05-11-226-011; 05-11-226-012; 05-11-226-013; 05-11-226-001; 05-11-227-002; 05-11-226-009; 05-12-101-001; 05-12-101-002; 05-12-101-003; 05-12-101-004; 05-12-101-005; 05-12-101-006; 05-12-101-007; 05-12-101-009; 05-12-101-010; 05-12-101-008; 05-12-102-002; 05-12-102-003; 05-12-102-004; 05-12-102-005; 05-12-102-006; 05-12-102-007; 05-12-102-008; 05-12-102-009; 05-12-102-010; 05-12-102-001; 05-12-103-009; 05-12-103-007; 05-12-103-008; 05-12-103-010; 05-12-102-021; 05-12-102-020; 05-11-226-010.

BACKGROUND:
Concorde Crossing was platted in 2002 and was originally zoned R-1 west of Saratoga Lane and R-2 east of Saratoga Lane. On the recorded plat there is a 33-foot front yard building setback line but there are no side yard or rear yard setback lines shown. The Zoning Ordinance in effect at the time did not list a side yard setback requirement for the R-1 Zoning District and the R-2 Zoning District required an eight-foot setback for primary structures and a five-foot setback for accessory structures. Although an eight-foot setback was required for the homes east of Saratoga Lane, some appear to have been built closer to the lot lines. Homes west of Saratoga Lane appear to be constructed even closer to the property line. Without an as-built plat of survey for each property, exact setbacks are unknown.

A new Zoning Ordinance and Zoning Map were adopted in 2012. The ordinance requires a 15-foot side yard setback for residential structures in the R-1 zoning district and a 10-foot side yard setback for residential structures in the R-2 zoning district. In order to be

consistent, the applicant is requesting variances to reduce the side yard setback from 15 feet to 6 feet west of Saratoga Lane and from 10 feet to 6 feet east of Saratoga Lane.

Lots within the Concorde Crossing Subdivision range in width from 87 feet to 129 feet. The larger side yard setbacks made it more difficult to construct residences on the narrower lots that are of similar size and style to what currently exists in the subdivision. A side yard setback variance was requested and approved in the Olson Woods Subdivision for similar reasons.

The variance will only apply to existing and future homes within the Concorde Crossing Subdivision. The ability to bring existing homes into compliance with the Zoning Ordinance protects property owners from potential negative impacts in the future.

FINDINGS OF FACT:
Per Section 8-5-6 of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Variance are as follows:

A. **Findings: The particular physical surroundings, shape, topographical, or other onsite condition of the specific property involved would not result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.**

The property meets the requirements of the Zoning Ordinance in terms of lot size, width and shape. The need for the variance comes from the inconsistent information available at time of platting and initial building. The variance will allow for cohesive development within the subdivision.

B. **Findings: Special circumstances exist that are peculiar to the land, structure or building involved that is not applicable to other lands, structure or building in the same district.**

When the property was initially platted and developed, it was zoned a mix of R-1 Single Family and R-2 Two Family. The R-1 zoning district was the only zoning district not to have a side-yard setback listed within the zoning ordinance, allowing for the village/developer to choose their own setback. A mistake was not made by the property owner or contractors.

Not all properties zoned R-1 were built with 6-foot setbacks. Concorde Crossing is a special circumstance due to how the subdivision began its development. It is not a common occurrence and creates a unique situation.

C. **Findings: The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property.**

Although there would be a cost to redesign the floor plans to make them fit within the required building envelope, the Village is more concerned with allowing similar sized houses in the neighborhood in order to provide a more cohesive feel between neighbors.

D. **Findings: The variation is not the minimum variation that will make possible the reasonable use of the land, structure or building and will not be**

detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The property is large enough to allow an average sized residence. However, reducing the setback to six feet still allows for adequate separation between structures in terms of life safety requirements.

E. **Findings: The owner of the property has not created the alleged difficulty or hardship.**

Owners of existing homes were provided building permits for a 6-foot setback at time of construction. Potential new residents of the subdivision are requesting to be treated in the same manner as the original homeowners. They are not responsible for the setback inconsistency in the previous code.

F. **Findings: The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets but it may increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood or adversely affect the health, morals or general welfare of the public.**

The proposed variation will still allow for adequate separation between structures and property lines.

G. **Findings: The proposed variation does comply with the spirit and intent of the restrictions imposed by this title.**

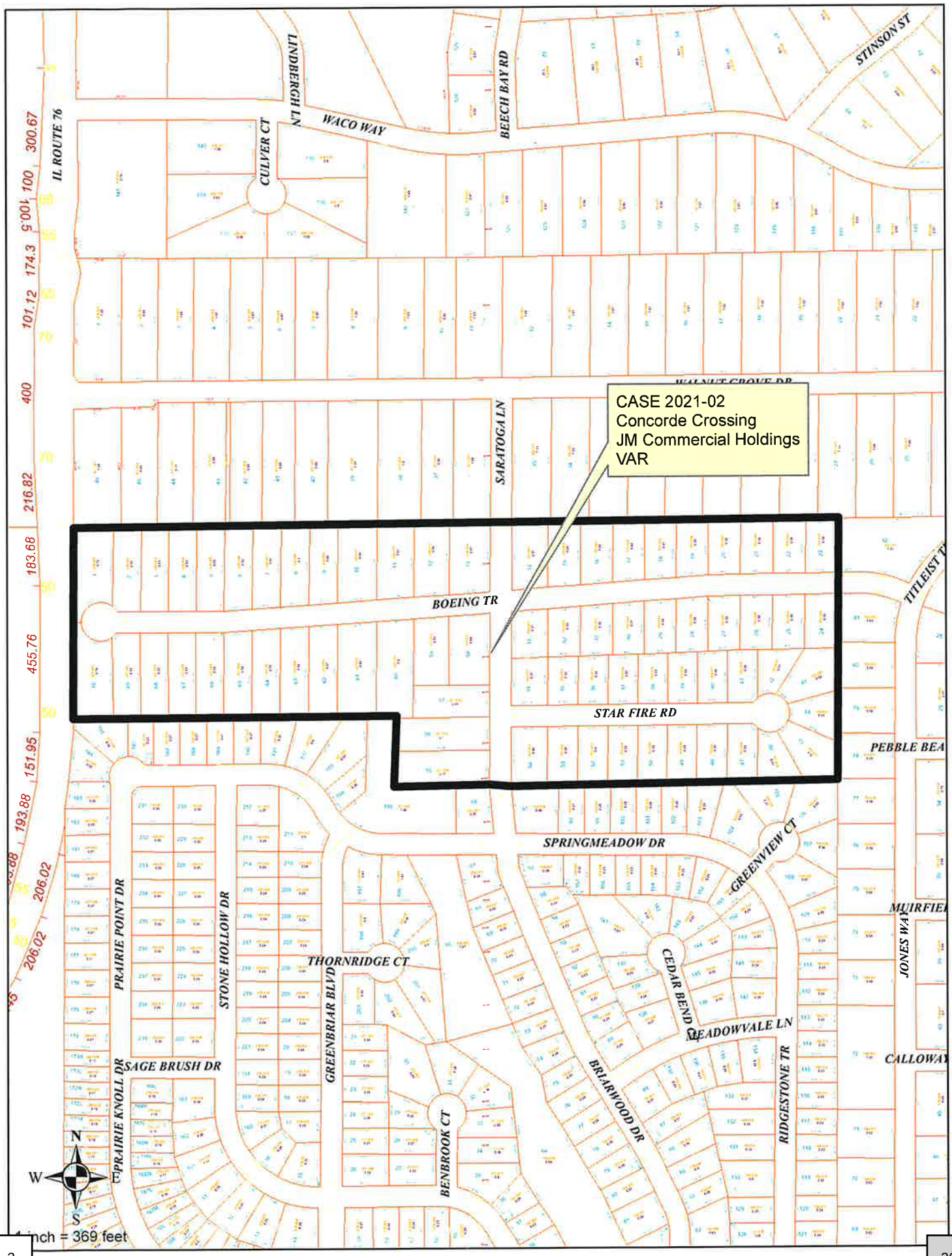
The Zoning Ordinance was enacted to guide residents and developers in their improvement efforts. The Village encourages property owners to invest in their property while keeping the impacts to neighboring properties at a minimum. The variance will allow for a property owner to finish improving their property.

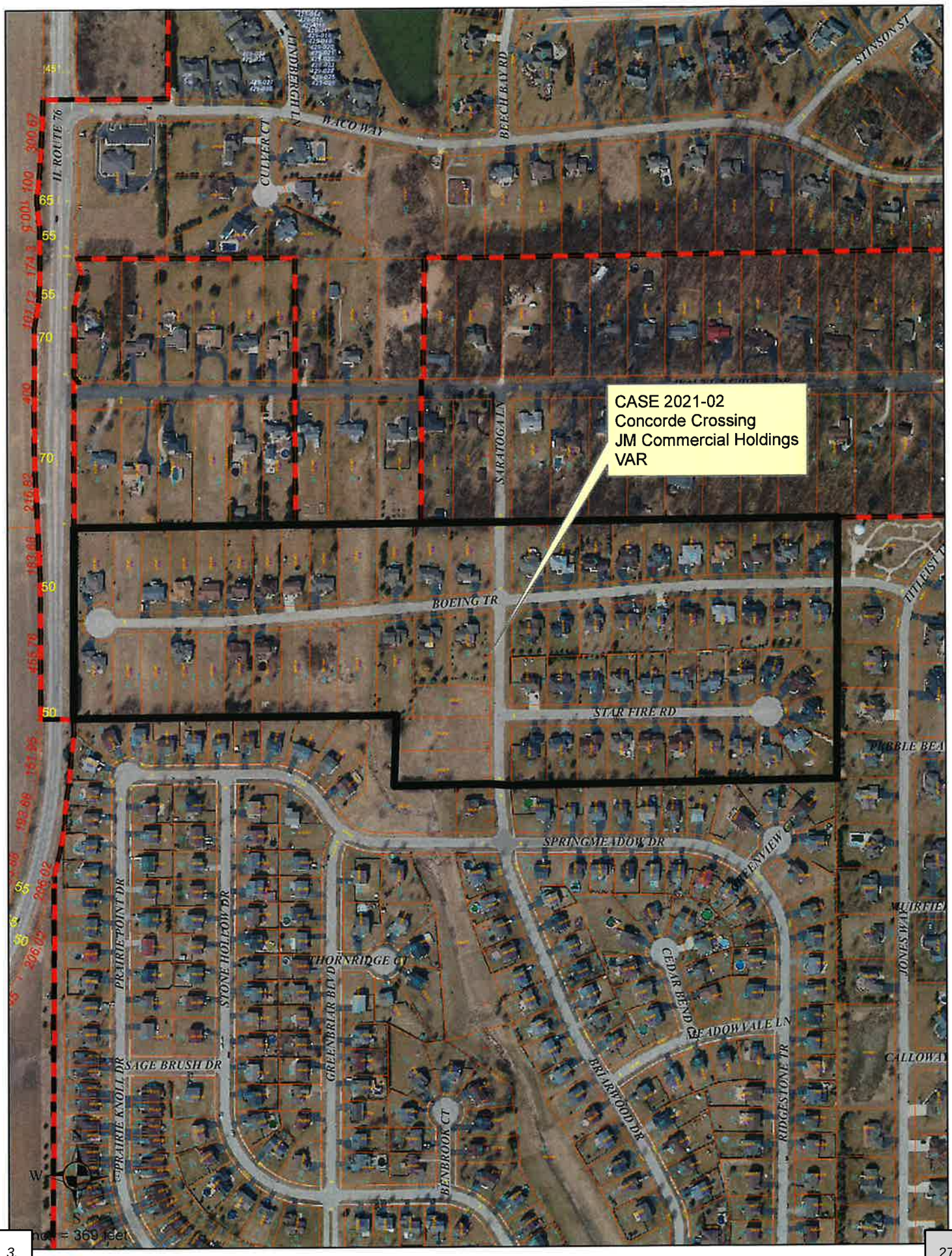
RECOMMENDATION:
The planning staff recommends the **approval** of case number **2021-02;** JM Commercial Holdings, Concorde Crossing Subdivision.

PLANNING AND ZONING COMMISSION
The Commission shall hold a public hearing on the proposed variation, after which a decision will be made to grant or deny the variance based on the findings of fact made by the Commission (a lesser variance than requested may be granted but in no instance shall a variance be approved that is greater than the one originally requested). The Commission may make the determination at the same meeting, or choose to continue the proceedings at a later date. The Commission may request additional information as needed. Once a decision is made, the Commission shall record its conclusion as part of the meeting minutes and written findings of fact.

ATTACHMENTS

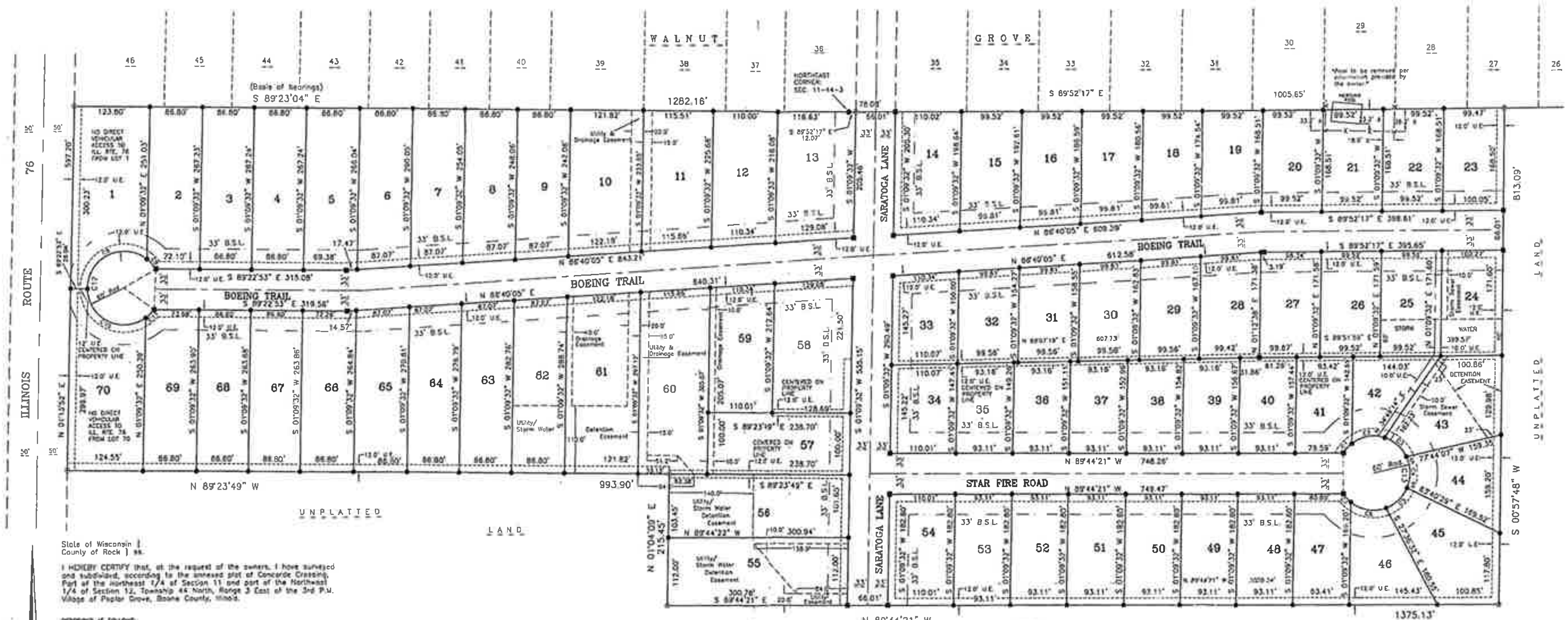
1. Location Map by the Planning Staff.
2. Aerial Photo by the Planning Staff.
3. Plat of Concorde Crossing Subdivision
4. Narrative submitted by the applicant.
5. Letter from Boone County Health Department, Amanda Mehl, April 5, 2021.
6. Letter from Soil and Water Conservation District, Teagan Duffy, June 10, 2021.


CASE 2021-02
Concorde Crossing
JM Commercial Holdings
VAR
IL ROUTE 76
WACO WAY
CULVER CT
LINDBERGH LN
BEECH BAY RD
STINSON ST
SARATOGA LN
BOEING TR
STAR FIRE RD
TITLEIST T
PEBBLE BEA
SPRINGMEADOW DR
GREENVIEW CT
MUIRFIE
JONES WA
CEDAR BEND CT
MEADOWVALE LN
CALLOWA
BRIARWOOD DR
RIDGESTONE TR
THORNRIDGE CT
GREENBRIAR BLVD
BENBROOK CT
PRAIRIE POINT DR
STONE HOLLOW DR
SAGE BRUSH DR
PRAIRIE KNOLL DR
N
W
E
S
1 inch = 369 feet


CASE 2021-02
Concorde Crossing
JM Commercial Holdings
VAR
BACO BAY
BEECH BAY RD
STINSON ST
CULVER CT
SARATOGA LN
BOEING TR
STAR FIRE RD
SPRINGMEADOW DR
GREENVIEW CT
CEDAR BEND
MEADOWVALE LN
BRIARWOOD DR
RIDGESTONE TR
THORNRIDGE CT
GREENBRIAR BLVD
STONEHOLLOW DR
PRAIRIE POINT DR
PRAIRIE KNOLL DR
SAGE BRUSH DR
BENBROOK CT
JONES WAY
CALLOWAY
PEBBLE BEA
TITLEIST T
W
S

CONCORDE CROSSING

Part of the Northeast 1/4 of Section 11 and
part of the Northwest 1/4 of Section 12, Township 44 North, Range 3 East
of the 3rd P.M. Village of Poplar Grove, Boone County, Illinois.



State of Wisconsin }
County of Rock } ss.

I HEREBY CERTIFY that, at the request of the owners, I have surveyed and subdivided, according to the annexed plat of Concorde Crossing, Part of the Northeast 1/4 of Section 11 and part of the Northeast 1/4 of Section 12, Township 44 North, Range 3 East of the 3rd P.M. Village of Poplar Grove, Boone County, Illinois.

DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of Section 11, aforesaid; thence South 89°22'17" East along the South line of the Walnut Grove Subdivision, as platted and recorded, a distance of 1283.73 feet; thence South 0°57'48" West 813.09 feet; thence North 89°44'21" West 1375.13 feet; thence North 1°04'09" East 215.45 feet; thence North 89°23'49" West 993.90 feet to the Easterly right-of-way of Illinois Route 76; thence North 1°13'52" East along said right-of-way a distance of 597.20 feet to the South line of the aforesaid Walnut Grove Subdivision; thence South 89°23'04" East along said South line 1282.16 feet to the point of beginning.

Containing 39.222 acres, more or less.

Dimensions are given in feet and decimals of a foot. Iron rebar 3/4 inch in diameter and 4 feet long have been set at all points marked on the plat with ■. Iron rebar 5/8 inch in diameter and 3 feet long have been set at all points marked ●.

I further certify that the land above described is situated within the corporate limits of the Village of Poplar Grove, Illinois.

I further certify that no part of the property covered by this plat of Concorde Crossing is located within a special flood hazard area as identified by the Federal Emergency Management agency.

Given under my hand and seal this 4th day of February A.D. 2002

James R. Houle, Illinois Professional Land Surveyor 035-003382

EXPIRES 11-30-2002

ORDER NO. 26667

FOR THE EXCLUSIVE USE OF:
Jan Mansfield and Dennis Gearhart
7210 E. State Street
Rockford, IL 61108

SCALE: 1" = 60 FEET
* SEE FILE *
File Name: J:\26650-26699\26667\26667.DWG
Plotted on 01/29/02 at 14:38:14
SHEET 1 OF 2

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NI-Gas") to install, operate, maintain, repair, replace and remove facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to trees, bushes, roots and fences, as may be reasonably required incidental to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-Gas facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-Gas. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

NUMBER	DELTA	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	19°44'30"	S 83°22'38" W	60.00	20.68	20.58
C2	[illegible]	N 80°[illegible] E	60.00	57.18	[illegible]
C3	[illegible]	N 49°24'28" W	60.00	[illegible]	45.11
C4	[illegible]	N 51°13'58" W	60.00	21.25	20.38
C5	[illegible]	S 42°34'49" W	60.00	48.75	47.44
C6	[illegible]	S 80°[illegible] E	60.00	41.50	39.14
C7	17°38'49"	N 47°24'33" W	60.00	18.48	18.41
C8	20°54'31"	S 61°16'43" E	60.00	21.90	21.78
C9	128°11'55"	S 63°17'24" W	60.00	135.50	105.49
C10	[illegible]	[illegible]	60.00	135.60	105.41
C11	[illegible]	N 41°10'11" E	60.00	19.03	18.95
C12	293°13'03"	N 2°31'30" E	60.00	307.08	66.06
C13	293°13'58"	S 0°28'29" W	60.00	307.11	66.00

ILLINOIS DEPT. OF TRANSPORTATION CERTIFICATION

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Paragraph 2 of An Act to Revise the Law in Relation to Plats, as amended.

Dated this 30th day of January A.D. 2002

Roger Roche P.E.
District Engineer

CERTIFICATION BY VILLAGE ENGINEER

State of Wisconsin }
County of Rock } ss

I hereby certify that I have caused measurements to be taken of the property embraced within the annexed plat of CONCORDE CROSSING and found it correct as to distances and monuments. All streets and sidewalks shown herein have been graded, drained and surfaced and all drainage structures have been built, as required, or have been provided for by bonded contract to my approval.

Dated this 4th day of Feb. 2002

By ____________
Village Engineer

LEGEND:

■	3/4" x 48" IRON REBAR SET
●	5/8" x 36" IRON REBAR SET
⊚	5/8" IRON PIN FOUND
⊙	3/4" IRON PIN FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

R.H. BATTERMAN & CO. INC.
LAND SURVEYORS – ENGINEERS – PLANNERS
2857 BARTELLS DRIVE
BELOIT, WISCONSIN 53511
(608) 365-4464 FAX 365-1850
E-MAIL: SURVEYOR@INWAVE.COM

3.

Gina Delrose

From: Jan Mansfield <JanMansfield@centuryplazabc.com>
Sent: Tuesday, June 1, 2021 3:24 PM
To: Gina Delrose
Cc: Charlie Mansfield
Subject: Purpose of the Variance

To Whom It May Concern:

Please see the documents that I have provided requesting a variance on the remaining lots that I still own in Concorde Crossing. I'm requesting a smaller side yard setback so that the houses built on the remaining lots are consistent with the existing homes in the subdivision.

We feel it is advantageous to everyone for the construction on the remaining lots to be treated similarly to the existing homes, so that they can accommodate three car garages and appealing elevations, so that all the homes in Concorde Crossing are as nice as possible.

Let me know if you have any questions and concerns. Thanks for your consideration.

Seize the Day!

Jan Mansfield, ***GRI CRS CRB***
CENTURY 21 Affiliated
JM Commercial Holdings
Century Plaza Business Center
7210 E. State St,
Rockford, IL 61108
815-391-9213

Public Health
Prevent. Promote. Protect.

Boone County
Health Department
1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting optimal wellness & protecting the public's health.

April 05, 2021

FAX: 815-547-0789

Gina DelRose
Community Development Planer
401 Whitney Blvd Suite 300
Belvidere, IL 61008

Planning Services for Village of Poplar Grove

Re: Variance 2021-02, JM Commercial Holdings, LLC; Concorde Crossings

Dear Gina,

We are in receipt of a copy for a variance to reduce the side yard setback from fifteen (15) feet to six (6) feet (Poplar Grove Zoning Ordinance Sections 8-6-4-G-4-b side yard setbacks and 8-5-6 Variance) on approximately 40 acres located east of Illinois Route 76, along Boeing Trail and Starfire Road within the R-1, Single-family Residential 1 District.

Our office has no objections or comments on this request.

Thank you,

Amanda Mehl
Administrator of Public Health
AT

Boone County
Soil & Water
Conservation District

211. N. Appleton Road
Belvidere, IL 61008
815-544-3465 x3

10 June, 2021

SWCD NRI #: 1651

Boone County Planning Department
1212 Logan Ave.
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to your office as indicated below:

__X__ Our review does not apply in this instance.
_____Other (see attached)

Location of Site: Section: 11-12, Township: 44 North. Lots 2, 62, 63, 66, 68, 69 Concorde Crossing, Poplar Grove IL
PIN(S): N/A

Contact	Petitioner	Owner
Jan Mansfield	Same as contact	JM Commercial Holdings, LLC
5204 East Dr. Loves Park, IL 61111		7210 E. State St, Rockford, IL 61108
(815) 222-5547 Janmansfield50@gmail.com		

Request: Variance – change side setback

Sincerely,

Teagan Duffy
Boone County Soil & Water
Conservation District