



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Thursday, November 21, 2024 - 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 October 30, 2024 Planning and Zoning Commission Meeting

PUBLIC COMMENTS: *(General Comments)*

OLD BUSINESS

NEW BUSINESS

2. Case 2024-03 a Special Use Permit to allow an Agricultural Building to be placed at 13714 Poplar Grove Road. The property is Zoned RE (Residential Estate).

ADJOURNMENT



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, October 30, 2024 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

MINUTES

CALL TO ORDER

Meeting called to order at 6:00pm by Chairwomen Jessica Roberts

ROLL CALL

PRESENT

Chairwomen Jessica Roberts

Commissioner David Allgood

Commissioner Amy Ekberg

Commissioner Kim Krawczk

Commissioner Nate Sroka

Commissioner Darrell McFarlin

Clerk Karri Miller

Attorney Richard Bruen

ABSENT

Commissioner Melissa Robinson

APPROVAL OF AGENDA

Motion made by Commissioner Allgood, Seconded by Commissioner Sroka. Motion passed by voice vote.

APPROVAL OF MINUTES

1. Motion to approve Planning and Zoning Commission Meeting Minutes from July 31, 2024

Motion made by Commissioner Krawczk, Seconded by Commissioner Sroka. Motion passed by voice vote.

PUBLIC COMMENTS: *(General Comments)*

no public comment

OLD BUSINESS

2. Motion to discuss/approve Comprehensive Land Use Plan.
Ashley Sarver from GWA presented the updated Comprehensive Land Use Plan. Latest updates to the comprehensive plan were presented, incorporating previous meeting discussions. Updates include zoning information within village boundaries and surrounding areas like Caledonia, Timberlane, and Candlewick. Future land use map updated to align with zoning, changing some agricultural areas to residential. Pre-annexation agreements were reviewed, with a color-coded map indicating expiration dates ranging up to 2048. Motion made by Commissioner Sroka, Seconded by Commissioner Krawczk to recommend approval of comprehensive plan to the Village Board .
Voting Yea: Chairwomen Roberts, Commissioner Allgood, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner McFarlin

ADJOURNMENT

Motion made by Commissioner McFarlin, Seconded by Commissioner Sroka. Motion approved by Voice Vote.
meeting adjourned at 6:26 pm

Proposed Rendering of the pole barn. This is the latest submittal. 10-19-2024



Written Narrative of Request

I am requesting a Special Use Permit to build a 60ft wide by 80ft long Agricultural Building which is an Allowable Accessory Use Permitted by Special Use for the Residential Estate (RE) zoning per section 8-6-3.C.2. Cultivation is Permitted by Right in the Residential Estate zone. I operate a farm totaling almost 60 acres and I would like to store my equipment inside protected from weather.

I would like to build the building to store and make repairs to my farm machinery including tractor, utility vehicle, tillage equipment, spray equipment, planter, fertilizer, mower, and other equipment, as well as my equipment trailer and camper. I also want to store my welding and machine tools that I use to repair my equipment. My proposed building will not contain livestock and will not make any objectionable odors or noise to neighbors. I do not have any retail sales or have any employees so there are no hours of operation and no impact to traffic. My house is approximately 30 ft tall so the proposed building will be shorter than my house. The proposed building does not use any state or federal funding.

I own the adjacent properties to the North and South which are both zoned A-1 Agriculture District. The construction of an agricultural building is compatible and consistent with the adjacent Agricultural properties. To the North of my property, there is a 12 acre goat farm, a 10 acre horse farm, and several smaller farms containing horses, chickens, corn, and hay all zoned A-1. To the South of my property is a 60 acre cow farm and tree nursery zoned A-1. To the West is over 100 acres actively cultivated with row crops. Across the street to the East is over 50 acres cultivated with row crops.

1. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;

Farming is a common and widely accepted practice that benefits the public. The proposed building is for private use and will have no impact on the public health, safety, morals, comfort, or general welfare. The special use is not designed or intended to interact with the public.

2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood;

The properties in the immediate vicinity are zoned A-1 Agriculture. In the A-1 zone an Agricultural Building is an accessory use permitted by right. The proposed special use is compatible and consistent with the neighborhood Agricultural properties. Similar agricultural buildings in the surrounding area are shown in Exhibit 2.

3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district;

The properties in the immediate vicinity are zoned A-1 Agriculture. In the A-1 zone an Agricultural Building is an accessory use permitted by right. The proposed special use is compatible and consistent

with the neighborhood Agricultural properties. Similar agricultural buildings in the surrounding area are shown in Exhibit 2.

4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;

The proposed special use is an accessory structure. Electric utility will be provided by the primary structure already in use. The accessory building will be accessed from the existing private gravel driveway. No additional drainage and/or facilities are required.

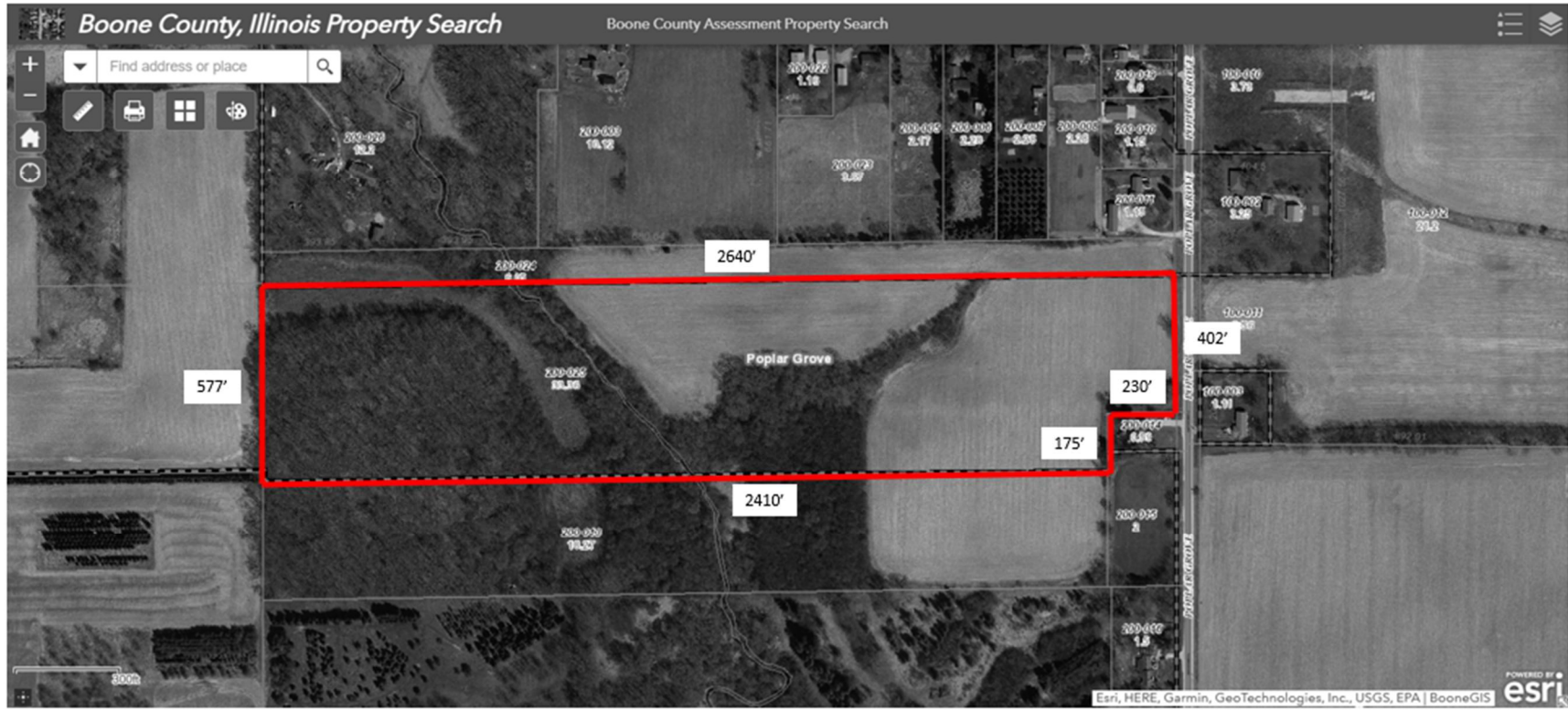
5. Adequate measures have been, or will be taken, to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and

The proposed building will be accessed from the existing private driveway. The building is for private use by the current resident and will have no impact on traffic.

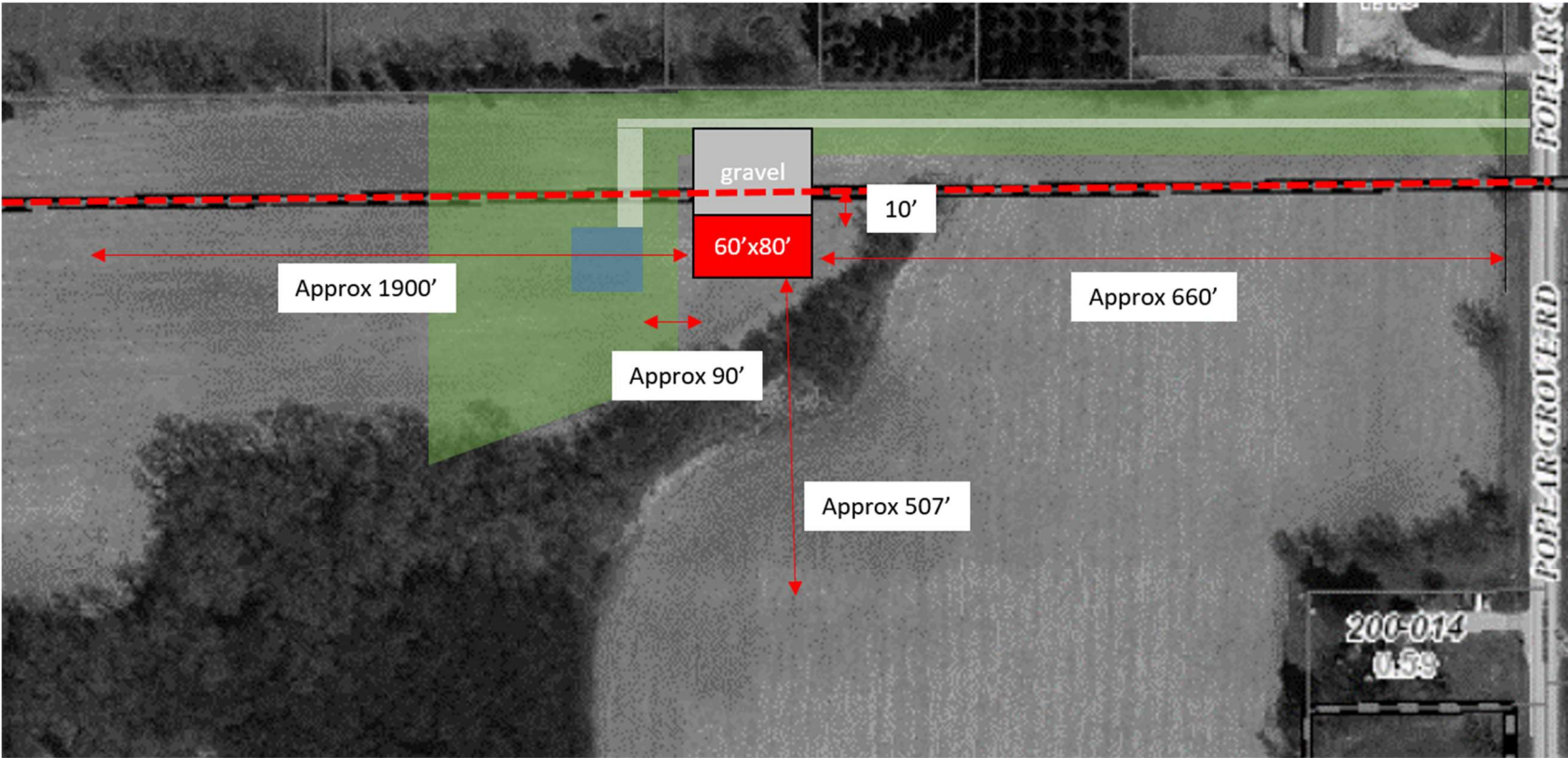
6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

In accordance with section 8-8-3.C.3 the accessory structure may exceed the maximum height regulations with the granting of a special use permit specifically stating the maximum permitted height of the proposed building or structure. The height of the proposed structure is 29 ft as shown in the elevation views, which is less than the primary structure.

Plat of Survey

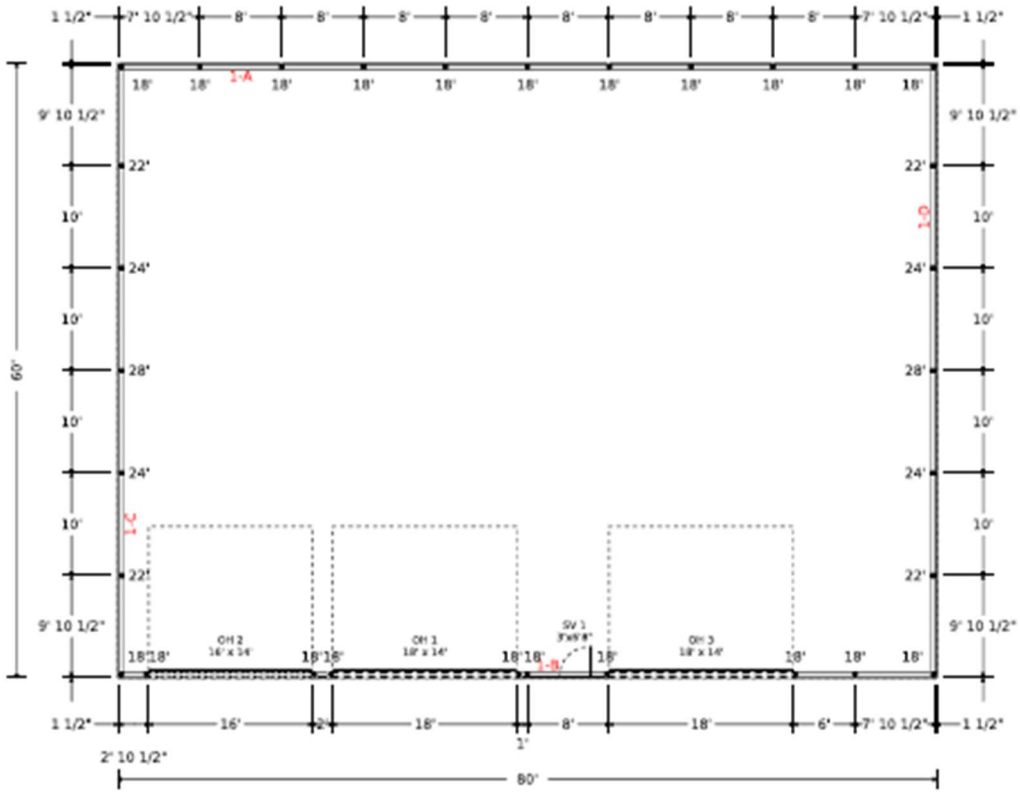


Site Plan

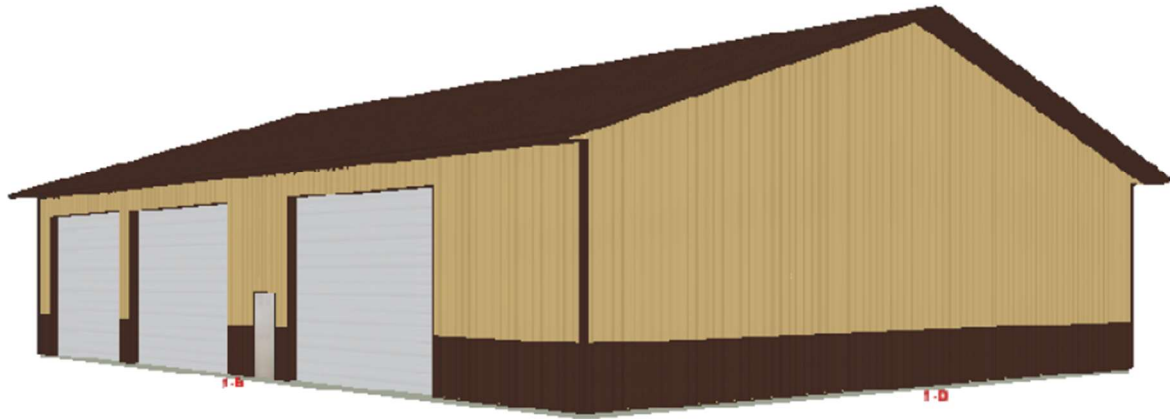
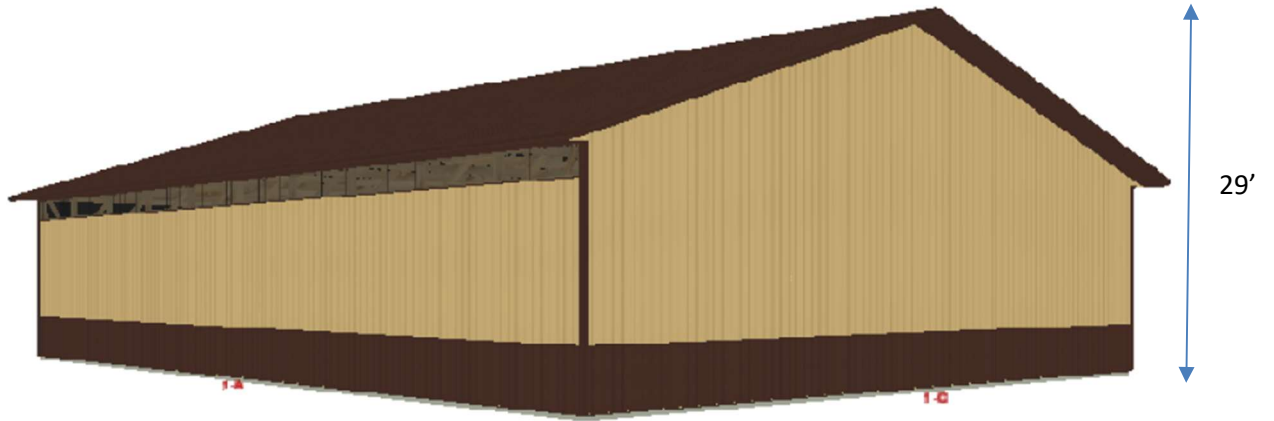


Floor Plan

FLOOR PLAN



Elevation Views



Legal Description

PIN 03-25-200-025

Legal Description:

Part of the Northeast Quarter of Section 25, Township 45 North, Range 3 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at a point on the East line of said Quarter Section which bears South 00°-03'-24" West, 99.83 feet from the Northeast corner of the South Half of the North Half of said Quarter Section; thence South 00°-03'-24" West, along the East line of said Quarter Section, 402.26 feet; thence South 89°-06'-01" West, 229.57 feet; thence South 00°-03'-24" West, parallel with the East line of said Quarter Section, 174.74 feet; thence South 89°-06'-01" West, 2409.67 feet to the West line of said Quarter Section; thence North 00°-00'-00" East, along the West line of said Quarter Section, 576.59 feet; thence North 89°-05'-30" East, parallel with the North line of the South Half of the North Half of said Quarter Section; 2639.92 feet to the point of beginning. Subject to the rights of the public over any part thereof taken, used or dedicated for public roadway purposes. Situated in the County of Boone and State of Illinois. Containing 34.03 Acres.

Prepared by:

R.K. Johnson & Associates, Inc.

1515 Windsor Road

Loves Park, IL 61111

July 27, 2022 Job No. 17939

List of Adjacent Property Owners within 250 feet

03-25-200-024
CAVIL, LUKE M
13714 POPLAR GROVE RD
POPLAR GROVE, IL, 61065

03-25-200-023
BREI, FREDRICK N
P O BOX 249
POPLAR GROVE, IL, 61065

03-25-200-005
FRIDAY, DENNIS L & MARY L
5673 WHITING RD
POPLAR GROVE, IL, 61065

03-25-200-006
FRIDAY, DENNIS L & KIEFER MARY
5673 WHITING RD
POPLAR GROVE, IL, 61065-9051



Natural Resource Information

Proof of submittal to IDNR regarding the Endangered Species Act



Applicant: Luke Cavil
Contact: Luke Cavil
Address: 13714 Poplar Grove Rd
Poplar Grove, IL 61085

IDNR Project Number: 2504388
Date: 09/30/2024

Project: pole shed
Address: 13714 Poplar Grove Rd, Poplar Grove

Description: permit to build a pole shed

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Boone

Township, Range, Section:
45N, 3E, 25



IL Department of Natural Resources
Contact
Impact Assessment Section
217-785-5500
Division of Ecosystems & Environment

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

Exhibit 1: Zoning of adjacent properties

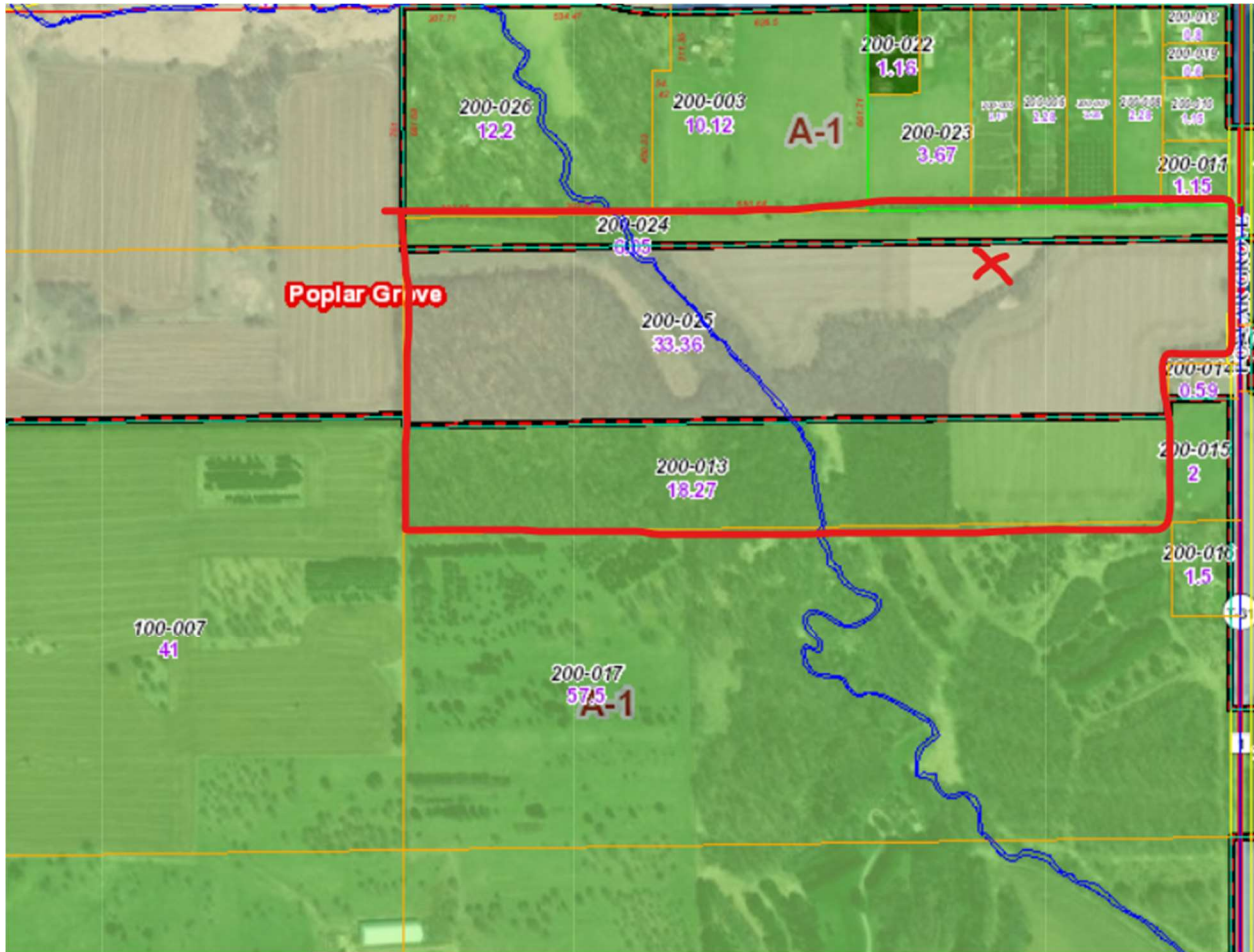
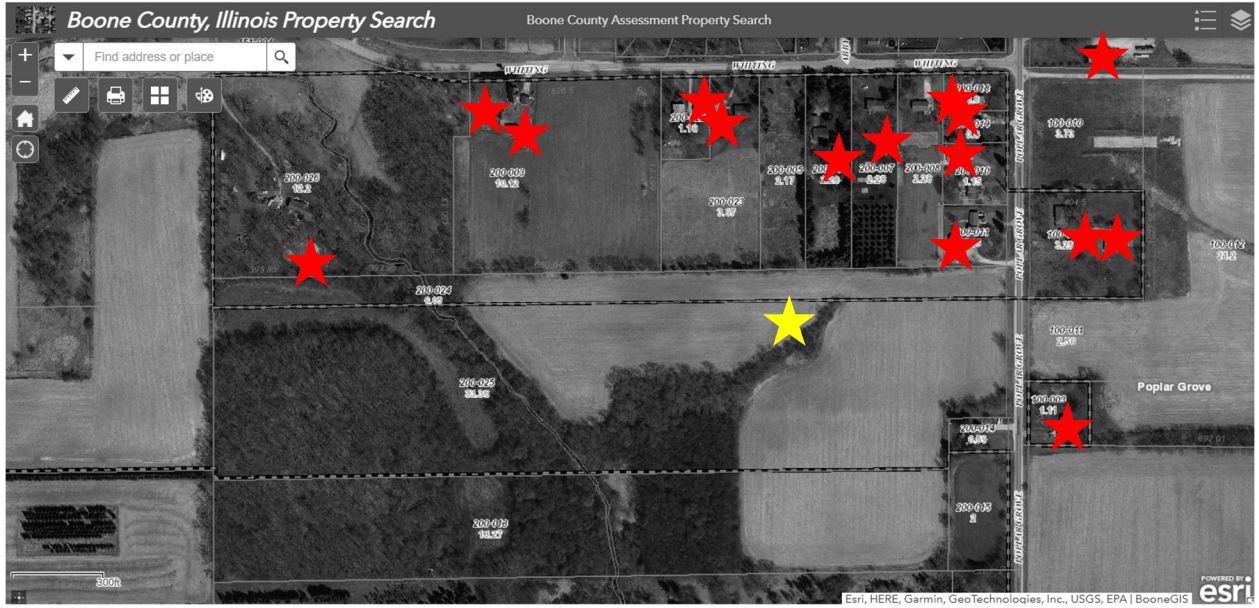


Exhibit 2: Agricultural buildings nearby



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: November 14, 2024
RE: Special Use – To allow a pole barn – 13714 Poplar Grove Road
Hearing Date: November 21, 2024 at 6:00 p.m.

The petitioner is requesting a Special Use Permit to allow an Agricultural Building to be placed on their lot. The property is Zoned RE (Residential Estate). These lots are larger in nature with a minimum lot of 10 acres. This lot is approximately 34 acres and is surrounded by Agricultural uses. The height of the proposed building is approximately 29 feet. An accessory building cannot exceed the height of the principal building or 20 feet, whichever is less. An accessory building cannot exceed the square footage of the ground floor level of the principal building. The existing house (principal building) is 2000 square feet while the proposed building is 4800 square feet.

Adjacent Zoning Districts

- North Boone County Residential
- South Residential Estate (RE)
- West Residential Estate (RE)
- East Mixed Residential (R-5)

The proposed building (Pole Barn) is green and yellow which is very typical of agricultural Buildings. Within the attachments is an elevation of the building as well as the petitioners existing home. This has been provided for you to evaluate how the two buildings will aesthetically compliment each other. Although, there is no village code that requires an accessory building to be the same color or material as the principal building, it is a typical requirement within the industry.

The village has a landscape code requirement that applies to multi-family buildings and commercial/industrial, but that requirement is exempt for residential properties. This is being provided for your information. The property has existing landscaping on it and is being farmed as a tree farm.

The existing gravel driveway is approximately 1000 feet in length and is actually within the Boone County Jurisdiction. As the driveway turns to the south it enters onto the jurisdiction of The Village of Poplar Grove. The house is not visible from Poplar Grove Road as there is an elevation change, which is very high. The proposed pole barn will not be visible or if it is visible

13174 Poplar Grove Road

the only visibility will be the roof. The property is visible from Whiting Road, but is very obscured by the tall landscaping on that road. The pole barn will be less visible than the house.

The purpose of the pole barn is to store farming equipment and conduct minor repairs to equipment. This is described within the narrative that is attached. Currently, farm equipment is stored either in the garage or along the lot lines to the south and west. Equipment is to be stored within a building in the residential area of the village.

The proposed pole barn is by definition an accessory building and use. This being the case, it must comply with the accessory building requirements. An accessory building must not be greater in square footage than the principal building (House). In this case, the square footage of the principal structure is approximately 2000 square feet, while the proposed pole barn is 4800 square feet. This requires a zoning variation from the village per section 8-8-3-B-4.

The proposed building is limited to a maximum height of 20 feet or the height of the principal structure, whichever is less. In this case, the maximum height allowed is 20 feet. This requires a zoning variation from the village per section 8-8-3-B-2. When the house was built the gravel driveway area that came off the county jurisdiction was allowed to remain gravel. That same principal is being applied to this petition. Technically, all driveways within the village are to be paved with concrete or asphalt. This was a common sense approach.

Agricultural Buildings located in the Residential Estate Zoning District requires a Special Use Permit per Section 8-6-3-C-2.

Recommendation: The Special Use Permit request and the requested zoning variation(s) is a reasonable request based on the use of the property and the proposed building is in keeping with the area. Staff recommends approval of the Special Use Permit subject to the following conditions:

1. The petitioner shall utilize the proposed pole barn for farming equipment only that they own or rent.
2. The petitioner shall not rent out space to other individuals as in a for profit storage business.
3. Petitioner shall not store any hazardous chemicals within the pole barn.

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

Current House on the property.



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

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To: Planning and Zoning Commission Members
From: Kenneth Garrett, Zoning Administrator
Date: November 14, 2024
RE: 13714 Poplar Grove Road Special Use - Finding of Facts
Hearing Date: November 21, 2024 at 6:00 p.m.

Findings of Fact

Per section 8-5-7(D) of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

1. The establishment, maintenance or operation of the special use would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The Special Use will allow the petitioner to operate their farm by storing necessary farm equipment and will not create any detriment or danger to the community.

2. The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood.

The neighboring properties are predominately farm users and approving the Special Use will not cause any injury to properties in the area.

3. The establishment of the special use will not impede the normal or orderly development and improvements of the surrounding property for uses permitted in the district.

The Special Use will not impact development and or surrounding properties within the zoning district.

13714 Poplar Grove Road – Finding of Facts

4. Adequate utilities, access roads, drainage and/or necessary facilities will be provided.

The utilities, access roads, drainage are currently existing improvements. The Special Use approval will not affect other facilities.

5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

The ingress and egress is existing. The allowance of the special use will not have an impact to traffic congestion.

6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

The Special Use will comply with all applicable regulations with setbacks subject to the variations of square footage and height.

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