



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, April 27, 2022 - 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 September 22, 2021

PUBLIC COMMENTS: *(General Comments)*

NEW BUSINESS

2. **Case 2022-01; 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; 8-2-3 (Definitions), 8-6-2-B-1 (Permitted uses in the Agricultural/Rural (A-1) Zoning District, 8-6-9-B-2 (Special Uses in the General Business (GB) Zoning District; 8-6-10-B-2 (Special Uses in the Central Business (CB) Zoning District and 8-6-13 (Permitted Use Table), all in accordance with section 8-5-4 Text Amendment.

ADJOURNMENT



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, September 22, 2021 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

MINUTES

CALL TO ORDER

Meeting called to order by Clerk Anderberg at 6pm

ROLL CALL

PRESENT

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

Motion made by Commissioner Brandenburg, Seconded by Commissioner Vodnansky to make Nate Sroka Chairmen.

Voting Yea: Commissioner Sroka, Commissioner Brandenburg, Commissioner Vodnansky, Commissioner McFarlin

APPROVAL OF AGENDA

Motion made by Commissioner Brandenburg, Seconded by Commissioner McFarlin.

Voting Yea: Commissioner Sroka, Commissioner Brandenburg, Commissioner Vodnansky, Commissioner McFarlin

APPROVAL OF MINUTES

1. Motion to approve the July 28, 2021 minutes
Motion made by Commissioner Brandenburg, Seconded by Commissioner McFarlin.
Voting Yea: Commissioner Sroka, Commissioner Brandenburg, Commissioner
Vodnansky, Commissioner McFarlin

PUBLIC COMMENTS: *(General Comments)*

2. Notice is hereby given that a Special Meeting of the Village Board of the Village of Poplar Grove will be held on September 22, 2021 at 6:00 pm in Council Chambers at 200 North Hill Street, Poplar Grove, Illinois. Notice is further given that a physical quorum may not be present, but a quorum will be reached by some or all Trustees attending via teleconferencing. For public viewing and public comments, please refer to the text box at the end of the agenda. Public Comments may be submitted: - Until 4:15 pm before the meeting begins via email at clerk@villageofpoplargrove.com or by dropping a letter in the Water & Sewer drop box located next to the front door at Village Hall. These Public Comments will be read at the meeting
no public comment

NEW BUSINESS

3. **Case 2021-04: Poplar Grove United Methodist Church, 105 E. Grove Street-** The applicant and property owner, Poplar Grove United Methodist Church, 105 E. Grove Street, Poplar Grove, IL 61065 is requesting a map amendment (rezoning) on approximately 6 acres of land from the R-1, Single-Family Residential 1 District to the GB, General Business District in accordance with the Poplar Grove Zoning Ordinance, Section 8-5-5 Map Amendment. The property is located at the southeast corner of North State Street and East Grove Street and is commonly known as 238 North State Street and 105 East Grove Street. PINs: 04-19-101-057; 04-19-101-014 and 04-19-101-001.

Gina DelRose sworn in at 6:13pm. DelRose presented the case and finding of facts.

Daniel Saavedra and Barbara Meier from Poplar Grove Methodist Church sworn in at 6:15pm

Public Hearing was closed at 6:20pm

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

Voting Yea: Commissioner Sroka, Commissioner Brandenburg, Commissioner
Vodnansky, Commissioner McFarlin

Motion made by Commissioner Vodnansky, Seconded by Commissioner Brandenburg to approve case 2021-04.

Voting Yea: Commissioner Sroka, Commissioner Brandenburg, Commissioner
Vodnansky, Commissioner McFarlin

4. **Case 2021-05; Poplar Grove United Methodist Church, 105 E. Grove Street (SU)-** The applicant and the property owner, Poplar Grove United Methodist Church, 105 East

Grove Street, Poplar Grove, IL 61065 is requesting a special use pursuant to the Poplar Grove Zoning Ordinance, Table 8-11-5(C)(1) Permitted Signs by Type and Section 8-5-7 Special Uses. Specifically, the applicant is requesting a special use to have an animated sign at 105 East Grove Street with the GB, General Business District (pending rezoning) on approximately 5.5 acres of land (PIN: 04-19-101-057). The property is irregular in shape and developed with a church and parking area.

Public Hearing open at 6:23pm Gina DelRose sworn in at 6:23pm. DelRose presented the case and finding of facts. Public Hearing closed at 6:27pm

Motion made by Commissioner Brandenburg, Seconded by Commissioner Vodnansky to approve finding of facts.

Voting Yea: Commissioner Sroka, Commissioner Brandenburg, Commissioner Vodnansky, Commissioner McFarlin

Motion made by Commissioner Vodnansky, Seconded by Commissioner Brandenburg to approve case 2021-05.

Voting Yea: Commissioner Sroka, Commissioner Brandenburg, Commissioner Vodnansky, Commissioner McFarlin

ADJOURNMENT

Motion made by Commissioner Vodnansky, Seconded by Commissioner Brandenburg.

Voting Yea: Commissioner Sroka, Commissioner Brandenburg, Commissioner Vodnansky, Commissioner McFarlin

meeting adjourned at 6:28 pm

5. Village Hall is inviting you to a scheduled Zoom meeting.

Topic: Planning and Zoning Meeting

Time: Sep 22, 2021 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82349139684?pwd=aVBPMGFhZWVNaDJNZnNyUDZlcG00Zz09>

Meeting ID: 823 4913 9684

Passcode: 616455

One tap mobile

+13126266799,,82349139684#,,,,*616455# US (Chicago)

+13017158592,,82349139684#,,,,*616455# US (Washington DC)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

Meeting ID: 823 4913 9684

Passcode: 616455

Find your local number: <https://us06web.zoom.us/j/kchyMgWBNi>

Date: April 5, 2022

To: Boone County Journal

From: Ken Garrett, Zoning Administrator of the Village of Poplar Grove
B & F Construction Code Services, Inc
2420 Vantage Drive
Elgin, IL 60124
847-428-7010 Main

Re: Notice of Poplar Grove Planning and Zoning Commission Meeting—April 27, 2022

Please publish the attached public hearing notice for the Poplar Grove Planning and Zoning Commission meeting one time, no later than **Friday, April 8, 2022**. If you have questions, please contact me at 847-428-7010.

Please let me know when this item will be published.

After publication, forward a copy of the certificate of publication and invoice to the Village of Poplar Grove at:

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, April 27, 2022 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 8-2-3 Definitions; 8-6-2-B-1 Permitted Uses in the Agricultural/Rural (A-1) zoning district; 8-6-9-B-2 Special Uses in the General Business (GB) zoning district; 8-6-10-B-2 Special Uses in the Central Business (CB) zoning district; and 8-6-13 Permitted Use Table, all in accordance with Section 8-5-4 Text Amendment. The request will provide for a definition of golf facilities and provide in which zoning districts will golf facilities be allowed and clarify the definition of outdoor recreational facilities.

The proposed text amendment is available for public review at the Poplar Grove Village Hall (200 North Hill Street, Poplar Grove, Illinois, 61065) during regular business hours.

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

Ken Garrett
Village of Poplar Grove Zoning Administrator

OFFICE & SHIPPING:
2420 Vantage Drive
CORRESPONDENCE:
P.O. BOX 5178
ELGIN, IL 60121-5178

B&F CONSTRUCTION CODE SERVICES, INC.
BUILDING & FIRE PROTECTION PLAN REVIEW
TRAINING • INSPECTIONS • CODE CONSULTING

PHONE (847) 428-7010
FAX (847) 428-3151
TOLL FREE 1-800-232-5523
E-MAIL bfccs@bfccs.org

To: Planning and Zoning Commission Members

From: Kenneth Garrett, Zoning Administrator

Date: April 8, 2022

RE: Text Amendment Annexation – Allowing Golf Course and Associated Activities

Hearing Date: April 27, 2022 at 6:00 p.m.

BACKGROUND:

Despite the common understanding that the Timber Pointe Golf Club is located within the Village of Poplar Grove boundaries, only portions of the golf course were actually annexed into the Village. The clubhouse, parking lot and storage building are in the Village and are zoned GB. The golf holes 4 and 11 and including the T-Box for hole 10 are also within the village boundaries and zoned R-1. The remainder of the golf course is located in unincorporated Boone County under the county's A-1 district (see map on page 9). This was discovered only in the past few weeks. Not being within the Village boundaries limits the golf course from serving alcohol via their cart for the remainder of the golf course. Further, it is our understanding that Boone County cannot issue any additional liquor licenses. Our zoning currently does not reference golf courses at all so a Text Amendment is needed in order to allow for the golf course to be a conforming use. In addition to the Text Amendment, the remainder of the property (currently in the county) will be annexed into the village. This will resolve this situation and it makes logical sense to have the entire golf course within the village boundaries.

Below is an outline of the text amendment sections.

REQUEST:

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; 8-2-3 (Definitions), 8-6-2-B-1 (Permitted uses in the Agricultural/Rural (A-1) Zoning District, 8-6-9-B-2 (Special Uses in the General Business (GB) Zoning District; 8-6-10-B-2 (Special Uses in the Central Business (CB) Zoning District and 8-6-13 (Permitted Use Table), all in accordance with section 8-5-4 Text Amendment.

The request will provide for a definition of "golf facilities" and provide in which zoning district(s) golf facilities are allowed as either a permitted use by right or through a special

Timber Pointe Golf Club

use permit. Clarification of the definition of “outdoor recreational facilities” will be modified as well so that there is no confusion with the new definition of golf facilities.

As referenced above in the background section, the current golf course use is not a permitted use in the A-1 district. Section 8-6-1-D “Annexation” stipulates when a property is annexed into the village, the default zoning district is Agricultural/Rural District (A-1) until such time the district is changed via development or through a text amendment.

TEXT AMENDMENTS

The following outlines the sections of the zoning code that require adjustment. Areas highlighted in yellow are the changes. Additions are bolded and underlined and deletions are shown as strikethroughs. In some cases, the wording has been revised or relocated elsewhere in the text. A description shall precede each section to describe the change and its purpose.

TEXT AMENDMENT NUMBER ONE

The following outlines the sections of the zoning code that require adjustment. Areas highlighted in yellow are the changes. Additions are bolded and underlined and deletions are shown as strikethroughs. In some cases, the wording has been revised or relocated elsewhere in the text. A description shall precede each section to describe the change and its purpose.

8-2-3 Definitions Add new definition “Golf Facilities”

“Golf Facilities - Land used for playing the game of golf by the public or by members and guests of a private club, and which may include any of the following: golf course (and associated clubhouse, meeting rooms, food and beverage services, landscaping, irrigation systems, driving ranges, paths and golf greens and tees), stand alone driving ranges and miniature golf”.

8-2-3 Revise the following definitions

Recreation, commercial. A recreational facility operated as a business and open to the public for a fee. Swim clubs are not included in this definition. This definition covers the following:

Indoor facilities: Amusement arcades or establishments that primarily provide coin- or token-operated devices (popularly called pinball machines and video games); bowling alleys; dance clubs, and ballrooms; racquetball, handball, and squash clubs; skating rinks; indoor soccer fields and hockey rinks; and similar facilities.

Outdoor facilities: **Miniature golf; golf driving ranges**; water slides; batting cages; tennis clubs; volleyball clubs; go-kart or bump car establishments; and similar facilities.

TEXT AMENDMENT NUMBER TWO

This amendment adds the new term “Golf Facilities” to the allowable uses as permitted by right. As a side note, I recommend listing the uses in alphabetical order for ease of viewing the uses. I have provided the revision below, highlighted in yellow for your consideration.

8-6-2-B-1 Agricultural/Rural District (A-1 Zoning District)

B. List of Allowable Principal Land Uses:

1. Permitted by Right:

Single-family Detached

Modular Home

Cultivation

Agricultural Retail

Public Parks and Open Space

Utilities

Wireless Communication Facility

Golf Facilities

Rearranged list of permitted uses in alphabetical order

Agricultural Retail

Cultivation

Golf Facilities

Modular Home

Public Parks and Open Space

Single-family Detached

Utilities

Wireless Communication Facility

TEXT AMENDMENT NUMBER THREE

This amendment provides for allowances of Golf Facilities as a special use in the GB district. The purpose of this change is to allow these types of commercial related Golf Facilities in the commercial district where smaller type uses may be requested. Again, I have revised the order alphabetically for your consideration.

8-6-9-B-2 Special Uses in the General Business District (GB Zoning District)

2. Permitted by Special Use:

Public and Private Institutional
Outdoor Retail Sales/Service
Indoor Entertainment Sales/Service
Outdoor Entertainment Sales/Service
Vehicle Related Sales and Service
Animal Boarding
Indoor Lodging (bed and breakfast)
Indoor Lodging (commercial)
Daycare Facility
Boarding Houses
Parking Lot (off-site)
Self-Service Storage Facilities (mini warehouses)
Adult-use Cannabis Dispensing Organization
Adult-use Cannabis Transporting Organization or Transporter
Golf Facilities

Rearranged list of permitted uses in alphabetical order

Adult-use Cannabis Dispensing Organization
Adult-use Cannabis Transporting Organization or Transporter
Animal Boarding
Boarding Houses
Daycare Facility

Entertainment Sales/Service - Indoor

Entertainment Sales/Service - Outdoor

Golf Facilities

Indoor Lodging (bed and breakfast)

Indoor Lodging (commercial)

Parking Lot (off-site)

Public and Private Institutional

Outdoor Retail Sales/Service

Vehicle Related Sales and Service

Self-Service Storage Facilities (mini warehouses)

TEXT AMENDMENT NUMBER FOUR

This is the same rationale as above in the GB district. This amendment provides for allowances of Golf Facilities as a special use in the CB district. The purpose of this change is to allow these types of commercial related Golf Facilities in the commercial district where smaller type uses may be requested. Again, I have revised the order alphabetically for your consideration.

8-6-10-B-2 Special Uses in the Central Business District (CB Zoning District)

2. Permitted by Special Use:

Public and Private Institutional

Institutional Residential

Community Living Arrangements

Outdoor Retail Sales/Service

Outdoor Entertainment Sales/Service

Indoor Lodging (bed and breakfast)

Daycare Facility

Boarding Houses

Parking Lot (off-site)

Rail Transit Station

Adult-use Cannabis Dispensing Organization

Golf Facilities

Rearranged list of permitted uses in alphabetical order

Adult-use Cannabis Dispensing Organization

Boarding Houses

Community Living Arrangements

Daycare Facility

Golf Facilities

Indoor Lodging (bed and breakfast)

Institutional Residential

Outdoor Entertainment Sales/Service

Outdoor Retail Sales/Service

Parking Lot (off-site)

Public and Private Institutional

Rail Transit Station

TEXT AMENDMENT NUMBER FIVE *This portion of the text amendment added Golf Facilities under Agricultural Land Uses as a permitted use and a special use for districts GB and CB.*

8-6-13 Permitted Use Table

8-6-13. PERMITTED USES TABLE.

Table 8-6-14: Permitted Uses:

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Agricultural Land Uses											
Agricultural retail	P	S									
Agricultural service	S										S
Cultivation	P	P									
Golf Facilities	<u>P</u>							<u>S</u>	<u>S</u>		
Husbandry	S										
Intensive agriculture	S										
Residential Land Uses											
Duplex				S	P	P					
Multi-family						P	S				
Mobile home park/subdivision					S	S					

Timber Pointe Golf Club

(See Title 10, Ch. 1 of the Village of Poplar Grove Municipal Code)												
Modular home	P	P	P	P	P	P						
Single family detached	P	P	P	P	P		S					
Institutional and Civic Land Uses												
Community living arrangements			S	S	S	S			S			
Institutional residential	S	S	S	S	S	S			S			
Public parks and open space	P	P	P	P	P	P	P	P	P	P	P	P
Public and private institutional	S	S	S	S	S	S	S	S	S	S		
Utilities (basic)	P	P	P	P	P	P	P	P	P	P	P	P
Commercial Land Uses												
Animal Boarding	S	S						S		S		
Bed and Breakfast	S	S	S	S	S	S	S	S	S			
Boarding houses					S	S		S	S			
Camping facilities	S											
Daycare facilities					S	S	P	S	S	P		
Indoor entertainment sales or services							S	S	P	S		
Indoor commercial lodging								S	P			
Indoor repair sales or services								P	P	P	P	
Indoor retail sales or services							S	P	P	S		
Indoor retail sales/slaughterhouse										S		
Office/personal or professional service							P	P	P	P		
Outdoor entertainment sales or services	S							S	S			
Outdoor repair sales or services											S	
Outdoor retail sales or services								S	S			
Sexually orientated land use											S	
Vehicle related sales and services								S		P		
Transportation Related Land Uses												
Airport/heliport	S									S	S	
Off-site parking lot								S	S	S	S	
Rail transit station	S								S	S	S	
Rail yard										S	S	
Industrial and Related Land Uses												
Auto salvage											S	
Composting related use	S										S	
Distribution center											S	

Timber Pointe Golf Club

Extraction											S
Heavy manufacturing/industrial											P
Indoor warehouse/wholesale										S	P
Junkyard/salvage yard											S
Light manufacturing/industrial										P	P
Outdoor storage/wholesale											S
Planned WECS	S										
Self-service storage facilities (mini-warehouses)								S		P	
Waste related use											S
Wireless communication facility	P	P						P		P	P
Non-building mounted solar collectors for export of energy for use by an electrical utility	S									S	S
Adult- Use Cannabis Establishments											
Adult-use Cannabis Craft Grower										S	S
Adult-use Cannabis Cultivation Center										S	S
Adult-use Cannabis Dispensing Organization								S	S	S	S
Adult-use Cannabis Infuser Organization or Infuser										S	S
Adult-use Cannabis Processing Organization or Processor										S	S
Adult-use Cannabis Transporting Organization or Transporter								S		S	S
Accessory Land Uses and Structures											
Accessory apartment					S	S		S	S		
Agricultural buildings	P	S									
Beer garden								S	S	S	
Cemetery related activities	S	S	S	S	S	S		S		S	
Children's playhouse	P	P	P	P	P	P	P				
Community rooms											
Detached guesthouse/employee living quarter	S	S	S	S							
Garden/tool shed	P	P	P	P	P	P	P	P	P	P	P
Home occupation	P	P	P	P	P	P	P				
In-family suites	S	S	S	S	S	S					
Migrant labor camp	S										
Mini WECS	S	S	S	S	S	S	S	S	S	S	S
Private clubhouse	S	S						S	S	S	
Private recreational facility	P	P	S	S	S	S	S	S	S	S	S

Timber Pointe Golf Club

Private residential garage	P	P	P		P	P	P				
Private stable	P										
Private swimming pool/pool house	P	P	P	P	P	P	P				
Property management office											
Stadiums/grandstands								S	S	S	S
Outdoor storage accessory to self-service storage facilities								S		S	
Temporary Uses											
Construction dumpsters	P	P	P	P	P	P	P	P	P	P	P
Contractor's on-site equipment storage facility	P	P	P	P	P	P	P	P	P	P	P
Contractor's project office	P	P	P	P	P	P	P	P	P	P	P
Garage sales	P	P	P	P	P	P					
General temporary outdoor sales	P						P	P	P	P	P
On-site real estate sales office	P	P		P	P	P	P	P	P	P	P
Relocatable building	P	P	P	P	P	P	P	P	P	P	P
Seasonal outdoor sales of farm products	P										
Temporary outdoor food stands								P	P	P	P
Temporary outdoor seating and services								P	P	P	
Tents for special events		P	P	P	P	P	P		P	P	P
*P - permitted use											
**S - special use											



Timber Pointe Golf Club

Should you have any questions regarding this report feel free to contact me at your convenience.

Respectfully Submitted,

Kenneth Garrett
Zoning Administrator – Village of Poplar Grove

OFFICE & SHIPPING:
2420 Vantage Drive
CORRESPONDENCE:
P.O. BOX 5178
ELGIN, IL 60121-5178

B&F CONSTRUCTION CODE SERVICES, INC.
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PHONE (847) 428-7010
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E-MAIL bfccs@bfccs.org

NOTE OF PUBLIC HEARING (TEXT AMENDMENT)

To: Village Clerk, Director Public Works, Village Engineer, Village Attorney, Village President, Boone County District 2, Boone County Sheriff, Boone County Health Department

From: Kenneth Garrett, Zoning Administrator, Village of Poplar Grove

Date: April 11, 2022

RE: Text Amendment Annexation – Allowing Golf Course and Associated Activities

Hearing Date: April 27, 2022 at 6:00 p.m.

The Village of Poplar Grove will be holding a Planning and Zoning Meeting at 200 North Hill Street, Poplar Grove, Illinois 61065 to consider a text amendment to the Zoning Code to sections; 8-2-3, 8-6-2-B-1, 8-6-9-B-2, 8-6-10-B-2, 8-6-13, all in accordance with section 8-5-4. Included is the Public Notice and staff report for your information.

See above for location, date and time.

Should you have any questions, feel free to contact me at your convenience.

Respectfully Submitted,

Kenneth Garrett
Zoning Administrator – Village of Poplar Grove