VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

ADMINISTRATION & ZONING COMMITTEE

Monday, September 10, 2018 - 6:30 PM

or immediately following Finance and Public Works Committee Meeting

200 N. Hill Street, Poplar Grove, IL 61065

AGENDA

ROLL CALL

APPROVAL OF PHONE PARTICIPATION (Roll Call)

APPROVAL OF AGENDA (Voice Vote)

APPROVAL OF MINUTES (Voice Vote)

PUBLIC COMMENT *Public Comment is encouraged. The Village Board will receive comments from the public, pursuant to State Statutes. Comments will be limited to five minutes on topics relating to the Village of Poplar Grove. Be further advised that matters brought up at this time may be referred to the appropriate committee or individual for further discussion or consideration.*

DEPARTMENT REPORTS

1. Building and Code Compliance, B&F

NEW BUSINESS

2. Discussion and possible recommendation to the Village Board to approve **Ordinance 18-21** An Ordinance Amending Title 8, Zoning, Chapter 2, Rules and Chapter 6, Zoning Districts and Land Use Regulations of the Village of Poplar Grove Municipal Code
3. discussion and possible recommendation to the Village Board to approve **Ordinance 18-22** An Ordinance Amending Chapter 5, Village Board of Trustees of Title 1 of the Village of Poplar Grove, Illinois Code of Ordinances.
4. Discussion and possible recommendation to the Village Board to approve **ordinance 18-23** An Ordinance of the Village of Poplar Grove, Boone County, Illinois, Ascertaining the Prevailing Rate of Wages for laborers, Workmen and Mechanics Employed on Public Works of Said Village.
5. Discussion and update on current subdivision development
6. Discussion and update on parks and park land

7. Discussion on Municode meeting.

ADJOURNMENT (Voice Vote)

KJA 09/07/2018

B&F CONSTRUCTION CODE SERVICES, INC.

Building & Fire Protection Plan Review

Training • Inspections • Code Consulting

To: Karri Anderberg – Village Clerk

From: Kenneth Garrett – Vice President – B & F Construction Code Services, Inc.

Date: September 6, 2018

Re: Monthly Report – August

Summary

Issued 15 building permits for Petry Homes. We are continuing to inspect the new airport hangars. Met with the owner at 104 W. Main (Poplar Grind) regarding expanding to an event center with the building next door. Property Maintenance continues and attended court for citations issued. The department was very active this month with the numbers of permits, inspections and code enforcement going from 93 last month to 150 this month.

Below are the statistics for the month of August.

Category

Complaints	21
Verbal/Written Warnings	14
Permits Issued	30
Court Tickets Issued	7
Meetings	7
Phone Calls/Admin. (Thursdays only)	15
B&F Inspections	55
Stop Work Orders	1
Total	***150***

MEMO

DATE: August 16, 2018

TO: Village of Poplar Grove Planning and Zoning Commission

FROM: Village of Poplar Grove Planning Staff

SUBJECT: Recommendation for case: 2018-04; Solar Farms (TA)

REQUEST:
The applicant, Trajectory Energy Partners, LLC, PO Box 310, Highland Park, IL 60035 is requesting a text amendment to the Poplar Grove Zoning Ordinance (Chapter 8) pertaining to Sections 8-2-3 Definitions, 8-6-2-B-2 A-1, Agricultural/Rural District, 8-6-9-B-2 GB, General Business District, 8-6-11-B-2 LI, Light Industrial District, 8-6-12-B-2 HI, Heavy Industrial District and 8-6-13-B-2 Permitted Uses Table in accordance with Section 8-5-4, Text Amendment. The request will allow non-building mounted solar collectors for export of energy for use by an electrical utility as a special use in the above referenced zoning districts. The proposed language is as follows:

8-2-3: DEFINITIONS:

Export of Energy: the onsite generation of wholesale electricity that is delivered to the utility distribution network as allowed under contract with the electrical utility.

8-6-2: AGRICULTURAL/RURAL DISTRICT (A-1):
B. List of Allowable Principle Land Uses:
2. Permitted by Special Use:
Husbandry
Intensive Agriculture
Agricultural Service
Public and Private Institutional
Institutional Residential
Outdoor Sales/Service (entertainment orientated)
Animal Boarding
Indoor Lodging (bed and breakfast)
Camping Facilities
Airport/Heliport
Rail Transit Station
Composting Related Use
Planned WECS
Non-building mounted solar collectors for export of energy for use by an electrical utility

8-6-9: GENERAL BUSINESS DISTRICT (GB)
B. List of Allowable Principle Land Uses:
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)
Non-building mounted solar collectors for export of energy for use by an electrical utility

8-6-11: LIGHT INDUSTRIAL DISTRICT (LI)
B. List of Allowable Principle Land Uses:
2. Permitted by Special Use:
Public and Private Institutional
Indoor Retail Sales/Service
Indoor Entertainment Sales/Service
Animal Boarding
Parking Lot (off-site)
Rail Transit Station
Airport/Heliport
Rail Yard
Indoor Warehouse/Wholesale
Non-building mounted solar collectors for export of energy for use by an electrical utility

8-6-12: HEAVY INDUSTRIAL DISTRICT (HI)
B. List of Allowable Principle Land Uses:
2. Permitted by Special Use:
Agricultural Service
Auto Salvage
Outdoor Repair Sales/Service
Distribution Center
Outdoor Storage/Wholesale
Waste Related Use
Composting Related Use
Junkyard/Salvage Yard
Extraction
Parking Lot (off-site)
Rail Transit Station
Airport/Heliport
Rail Yard
Sexually Orientated Land Use
Non-building mounted solar collectors for export of energy for use by an electrical utility

8-6-13: PERMITTED USES TABLE

Table 8-6-13: 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									
Husbandry	S										
Intensive agriculture	S										
Residential Land Uses											
Duplex				S	P	P					
Multi-family						P	S				
Mobile home park/subdivision (See Title 10, Ch. 10 of the Village of Poplar Grove Municipal Code)					S	S					
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
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
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	
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

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
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
Extraction											S
Heavy manufactoring/industrial											P
Indoor warehouse/wholesale										S	P
Junkyard/salvage yard											S
Light manufactoring/industrial										P	P
Outdoor storage/wholesale											S
Planned WECS	S										
Self-service storage facilities (miniwarehouses)								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	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
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											

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
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

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.

BACKGROUND AND SUMMARY OF FINDINGS:
Section 8-7-9 of the Poplar Grove Zoning Ordinance regulates solar energy. The section provides the opportunity for residents to utilize alternate energy sources but requires that the solar panels "be installed either on the roof of the principal structures or accessory structure or shall be otherwise incorporated into and made an integral part of the main building." Due to ongoing technological advances, solar has become more competitive. What was once a way for residents to reduce energy bills by having a few panels installed, has become larger operations that generate electricity that is delivered to the utility distribution network and can be utilized by multiple customers per project.

Due to the Future Energy Jobs Act (FEJA) and the State of Illinois' renewable energy law which mandates that 25% of power (including ComEd's power) come from renewable sources such as wind and solar by 2025, there has been a significant increase in solar farms in the area. Several applications have been made in Boone County; the City of Belvidere is undergoing a similar text amendment to allow applications in their jurisdiction as well.

The language of the text amendment makes it clear that the special use is for the more traditional solar farms, large ground-mounted projects that do not solely benefit the property on which they are located. The text amendment would allow solar farms in the agricultural/rural, general business, light industrial and heavy industrial districts. These districts often have the needed acreage, distance from residential developments and proximity to ComEd infrastructure.

Requirements for solar farms such as acceptable plantings, size, location and decommissioning will become conditions of approval for the special use. This is due to the varying size and types of solar farms, ever-changing technology and state law (pending) that will address some of the concerns. SB3214 creates a set of criteria for pollinator-friendly solar site management

(landscaping), SB486 creates a standardized formula for assessed values and the depreciation schedule and SB2591/HB4651 requires Agricultural Impact Mitigation Agreements with the Illinois Department of Agricultural.

RECOMMENDATION:
The planning staff recommends approval of case 2018-04 for the Zoning Ordinance text amendment for solar farms with the following *amended* language:

Definitions:
Export of Energy: the onsite generation of wholesale electricity that is delivered to the utility distribution network as allowed under contract with the electrical utility *as defined by 220 ILCS 5/16-102*

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. Narrative submitted by the applicant.

2. Letter from Amanda Mehl, Boone County Health Department dated August 7, 2018.

ORDINANCE # 2018-_____

AN ORDINANCE AMENDING
TITLE 8, ZONING,
CHAPTER 2, RULES AND
CHAPTER 6, ZONING DISTRICTS AND LAND USE REGULATIONS
OF THE VILLAGE OF POPLAR GROVE MUNICIPAL CODE

WHEREAS, the Village of Poplar Grove has adopted Title 8 (Zoning Ordinance) of the Poplar Grove Municipal Code pursuant to the Illinois Compiled Statutes to establish and set forth regulations pertaining to the use and development of land, buildings, and structures in the Village; and,

WHEREAS, it is necessary and desirable to periodically amend the Zoning Ordinance in response to changes in technology, business and development practices, and community standards, and to improve administration and enforcement procedures; and,

WHEREAS, after due notice, the Planning and Zoning Commission held a public hearing to consider an amendment to the Zoning Ordinance on August 22, 2018 and has transmitted its recommendation on the matter to the Village Board; and,

WHEREAS, the Village Board has considered the Planning and Zoning Commission's findings of fact and recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That Section 8-2-3 Definitions of the Village of Poplar Grove Zoning Ordinance (Title 8 of the Poplar Grove Municipal Code), adopted March 12, 2012 and as amended from time to time thereafter, be and is hereby amended, to include the following definition:

Export of Energy: the onsite generation of wholesale electricity that is delivered to the utility distribution network as allowed under contract with the electrical utility as defined by 220 ILCS 5/16-102

Section 2. That Section 8-6-2 Agricultural/Rural District (A-1) B-2 Permitted by Special Use of the Village of Poplar Grove Zoning Ordinance (Title 8 of the Poplar Grove Municipal Code), adopted March 12, 2012 and as amended from time to time thereafter, be and is hereby amended, to read as follows:

8-6-2: AGRICULTURAL/RURAL DISTRICT (A-1):
B. List of Allowable Principle Land Uses:
2. Permitted by Special Use:
Husbandry
Intensive Agriculture
Agricultural Service

Public and Private Institutional
Institutional Residential
Outdoor Sales/Service (entertainment orientated)
Animal Boarding
Indoor Lodging (bed and breakfast)
Camping Facilities
Airport/Heliport
Rail Transit Station
Composting Related Use
Planned WECS
Non-building mounted solar collectors for export of energy for use by an electrical utility

Section 3. That Section 8-6-11 Light Industrial District (LI) B-2 Permitted by Special Use of the Village of Poplar Grove Zoning Ordinance (Title 8 of the Poplar Grove Municipal Code), adopted March 12, 2012 and as amended from time to time thereafter, be and is hereby amended, to read as follows:

8-6-11: LIGHT INDUSTRIAL DISTRICT (LI)
B. List of Allowable Principle Land Uses:
2. Permitted by Special Use:
Public and Private Institutional
Indoor Retail Sales/Service
Indoor Entertainment Sales/Service
Animal Boarding
Parking Lot (off-site)
Rail Transit Station
Airport/Heliport
Rail Yard
Indoor Warehouse/Wholesale
Non-building mounted solar collectors for export of energy for use by an electrical utility

Section 4. That Section 8-6-12 Heavy Industrial District (HI) B-2 Permitted by Special Use of the Village of Poplar Grove Zoning Ordinance (Title 8 of the Poplar Grove Municipal Code), adopted March 12, 2012 and as amended from time to time thereafter, be and is hereby amended, to read as follows:

8-6-12: HEAVY INDUSTRIAL DISTRICT (HI)
B. List of Allowable Principle Land Uses:
2. Permitted by Special Use:
Agricultural Service
Auto Salvage
Outdoor Repair Sales/Service
Distribution Center
Outdoor Storage/Wholesale
Waste Related Use
Composting Related Use
Junkyard/Salvage Yard
Extraction
Parking Lot (off-site)
Rail Transit Station

Airport/Heliport
Rail Yard
Sexually Orientated Land Use
Non-building mounted solar collectors for export of energy for use by an electrical utility

Section 5. That Table 8-6-13: Permitted Uses of the Village of Poplar Grove Zoning Ordinance (Title 8 of the Poplar Grove Municipal Code), adopted March 12, 2012 and as amended from time to time thereafter, be and is hereby amended, to read as follows:

8-6-13: PERMITTED USES TABLE

Table 8-6-13: 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									
Husbandry	S										
Intensive agriculture	S										
Residential Land Uses											
Duplex				S	P	P					
Multi-family						P	S				
Mobile home park/subdivision (See Title 10, Ch. 10 of the Village of Poplar Grove Municipal Code)					S	S					
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
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
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	

Land Uses	Zoning District										
	A-1	**RE**	**R-1**	**R-2**	**R-3**	**R-5**	**NB**	**GB**	**CB**	**LI**	**HI**
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
Extraction											S
Heavy manufactoring/industrial											P
Indoor warehouse/wholesale										S	P
Junkyard/salvage yard											S
Light manufactoring/industrial										P	P
Outdoor storage/wholesale											S
Planned WECS	S										
Self-service storage facilities (miniwarehouses)								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	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

Land Uses	Zoning District										
	A-1	**RE**	**R-1**	**R-2**	**R-3**	**R-5**	**NB**	**GB**	**CB**	**LI**	**HI**
Private clubhouse	S	S						S	S	S	
Private recreational facility	P	P	S	S	S	S	S	S	S	S	S
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

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 7. That this Ordinance shall be in full force and effect from and after its passage as provided by law and pursuant to the Illinois Compiled Statutes. This written and foregoing Ordinance is published by authority of the corporate authorities of the Village of Poplar Grove in pamphlet form on this date.

PASSED by the Village Board of the Village of Poplar Grove this ____ day of _____, 2018.

APPROVED by the President of the Village of Poplar Grove this ____ day of _____, 2018.

_____
Owen Costanza, Village President

ATTEST:

_____
Karri Anderberg, Village Clerk

Ayes:____ Nays: ____ Absent ____

Village Board Members Voting Aye:_____

Village Board Members Voting Nay:_____

Date Published: _____ Sponsor:_____

MEMO

DATE: August 23, 2018

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Recommendation for case: 2018-04
Poplar Grove Solar, LLC; Solar Farms (TA)

REQUEST:
The applicant, Trajectory Energy Partners, LLC, PO Box 310, Highland Park, IL 60035 is requesting a text amendment to the Poplar Grove Zoning Ordinance (Chapter 8) pertaining to Sections 8-2-3 Definitions, 8-6-2-B-2 A-1, Agricultural/Rural District, 8-6-9-B-2 GB, General Business District, 8-6-11-B-2 LI, Light Industrial District, 8-6-12-B-2 HI, Heavy Industrial District and 8-6-13-B-2 Permitted Uses Table in accordance with Section 8-5-4, Text Amendment. The request will allow non-building mounted solar collectors for export of energy for use by an electrical utility as a special use in the above referenced zoning districts

RECOMMENDATION:
The Planning and Zoning Commission motioned to approve case number 2018-04 as amended. Motion carried with a (5-0) roll call vote.

8-2-3: DEFINITIONS:
Export of Energy: the onsite generation of wholesale electricity that is delivered to the utility distribution network as allowed under contract with the electrical utility *as defined by 220 ILCS 5/16-102*

8-6-2: AGRICULTURAL/RURAL DISTRICT (A-1):
B. List of Allowable Principle Land Uses:
2. Permitted by Special Use:
Husbandry
Intensive Agriculture
Agricultural Service
Public and Private Institutional
Institutional Residential
Outdoor Sales/Service (entertainment orientated)
Animal Boarding
Indoor Lodging (bed and breakfast)
Camping Facilities
Airport/Heliport
Rail Transit Station
Composting Related Use
Planned WECS
Non-building mounted solar collectors for export of energy for use by an electrical utility

8-6-11: LIGHT INDUSTRIAL DISTRICT (LI)
B. List of Allowable Principle Land Uses:
2. Permitted by Special Use:
Public and Private Institutional
Indoor Retail Sales/Service
Indoor Entertainment Sales/Service
Animal Boarding
Parking Lot (off-site)
Rail Transit Station
Airport/Heliport
Rail Yard
Indoor Warehouse/Wholesale
Non-building mounted solar collectors for export of energy for use by an electrical utility

8-6-12: HEAVY INDUSTRIAL DISTRICT (HI)
B. List of Allowable Principle Land Uses:
2. Permitted by Special Use:
Agricultural Service
Auto Salvage
Outdoor Repair Sales/Service
Distribution Center
Outdoor Storage/Wholesale
Waste Related Use
Composting Related Use
Junkyard/Salvage Yard
Extraction
Parking Lot (off-site)
Rail Transit Station
Airport/Heliport
Rail Yard
Sexually Orientated Land Use
Non-building mounted solar collectors for export of energy for use by an electrical utility

8-6-13: PERMITTED USES TABLE

Table 8-6-13: Permitted Uses:

Land Uses	Zoning District										
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Agricultural Land Uses											
Agricultural retail	P	S									
Agricultural service	S										S
Cultivation	P	P									
Husbandry	S										
Intensive agriculture	S										
Residential Land Uses											
Duplex				S	P	P					
Multi-family						P	S				
Mobile home park/subdivision (See Title 10, Ch. 10 of the Village of Poplar Grove Municipal Code)					S	S					
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
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
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	
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

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
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
Extraction											S
Heavy manufactoring/industrial											P
Indoor warehouse/wholesale										S	P
Junkyard/salvage yard											S
Light manufactoring/industrial										P	P
Outdoor storage/wholesale											S
Planned WECS	S										
Self-service storage facilities (miniwarehouses)								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
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
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											

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
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

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.

_____

Jake Dykstra, Chairman
Poplar Grove Planning and Zoning Commission

Ordinance No. 2018-_____

AN ORDINANCE AMENDING CHAPTER 5, VILLAGE BOARD OF TRUSTEES OF TITLE 1 OF THE VILLAGE OF POPLAR GROVE, ILLINOIS CODE OF ORDINANCES

WHEREAS, the Village of Poplar Grove has enacted an ordinance setting the time and place of its meetings of the Board of Trustees and the committees thereof;

WHEREAS, pursuant to 5 ILCS 120/2.02 [e]very public body shall give public notice of the schedule of regular meetings at the beginning of each calendar or fiscal year and shall state the regular dates, times, and places of such meetings;

WHEREAS, pursuant to 5 ILCS 120/2.03 [e]ach body must, at the beginning of each calendar or fiscal year, prepare and make available a schedule of all its regular meetings for such calendar or fiscal year, listing the times and places of such meetings and if a change is made in regular meeting dates, at least 10 days' notice of such change shall be given by publication in a newspaper of general circulation in the area in which such body functions. A copy of the notice must also be sent to all registered news media;

WHEREAS, pursuant to 65 ILCS 5/3.1-40-25 the Board of Trustees may prescribe, by ordinance, the times and places of the meetings and the manner in which special meetings may be called;

WHEREAS, the Board of Trustees now wishes to amend the date and time of the Village committee meetings:

WHEREAS, in order to implement these changes, a new ordinance is necessary;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES FOR THE VILLAGE OF POPLAR GROVE, ILLINOIS AS FOLLOWS:

SECTION 1: Chapter 5 of Title 1 Section 1-5-4 Committees – Subsection C. and D. shall be amended as following (language to be stricken shown as ~~strikethrough~~, language to be added shown in **bold**):

1-5-4: COMMITTEES:

C. The Committee of the Whole for Administration, which shall include the following responsibilities:

1. Zoning;
2. Planning and Development;
3. Parks
4. Ordinance; and
5. Personnel

shall meet on the **second Monday** ~~first Wednesday~~ of each month and at the hour of six-thirty o'clock (6:30) P.M. beginning **October 8, 2018** and each month thereafter unless modified by passage of a new ordinance.

D. The Committee of the Whole for Finance and Public Works, which shall include the following responsibilities:

1. Finance;
2. Public Works;
3. Water and Sewer;
4. Personnel Compensation and Benefits

shall meet on the second Monday of each month and at the hour of six-thirty o'clock (6:30) P.M., **or immediately following the Committee of the Whole for Administration** beginning **October 8, 2018** and each month thereafter unless modified by passage of a new ordinance.

SECTION 3: This Ordinance shall become in full force and effect from and after its approval, passage and publication as required by law.

PASSES UPON MOTION BY: _____

SECONDED BY: _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2018

AS FOLLOWS:

VOTING "AYE:" _____
_____

VOTING "NAY:" _____
_____

ABSENT, ABSTAIN OR OTHER: _____

APPROVED THIS _____ DAY OF _____, 2018

_____
PRESIDENT

ATTEST:

_____
CLERK

ORDINANCE NO. 2018-_____

AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS, ASCERTAINING THE PREVAILING RATE OF WAGES FOR LABORERS, WORKMEN AND MECHANICS EMPLOYED ON PUBLIC WORKS OF SAID VILLAGE.

WHEREAS, the State of Illinois has enacted "An Act regulating wages of laborers, mechanics and other workers employed in any public works by the State, County, City or any public body or any political subdivision or by anyone under contract for public works," (820 ILCS 130/1 et. seq.); and

WHEREAS, the aforesaid Act requires that the Village Board of Trustees of the Village of Poplar Grove, Boone County, Illinois, investigate and ascertain the prevailing rate of wages as defined in said Act for laborers, mechanics and other workers in the locality of said Village employed in performing construction of public works, for said village.

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

SECTION 1: To the extent and as required by "An Act regulating wages of laborers, mechanics and other workers employed in any public works by State, County, City or any public body or any political subdivision or by anyone under contract for public works," approved June 26, 1941, as amended, the general prevailing rate of wages in this locality for laborers, mechanics and other workers engaged in construction of public works coming under the jurisdiction of this Village is hereby ascertained to be the same as the prevailing rate of wages for construction work in the Boone county area as determined by the Department of Labor of the State of Illinois as of August 15, 2018 of the current year, a copy of that determination being attached hereto and incorporated herein by reference. As required by said Act, any and all revisions of the prevailing rate of wages by the Department of Labor of the State of Illinois shall supersede the Department's August 15, 2018 determination and apply to any and all public works construction undertaken by the Village of Poplar Grove, Illinois. The definition of any terms appearing in this Ordinance which are also used in aforesaid Act shall be the same as in said Act.

SECTION 2: Nothing herein contained shall be construed to apply said general prevailing rate of wages as herein ascertained to any work or employment except public works construction of the Village of Poplar Grove, Illinois to the extent required by the aforesaid Act.

SECTION 3: The Village Clerk shall publicly post or keep available for inspection by an interested party in the main office of the Village of Poplar Grove, Illinois, this determination or any revisions of such prevailing rate of wage. A copy of

this determination or of the current revised determination of prevailing rate of wages then in effect shall be attached to all contract specifications.

SECTION 4: The Village Clerk shall mail a copy of this determination to any employer, to any association of employers and to any person or association of employees who have filed their names and addresses requesting copies of any determination stating the particular rates and the particular class of workers whose wages will be affected by such rates.

SECTION 5: The Village Clerk shall promptly file a certified copy of this Ordinance with the Department of Labor of the State of Illinois.

SECTION 6: Pursuant to ILHB-3120, a public body may satisfy the Act's notice of publishing the Prevailing Wage Rate by posting same on the website maintained by the public body in lieu of a newspaper of general circulation. Said notice shall constitute notice that this is the determination of the Village of Poplar Grove and is effective.

PASSED UPON MOTION BY_____

SECONDED BY _____

BY ROLL CALL VOTE THIS ____ DAY OF _____, 2018 AS FOLLOWS:

VOTING "AYE": _____

_____

VOTING "NAY": _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

ATTEST: APPROVED _____, 2018

_____

PRESIDENT, Owen Costanza

_____

CLERK, Karri Anderberg

County	Trade Title	Region	Type	Class	Base Wage	Foreman V	OT M-F	OT Sa	OT Su	OT Hol	H/W	
Boone	ASBESTOS ABT-GEN	All	ALL		42.72	43.72	1.5	1.5	2	2	13.77	
Boone	ASBESTOS ABT-MEC	ALL	BLD		22.75	24.25	1.5	1.5	2	2	3.39	
Boone	BOILERMAKER	All	BLD		49.46	53.91	2	2	2	2	6.97	
Boone	BRICK MASON	All	BLD		41.45	45.7	1.5	1.5	2	2	11.05	
Boone	CARPENTER	All	BLD		39.4		1.5	1.5	1.5	1.5	10.39	
Boone	CARPENTER	ALL	HWY		43.74	45.49	1.5	1.5	2	2	10.65	
Boone	CEMENT MASON	All	ALL		37	39.75	1.5	1.5	2	2	11.55	
Boone	CERAMIC TILE FNSHER	All	BLD		35.05	35.05	1.5	1.5	2	2	10.35	
Boone	COMMUNICATION TECH	All	BLD		40.25	44.28	1.5	1.5	2	2	13.19	
Boone	ELECTRIC PWR EQMT OP	All	ALL		42.59	57.95	1.5	1.5	2	2	5.75	
Boone	ELECTRIC PWR EQMT OP	ALL	HWY		41.45	56.38	1.5	1.5	2	2	5.5	
Boone	ELECTRIC PWR GRNDMAN	All	ALL		32.86	57.95	1.5	1.5	2	2	5.75	
Boone	ELECTRIC PWR GRNDMAN	ALL	HWY		32	56.38	1.5	1.5	2	2	5.5	
Boone	ELECTRIC PWR LINEMAN	All	ALL		51.06	57.95	1.5	1.5	2	2	5.75	
Boone	ELECTRIC PWR LINEMAN	ALL	HWY		49.67	56.38	1.5	1.5	2	2	5.5	
Boone	ELECTRIC PWR TRK DRV	All	ALL		34.03	57.95	1.5	1.5	2	2	5.75	
Boone	ELECTRIC PWR TRK DRV	ALL	HWY		33.14	56.38	1.5	1.5	2	2	5.5	
Boone	ELECTRICIAN	All	BLD		47	54.05	1.5	1.5	2	2	13.19	
Boone	ELEVATOR CONSTRUCTOR	All	BLD		50.47	56.78	2	2	2	2	15.43	
Boone	GLAZIER	All	BLD		40.03	42.03	1.5	1.5	1.5	1.5	11.9	
Boone	HT/FROST INSULATOR	ALL	BLD		33.83	36.87	1.5	1.5	2	2	9.1	
Boone	IRON WORKER	All	ALL		39.39	45.3	2	2	2	2	12.27	
Boone	LABORER	All	ALL		42.72		1.5	1.5	2	2	13.77	
Boone	LATHER	All	BLD		40	44.4	1.5	1.5	2	2	11.1	
Boone	MACHINIST	All	BLD		48.38	50.88	1.5	1.5	2	2	7.23	
Boone	MARBLE FINISHERS	All	BLD		35.05	35.05	1.5	1.5	2	2	10.35	
Boone	MARBLE MASON	All	BLD		38	40.5	1.5	1.5	2	2	10.35	
Boone	MATERIAL TESTER I	ALL	ALL		31.2	31.2	1.5	1.5	2	2	13.77	
Boone	MATERIALS TESTER II	ALL	ALL		36.2	36.2	1.5	1.5	2	2	13.77	
Boone	MILLWRIGHT	All	BLD		40.27	44.3	1.5	1.5	2	2	10.55	
Boone	OPERATING ENGINEER	All	BLD	1	46.8	50.8	2	2	2	2	19.65	
Boone	OPERATING ENGINEER	All	BLD	2	46.1	50.8	2	2	2	2	19.65	
Boone	OPERATING ENGINEER	All	BLD	3	43.65	50.8	2	2	2	2	19.65	

Boone	OPERATING ENGINEER	All	BLD	4	41.65	50.8	2	2	2	2	19.65
Boone	OPERATING ENGINEER	All	BLD	5	50.55	50.8	2	2	2	2	19.65
Boone	OPERATING ENGINEER	All	BLD	6	49.8	50.8	2	2	2	2	19.65
Boone	OPERATING ENGINEER	All	BLD	7	46.8	50.8	2	2	2	2	19.65
Boone	OPERATING ENGINEER	All	FLT		38	38	1.5	1.5	2	2	18.8
Boone	OPERATING ENGINEER	All	HWY	1	46.65		1.5	1.5	2	2	19.65
Boone	OPERATING ENGINEER	All	HWY	2	45.1		1.5	1.5	2	2	13.75
Boone	OPERATING ENGINEER	All	HWY	3	44.8	50.65	1.5	1.5	2	2	19.65
Boone	OPERATING ENGINEER	All	HWY	4	43.35	50.65	1.5	1.5	2	2	19.65
Boone	OPERATING ENGINEER	All	HWY	5	41.9	50.65	1.5	1.5	2	2	19.65
Boone	OPERATING ENGINEER	All	HWY	6	49.65	50.65	1.5	1.5	2	2	19.65
Boone	OPERATING ENGINEER	All	HWY	7	47.65	50.65	1.5	1.5	2	2	19.65
Boone	PAINTER	All	ALL		39.45	41.45	1.5	1.5	1.5	1.5	11.55
Boone	PAINTER SIGNS	ALL	BLD		33.92	38.09	1.5	1.5	1.5	1.5	2.6
Boone	PILEDRIVER	All	BLD		41	45.51	1.5	1.5	2	2	11.1
Boone	PILEDRIVER	ALL	HWY		43.74	45.49	1.5	1.5	2	2	10.65
Boone	PIPEFITTER	All	BLD		48.67	52.08	1.5	1.5	2	2	8.95
Boone	PLASTERER	All	BLD		34.78	38.26	1.5	1.5	2	2	11.55
Boone	PLUMBER	All	BLD		48.67	52.08	1.5	1.5	2	2	8.95
Boone	ROOFER	All	BLD		43.65	47.65	1.5	1.5	2	2	9.73
Boone	SHEETMETAL WORKER	All	BLD		42.06	45.42	1.5	1.5	2	2	7.81
Boone	SPRINKLER FITTER	All	BLD		42.87	45.62	1.5	1.5	2	2	9.67
Boone	STONE MASON	All	BLD		41.45	45.7	1.5	1.5	2	2	11.05
Boone	TERRAZZO FINISHER	All	BLD		35.05	35.05	1.5	1.5	2	2	10.35
Boone	TERRAZZO MASON	All	BLD		38	40.5	1.5	1.5	2	2	10.35
Boone	TILE LAYER	All	BLD		38	40.5	1.5	1.5	2	2	10.35
Boone	TILE MASON	All	BLD		38	40.5	1.5	1.5	2	2	10.35
Boone	TRUCK DRIVER	ALL	ALL	1	35.02	0	1.5	1.5	2	2	8.6
Boone	TRUCK DRIVER	ALL	ALL	2	35.17	0	1.5	1.5	2	2	8.6
Boone	TRUCK DRIVER	All	ALL	3	37.97		1.5	1.5	2	2	10.4
Boone	TRUCK DRIVER	ALL	ALL	4	35.48	0	1.5	1.5	2	2	8.6
Boone	TUCKPOINTER	All	BLD		41.45	45.7	1.5	1.5	2	2	11.05