



# VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

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## PLANNING & ZONING COMMISSION

**Wednesday, March 27, 2024 - 6:00 PM**

200 N. Hill Street, Poplar Grove, IL 61065

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### AGENDA

#### CALL TO ORDER

#### ROLL CALL

#### APPROVAL OF AGENDA

#### APPROVAL OF MINUTES:

Motion to approve Planning and Zoning Meeting minutes from October 25, 2023 meeting.  
Motion to approve Planning and Zoning Meeting minutes from November 29, 2023 meeting.  
Motion to approve Planning and Zoning Meeting minutes from January 24, 2024 meeting.

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

#### OLD BUSINESS:

- [1.](#) Reconvene Case **2024-01**; 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; 8-7 Zoning Districts and Land Use Regulations to create a new subsection 13 to be entitled "Shipping Container"; 8-6-2 Agricultural/Rural District (A-1); 8-6-9 General Business District (GB); 8-6-10 Central Business District (CB); 8-6-11 Light Industrial District (LI); 8-6-12 Heavy Industrial District (HI) and Permitted Use(s) in accordance with Section 8-5-4 Text Amendment. The request will allow shipping containers in certain zoning districts.

#### ADJOURNMENT

KJ 03/20/2024

**ORDINANCE 2024-04**

**AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE, ILLINOIS AMENDING THE VILLAGE’S CODE OF ORDINANCES TO ALLOW FOR USE OF SHIPPING CONTAINERS IN CERTAIN ZONING DISTRICTS**

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

WHEREAS, the Village Board of Trustees desires to consider allowing the use of shipping containers in specific zoning districts and in accordance with certain regulations; and

WHEREAS, the Village now desires to amend Chapter 2 (Rules and Definitions) of Title 8 (Zoning), to provide a definition of shipping containers; and

WHEREAS, the Village now desires to amend Chapter 6 (Land Use Districts and Permitted Use) of Title 8 (Zoning), to allow for the use of shipping containers in specific zoning districts as set forth herein; and

WHEREAS, the Village desires to further amend Chapter 7 (Zoning Districts and Land Use Regulations) of Title 8 (Zoning) to add a new Section 13 regulating the use of shipping containers in specific zoning districts as set forth herein; and

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

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

1. The above-recitals are incorporated herein and made a part hereof.
2. That Section 8-2-3 of the Village Code providing for “Definitions” is amended to add a definition of the term “Shipping Container” which shall read as follows: (deletions identified by strikethroughs and additions by bold and underline):

**“Shipping Container”. A unit originally used or designed to store goods or other merchandise during shipping or hauling by a vehicle, including but not limited to rail cars of any kind, truck trailers, or multi-modal shipping containers or similar structures and are typically constructed of metal and or steel. Shipping Containers shall be considered an accessory structure.**

3. That Title 8, Chapter 7 of the Village Code is hereby amended to include a new Section 13 governing “Shipping Containers” and which new section shall read as follows (deletions identified by strikethroughs and additions by bold and underline):

**“8-7-13: Shipping Containers:**

**A. Applicability. Shipping Containers are allowed as a permanent accessory structure in the Agricultural (A1), General Business (GB), Central Business (CB), Light Industrial (LI) and Heavy Industrial (HI) zoning districts, subject to adherence to the below standards and conditions:**

- 1. Special Use Permit. A special use permit shall be obtained prior to any Shipping Container being permitted to be located or utilized on any property.**
- 2. The location of a Shipping Container shall conform to the following setback requirements:**

<u>Agricultural District</u>	<u>50 ft. (front)</u>	<u>10 ft. (side)</u>	<u>15 ft. (rear)</u>
<u>General Business District</u>	<u>15 ft. (front)</u>	<u>10 ft. (side)</u>	<u>15 ft. (rear)</u>
<u>Central Business District</u>	<u>15 ft. (front)</u>	<u>10 ft. (side)</u>	<u>15 ft. (rear)</u>
<u>Light Industrial District</u>	<u>30 ft. (front)</u>	<u>10 ft. (side)</u>	<u>15 ft. (rear)</u>
<u>Heavy Industrial District</u>	<u>30 ft. (front)</u>	<u>10 ft. (side)</u>	<u>15 ft. (rear)</u>

**No Shipping Container shall be located within any easement area.**

- 3. The maximum number of Shipping Containers on any site shall be as follows:**

<u>Agricultural District</u>	<u>5 Containers</u>
<u>General Business District</u>	<u>1 Container</u>
<u>Central Business District</u>	<u>1 Container</u>
<u>Light Industrial District</u>	<u>1 Container/acre, max. of 3 total</u>
<u>Heavy Industrial District</u>	<u>1 Container/acre, max. of 3 total</u>

- 4. Shipping Containers shall not exceed eight (8) feet in width, sixty (60) feet in length and ten (10) feet in height. Stacking of Shipping Containers is not permitted.**
- 5. Shipping Containers shall be placed on a level surface of asphalt or concrete.**
- 6. Use of a Shipping Container must be related to the primary use or business located on the property upon which the Shipping Container is located. The contents of a Shipping Container shall be disclosed to the Village.**
- 7. If a Shipping Container is used for the cold storage of items related to the primary use or business located on the property, the Shipping Container must be located in the rear yard of the property. If the use**

of a Shipping Container involves human occupancy related to the primary use or business located on the property, then the Shipping Container may be located in the front or side yard of the property. Any Shipping Container involving human occupancy shall conform with any and all applicable law, rules and regulations, including, but not limited to conformance with any laws, rules, and regulations regarding human occupancy and obtaining any and all applicable permits and licenses.

**8. Shipping Containers must be maintained in a good condition and must be painted to match or be harmonious with the principal structure on the property. Shipping Containers shall be maintained in a rust-free condition.**

**9. The Village reserves the right to require screening and/or buffering of a Shipping Container.**

**10. Violators of any of the regulations in this Section shall be subject to a fine of not less than \$100 nor more than \$500, at the discretion of the Village. Each day that a violation exists shall constitute a separate offense.”**

**B. Notwithstanding the foregoing, the Village may allow for the use of Shipping Containers on Village owned property and such use shall not be subject to the requirements of this Section with the exception that such Shipping Containers shall 1) be placed on a level surface of asphalt or concrete; and 2) be maintained in a good condition and must be painted to match or be harmonious with the principal structure on the property and shall be maintained in a rust-free condition.**

4. That Section 8-6-2(c)(2) of the Village Code regarding the list of allowable accessory uses by special use permit in the Agricultural/Rural District (A1) is hereby amended to add the use of shipping containers to read as follows (deletions identified by strikethroughs and additions by bold and underline):

2. Permitted by Special Use:

Detached Guest House

Employee Living Quarters

In-family Suites

Migrant Labor Camp

Private Clubhouse

Cemetery Related Activities

Mini WECS

**Shipping Containers**

5. That Section 8-6-9(c)(2) of the Village Code regarding the list of allowable accessory uses by special use permit in the General Business District (GB) is hereby amended to add the use of shipping containers to read as follows (deletions identified by strikethroughs and additions by bold and underline):

2. Permitted by Special Use:

Private Recreational Facility

Cemetery Related Activities

Accessory Apartment

Private Clubhouse

Beer Garden

Stadiums/Grandstands

Mini WECS

Outdoor Storage Accessory to Self-Service Storage Facilities

**Shipping Containers**

6. That Section 8-6-10(c)(2) of the Village Code regarding the list of allowable accessory uses by special use permit in the Central Business District (CB) is hereby amended to add the use of shipping containers to read as follows (deletions identified by strikethroughs and additions by bold and underline):

2. Permitted by Special Use:

Private Recreational Facility

Accessory Apartment

Private Clubhouse

Beer Garden

Stadiums/Grandstands

Mini WECS

**Shipping Containers**

7. That Section 8-6-11(c)(2) of the Village Code regarding the list of allowable accessory uses by special use permit in the Light Industrial District (LI) is hereby amended to add the use of shipping containers to read as follows (deletions identified by strikethroughs and additions by bold and underline):

2. Permitted by Special Use:

Private Recreational Facility

Cemetery Related Activities

Private Clubhouse

Beer Garden

Stadiums/Grandstands

Mini WECS

**Shipping Containers**

8. That Section 8-6-12(c)(2) of the Village Code regarding the list of allowable accessory uses by special use permit in the Heavy Industrial District (HI) is hereby amended to add the use of shipping containers to read as follows (deletions identified by strikethroughs and additions by bold and underline):

2. Permitted by Special Use:

Private Recreational Facility

Stadiums/Grandstands

Mini WECS

**Shipping Containers**

9. Except as amended in this Ordinance, all other provisions and terms of Village Code of Ordinances shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.
10. This Ordinance shall be in full force and effect from after its passage, approval, and publication in pamphlet form as provided by law.

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

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

BY ROLL CALL VOTE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

AS FOLLOWS:

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

\_\_\_\_\_

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

\_\_\_\_\_

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

APPROVED \_\_\_\_\_, 2024

ATTEST:

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CLERK

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PRESIDENT



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

**B&F CONSTRUCTION CODE SERVICES, INC.**  
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To: Planning and Zoning Commission Members  
From: Kenneth Garrett, Zoning Administrator  
Date: March 20, 2024  
RE: Shipping Container Ordinance Text Amendment  
Hearing Date: March 27, 2024 at 6:00 p.m.

On January 24, the Planning and Zoning Commission considered a text amendment to allow shipping containers within the village in certain zoning districts via a special use. The P&Z unanimously voted to approve the text amendment.

On February 14, the Village Board considered the Village initiated (text Amendment) to allow shipping containers in certain zoning districts.

The Village Board has sent the proposed ordinance back to the P&Z committee to look at other possibilities to place the shipping containers on a surface other than asphalt or concrete. Included in your packet is the ordinance the board considered. See section 8-7-13 A 5 on page two of the ordinance that references the surface requirement of asphalt or concrete. The Village Board felt the cost to install shipping containers on an asphalt or concrete surface was very costly and wanted the P&Z to re-consider this section of the ordinance. There were no other discussions regarding the proposed ordinance.

There are two scenarios in my opinion. The first scenario is when a shipping container is used for storage. Below you will find different options to consider. The second scenario is when a shipping container is used for commercial habitable uses, such as; a small retail store, office, restaurant or other similar spaces. In that scenario, I recommend, the container be required to be installed on an asphalt or concrete surface.

There are a few options to consider when establishing a suitable surface to rest the shipping container on. Below are options for you to deliberate on and discuss.

1. The shipping container shall rest on piers (postholes) at each corner. This is based on the bottom of the pier to be supported on a proper material of clay, sand or other suitable soil. The piers shall be a minimum of 24 inches round. When placing the shipping container on piers, the shipping container will rest a couple of inches above the ground. This area below the container shall be equipped with weed control to avoid weed growth. The bottom of the container shall be skirted

## Shipping Container

to avoid rodents from harboring under the shipping container. The skirting should be a durable material to be able to withstand the weather elements.

2. The shipping container shall rest on a bed of compacted gravel. The gravel shall be no less than 12 (twelve) inches thick. It is critical the gravel base be level to avoid unnecessary settlement. The area adjacent to the shipping container shall be graded as to ensure water will runoff away from the shipping container. It is best that the excavation for the gravel base be removed to a clay, sand or similar substrate for a suitable surface.
3. The shipping container shall rest on a minimum of 8 inch x 16 inch grade beam. This will be costly and I believe more costly than an asphalt or concrete base. This is only being provided to show an alternative. This is a costly alternate and is not in the context of the village boards direction. I do not recommend this solution.
4. The shipping container shall rest on an asphalt or concrete base. This is the current language and as stated above, the board is requesting another choice to be less impactful (costly) to the business owner.

### **Recommendation:**

Option 1 (one) recommended installing piers at the corners of the shipping container. This method is infinitely more stable, but will be at a higher cost. In this scenario, the shipping container industry recommends for more active use of the shipping container where access to the shipping container is more frequent than on a monthly basis.

Option 2 recommends a gravel base. This option is less costly, but it is relying on the ground and gravel to provide the strength to support the container. This will require a solid surface below.

It is my recommendation that either method will serve the purpose of supporting the structure. From a cost basis, the gravel base is sufficient to support the shipping container.

Habitable shipping containers shall continue to be placed on an asphalt or concrete surface.

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

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## 8-6-2. AGRICULTURAL/RURAL DISTRICT (A-1).

A. Description and Purpose. This district is intended to permit development that is solely of a rural character. The land use standards for this district permit very low density single-family residential development at one dwelling unit for every 40 gross acres, as well as a variety of agricultural related uses. Density and intensity standards ensure that development requiring a minimum of urban services does not occur until such services are available. The Agricultural/Rural District (A-1) shall either serve as a development/conservation designation (preserving and protecting agricultural activities such as hobby farming and rural residential areas) that will not be developed further or as a holding zone which allows

for interim land uses (agricultural and low density single-family residential uses compatible with farming). This district allows for a reasonable economic use of the land until urban services are available for further development according to the comprehensive master plan.

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

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.

C. List of Allowable Accessory Uses:

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1. Permitted by Right:
    - Garden/Tool Shed
    - Children's Playhouse
    - Private Recreational Facility
    - Private Stable
    - Agricultural Buildings
    - Home Occupation
    - Private Swimming Pool
    - Private Residential Garage
  2. Permitted by Special Use:
    - Detached Guest House
    - Employee Living Quarters
    - In-family Suites
    - Migrant Labor Camp
    - Private Clubhouse
    - Cemetery Related Activities
    - Mini WECS
- D. List of Allowable Temporary Uses:
- Contractor's On-site Equipment Storage Facility
  - Contractor's Project Office
  - On-site Real Estate Sales Office
  - General Temporary Outdoor Sales
  - Tents for Special Events
  - Seasonal Outdoor Sales of Farm Products
  - Re-locatable Building
  - Construction Dumpster
  - Garage Sales
- E. Regulations Applicable to All Uses:
1. Landscaping Regulations (See Ch. 10).
  2. Performance Standards (See Ch. 10).
  3. Signage Regulations (See Ch. 11).
  4. Minimum Off-Street Parking Spaces (See Ch. 10).
- F. Bulk Regulations:
1. Minimum Lot Area: 40 acres.

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2. Minimum Lot Width: 250 feet.
  3. Minimum Street Frontage: 250 feet.
  4. Primary Structure Minimum Setbacks:
    - a. Front Lot Line: 50 feet.
    - b. Side Lot Line: 20 feet.
    - c. Rear Lot Line: 50 feet.
  5. Accessory Structure Minimum Setbacks:
    - a. Front Lot Line: 50 feet.
    - b. Side Lot Line: ten feet.
    - c. Rear Lot Line: ten feet.
  6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
  7. Minimum Dwelling Unit Separation: 40 feet.
  8. Primary Structure Maximum Height: 35 feet (except agricultural structures).
  9. Minimum Floor Area: 1,500 square feet.

(Ord. 2012-012, 3-13-2012; Ord. No. 2018-21, § 2, 9-19-2018)

### **8-6-3. RESIDENTIAL ESTATE DISTRICT (RE).**

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

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Agricultural Retail  
Public and Private Institutional  
Institutional Residential  
Animal Boarding  
Indoor Lodging (bed and breakfast)

C. List of Allowable Accessory Uses:

1. Permitted by Right:  
Garden/Tool Shed  
Children's Playhouse  
Private Recreational Facility  
Home Occupation  
Private Swimming Pool  
Private Residential Garage
2. Permitted by Special Use:  
Detached Guest House  
Employee Living Quarters  
In-family Suites  
Agricultural Buildings  
Private Clubhouse  
Cemetery Related Activities  
Mini WECS

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

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

E. Regulations Applicable to All Uses:

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

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F. Bulk Regulations:

1. Minimum Lot Area: ten acres.
2. Minimum Lot Width: 250 feet.
3. Minimum Street Frontage: 250 feet.
4. Primary Structure Minimum Setbacks:
  - a. Front Lot Line: 50 feet.
  - b. Side Lot Line: 20 feet.
  - c. Rear Lot Line: 50 feet.
5. Accessory Structure Minimum Setbacks:
  - a. Front Lot Line: 50 feet.
  - b. Side Lot Line: ten feet.
  - c. Rear Lot Line: ten feet.
6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
7. Minimum Dwelling Unit Separation: 40 feet.
8. Primary Structure Maximum Height: 35 feet (except agricultural structures).
9. Minimum Floor Area: 1,500 square feet.

(Ord. 2012-012, 3-13-2012)

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

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

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- C. List of Allowable Accessory Uses:
1. Permitted by Right:
    - Garden/Tool Shed
    - Children's Playhouse
    - Home Occupation
    - Private Swimming Pool
    - Private Residential Garage
  2. Permitted by Special Use:
    - Detached Guest House
    - Employee Living Quarters
    - In-family Suites
    - Private Recreational Facility
    - Cemetery Related Activities
    - Mini WECS
- D. List of Allowable Temporary Uses (See Section 8-5-9):
- Contractor's On-site Equipment Storage Facility
  - Contractor's Project Office
  - On-site Real Estate Sales Office
  - Tents for Special Events
  - Re-locatable Building
  - Construction Dumpster
  - Garage Sales
- E. Regulations Applicable to All Uses:
1. Landscaping Regulations (See Ch. 10).
  2. Performance Standards (See Ch. 10).
  3. Signage Regulations (See Ch. 11).
  4. Minimum Off-Street Parking Spaces (See Ch. 10).
- F. Density and Intensity Requirements:
1. Minimum Zoning District Area: 20,000 square feet.
  2. Maximum Lot Coverage: 50 percent.
- G. Bulk Regulations:
1. Minimum Lot Area: 20,000 square feet.
  2. Minimum Lot Width: 80 feet.
  3. Minimum Street Frontage: 40 feet.



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4. Primary Structure Minimum Setbacks:
    - a. Front Lot Line: 30 feet.
    - b. Side Lot Line: 15 feet.
    - c. Total of Both Side Lot Lines: 35 feet.
    - d. Rear Lot Line: 30 feet.
  5. Accessory Structure Minimum Setbacks:
    - a. Front Lot Line: 30 feet.
    - b. Side Lot Line: five feet.
    - c. Rear Lot Line: five feet.
  6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
  7. Minimum Dwelling Unit Separation: 30 feet.
  8. Primary Structure Maximum Height: 35 feet.
  9. Minimum Floor Area: 2,000 square feet.

(Ord. 2012-012, 3-13-2012)

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

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

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

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- b. Side Lot Line: ten feet.
  - c. Total of Both Side Lot Lines: 25 feet.
  - d. Rear Lot Line: 20 feet.
5. Accessory Structure Minimum Setbacks:
- a. Front Lot Line: 30 feet.
  - b. Side Lot Line: five feet.
  - c. Rear Lot Line: five feet.
6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
7. Minimum Dwelling Unit Separation: 12 feet.
8. Primary Structure Maximum Height: 35 feet.
9. Minimum Floor Area: 1,500 square feet.

(Ord. 2012-012, 3-13-2012)

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

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

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Created: 2022-11-09 15:17:55 [EST]

(Supp. No. 6)

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- Children's Playhouse
  - Home Occupation
  - Private Swimming Pool
  - Private Residential Garage
  - 2. Permitted by Special Use:
    - Accessory Apartment
    - In-family Suites
    - Private Recreational Facility
    - Cemetery Related Activities
    - Mini WECS
  - D. List of Allowable Temporary Uses (See Section 8-5-9):
    - Contractor's On-site Equipment Storage Facility
    - Contractor's Project Office
    - On-site Real Estate Sales Office
    - Tents for Special Events
    - Re-locatable Building
    - Construction Dumpster
    - Garage Sales
  - E. Regulations Applicable to All Uses:
    - 1. Landscaping Regulations (See Ch. 10).
    - 2. Performance Standards (See Ch. 10).
    - 3. Signage Regulations (See Ch. 11).
    - 4. Minimum Off-Street Parking Spaces (See Ch. 10).
  - F. Density and Intensity Requirements:
    - 1. Minimum Zoning District Area: 7,000 square feet.
    - 2. Maximum Lot Coverage: 65 percent.
  - G. Bulk Regulations:
    - 1. Minimum Lot Area: 7,000 square feet.
    - 2. Minimum Lot Width: 60 feet.
    - 3. Minimum Street Frontage: 40 feet.
    - 4. Primary Structure Minimum Setbacks:
      - a. Front Lot Line: 30 feet.
      - b. Side Lot Line: ten feet or zero feet along common wall.
      - c. Total of Both Side Lot Lines: 20 feet; zero feet along common wall.

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- d. Rear Lot Line: 30 feet.
  - 5. Accessory Structure Minimum Setbacks:
    - a. Front Lot Line: 30 feet.
    - b. Side Lot Line: five feet.
    - c. Rear Lot Line: five feet.
  - 6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
  - 7. Minimum Dwelling Unit Separation: 20 feet; zero feet along common wall.
  - 8. Primary Structure Maximum Height: 35 feet for single-family; 45 feet for multi-family.
  - 9. Minimum Floor Area Per Dwelling Unit: 840 square feet.

(Ord. 2012-012, 3-13-2012)

### **8-6-7. MIXED RESIDENTIAL DISTRICT (R-5).**

- A. Description and Purpose. This district is intended to permit residential development that has a higher density than other residential districts with two or more dwelling units per building. Various types of residential uses are permitted within this district: two unit structures, townhouses and multiple-family buildings. The maximum density for the mixed residential district is for 14 dwelling units per acre.
- B. List of Allowable Principal Land Uses:
  - 1. Permitted by Right:
    - Modular Home
    - Duplex
    - Multi-Family Buildings
    - Public Parks and Open Space
    - Utilities
  - 2. Permitted by Special Use:
    - Public and Private Institutional
    - Institutional Residential
    - Community Living Arrangements
    - Indoor Lodging (bed and breakfast)
    - Daycare Facilities
    - Boarding Houses
    - Mobile Home Park/Subdivision
- C. List of Allowable Accessory Uses:
  - 1. Permitted by Right:
    - Garden/Tool Shed

- 
- Children's Playhouse
  - Home Occupation
  - Private Swimming Pool
  - Private Residential Garage
  - 2. Permitted by Special Use:
    - Accessory Apartment
    - In-family Suites
    - Private Recreational Facility
    - Cemetery Related Activities
    - Mini WECS
  - F. List of Allowable Temporary Uses (See Section 8-5-9):
    - Contractor's On-site Equipment Storage Facility
    - Contractor's Project Office
    - On-site Real Estate Sales Office
    - Tents for Special Events
    - Re-locatable Building
    - Construction Dumpster
    - Garage Sales
  - G. Regulations Applicable to All Uses:
    - 1. Landscaping Regulations (See Ch. 10).
    - 2. Performance Standards (See Ch. 10).
    - 3. Signage Regulations (See Ch. 11).
    - 4. Minimum Off-Street Parking Spaces (See Ch. 10).
  - H. Density and Intensity Requirements:
    - 1. Minimum Zoning District Area: 5,000 square feet.
    - 2. Maximum Lot Coverage: 75 percent.
  - I. Bulk Regulations:
    - 1. Minimum Lot Area: 3,000 square feet per dwelling unit.
    - 2. Minimum Lot Width: 60 feet; 20 feet for townhouses.
    - 3. Minimum Street Frontage: 40 feet; 20 feet for townhouses.
    - 4. Primary Structure Minimum Setbacks:
      - a. Front Lot Line: 30 feet.
      - b. Side Lot Line: ten feet or zero feet along common wall.
      - c. Total of Both Side Lot Lines: 20 feet; zero feet along common wall.

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- d. Rear Lot Line: 30 feet.
  - 5. Accessory Structure Minimum Setbacks:
    - a. Front Lot Line: 30 feet.
    - b. Side Lot Line: five feet.
    - c. Rear Lot Line: five feet.
  - 6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
  - 7. Minimum Dwelling Unit Separation: 20 feet; zero feet along common wall.
  - 8. Primary Structure Maximum Height: 35 feet for single-family; 45 feet for multi-family.
  - 9. Minimum Floor Area Per Dwelling Unit: 840 square feet.

(Ord. 2012-012, 3-13-2012)

### **8-6-8. NEIGHBORHOOD BUSINESS DISTRICT (NB).**

- A. Description and Purpose. This district is intended to permit low-intensity, high-quality, small-scale office, commercial and institutional development that is compatible with residential neighborhoods and located at appropriate areas within or directly adjacent to residential development. It may be appropriate to transition certain nonresidential uses with existing homes. Requirements of this district are intended to ensure that the nonresidential uses allowed in the NB District are compatible with the residential uses adjacent to or within the district.
- B. List of Allowable Principal Land Uses:
  - 1. Permitted by Right:
    - Personal or Professional Service
    - Daycare Facility
    - Public Parks and Open Space
    - Utilities
  - 2. Permitted by Special Use:
    - Public and Private Institutional
    - Indoor Retail Sales/Service
    - Single-family Detached
    - Multi-family Buildings
    - Indoor Lodging (bed and breakfast)
    - Indoor Entertainment Sales/Service
- C. List of Allowable Accessory Uses:
  - 1. Permitted by Right:
    - Garden/Tool Shed
    - Children's Playhouse

- 
- Home Occupation
  - Private Swimming Pool
  - Private Residential Garage
  - 2. Permitted by Special Use:
    - Private Recreational Facility
    - Cemetery Related Activities
    - Mini WECS
  - D. List of Allowable Temporary Uses (See Section 8-5-9):
    - Contractor's On-site Equipment Storage Facility
    - Contractor's Project Office
    - On-site Real Estate Sales Office
    - General Temporary Outdoor Sales
    - Tents for Special Events
    - Re-locatable Building
    - Construction Dumpster
  - E. Regulations Applicable to All Uses:
    - 1. Landscaping Regulations (See Ch. 10).
    - 2. Performance Standards (See Ch. 10).
    - 3. Signage Regulations (See Ch. 11).
    - 4. Minimum Off-Street Parking Spaces (See Ch. 10).
  - F. Density and Intensity Requirements:
    - 1. Minimum Zoning District Area: 10,000 square feet.
    - 2. Maximum number of floors: two.
    - 3. Maximum Lot Coverage: 65 percent.
  - G. Bulk Regulations:
    - 1. Minimum Lot Area: 10,000 square feet.
    - 2. Minimum Lot Width: 80 feet.
    - 3. Minimum Street Frontage: 40 feet.
    - 4. Primary Structure Minimum Setbacks:
      - a. Front Lot Line: 15 feet.
      - b. Side Lot Line: ten feet; zero feet along common wall.
      - c. Total of Both Side Lot Lines: 20 feet; zero feet along common wall.
      - d. Rear Lot Line: 30 feet.
    - 5. Accessory Structure Minimum Setbacks:



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- a. Front Lot Line: 15 feet.
  - b. Side Lot Line: five feet.
  - c. Rear Lot Line: five feet.
6. Paved Surface Setback: three feet from side or rear; 15 feet from street; (driveways established prior to adoption date of this chapter are exempted).
  7. Minimum Building Separation: 20 feet; zero feet along common wall.
  8. Primary Structure Maximum Height: 35 feet, greater with special use permit.

(Ord. 2012-012, 3-13-2012)

### **8-6-9. GENERAL BUSINESS DISTRICT (GB).**

- A. Description and Purpose. This district is intended to permit both small and large scale high quality commercial and institutional development that is compatible with the overall suburban character of the village. A wide range of commercial uses including retail, lodging and office uses are permitted within this district. Most new and infill commercial development will be in the GB District.
- B. List of Allowable Principal Land Uses:
  1. Permitted by Right:
    - Personal or Professional Service
    - Indoor Retail Sales/Service
    - Indoor Repair Sales/Service
    - Public Parks and Open Space
    - Utilities
    - Wireless Communication Facility
    - Indoor Lodging (bed and breakfast)
    - Indoor Lodging (commercial)
    - Daycare Facility
    - Boarding Houses
  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)

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- 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
- C. List of Allowable Accessory Uses:
1. Permitted by Right:
    - Garden/Tool Shed
  2. Permitted by Special Use:
    - Private Recreational Facility
    - Cemetery Related Activities
    - Accessory Apartment
    - Private Clubhouse
    - Beer Garden
    - Stadiums/Grandstands
    - Mini WECS
    - Outdoor Storage Accessory to Self-Service Storage Facilities
- D. List of Allowable Temporary Uses (See Section 8-5-9):
- Contractor's On-Site Equipment Storage Facility
  - Contractor's Project Office
  - On-site Real Estate Sales Office
  - General Temporary Outdoor Sales
  - Tents for Special Events
  - Temporary Outdoor Food Stands
  - Temporary Outdoor Seating and Services
  - Re-Locatable Building
  - Construction Dumpster
- E. Regulations Applicable to All Uses:
1. Landscaping Regulations (See Ch. 10).
  2. Performance Standards (See Ch. 10).
  3. Signage Regulations (See Ch. 11).
  4. Minimum Off-Street Parking Spaces (See Ch. 10).
- F. Density and Intensity Requirements:

- 
1. Minimum Zoning District Area: 15,000 square feet.
  2. Maximum number of floors: two.
  3. Maximum Lot Coverage: 75 percent.

G. Bulk Regulations:

1. Minimum Lot Area: 15,000 square feet.
2. Minimum Lot Width: 75 feet.
3. Minimum Street Frontage: 75 feet.
4. Primary Structure Minimum Setbacks:
  - a. Front Lot Line: 15 feet.
  - b. Side Lot Line: ten feet; zero feet along common wall.
  - c. Total of Both Side Lot Lines: 20 feet; zero feet along common wall.
  - d. Rear Lot Line: 25 feet.
5. Accessory Structure Minimum Setbacks:
  - a. Front Lot Line: 15 feet.
  - b. Side Lot Line: five feet.
  - c. Rear Lot Line: five feet.
6. Paved Surface Setback: three feet from side or rear; 15 feet from street; (driveways established prior to adoption date of this chapter are exempted).
7. Minimum Building Separation: 20 feet; zero feet along common wall.
8. Primary Structure Maximum Height: 35 feet, greater with special use permit.

(Ord. 2012-012, 3-13-2012; Amd. Ord. 2016-01, 1-11-2016; Ord. No. 2019-35, § 2, 10-16-2019)

### **8-6-10. CENTRAL BUSINESS DISTRICT (CB).**

- A. Description and Purpose. This district is intended to provide a range of large and small commercial development as well as some institutional and higher-intensity residential uses in the downtown area. This may be accomplished by providing incentives for infill development and redevelopment, allowing minimal building setbacks and no requirements for on-site parking or landscaping.
- B. List of Allowable Principal Land Uses:
  1. Permitted by Right:
    - Personal or Professional Service
    - Indoor Retail Sales/Service
    - Indoor Repair Sales/Service
    - Indoor Entertainment Sales/Service
    - Indoor Lodging (commercial)
    - Public Parks and Open Space

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Utilities

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

C. List of Allowable Accessory Uses:

1. Permitted by Right:
  - Garden/Tool Shed
2. Permitted by Special Use:
  - Private Recreational Facility
  - Accessory Apartment
  - Private Clubhouse
  - Beer Garden
  - Stadiums/Grandstands
  - Mini WECS

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

- Contractor's On-Site Equipment Storage Facility
- Contractor's Project Office
- On-Site Real Estate Sales Office
- General Temporary Outdoor Sales
- Tents for Special Events
- Temporary Outdoor Food Stands
- Temporary Outdoor Seating and Services
- Re-Locatable Building
- Construction Dumpster

E. Regulations Applicable to All Uses:

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1. Landscaping Regulations (See Ch. 10).
  2. Performance Standards (See Ch. 10).
  3. Signage Regulations (See Ch. 11).
  4. Minimum Off-Street Parking Spaces (See Ch. 10).
- F. Density and Intensity Requirements:
1. Minimum Zoning District Area: 2,000 square feet.
  2. Maximum number of floors: four.
  3. Maximum Lot Coverage: 100 percent.
- G. Bulk Regulations:
1. Minimum Lot Area: 2,000 square feet.
  2. Minimum Lot Width: ten feet.
  3. Minimum Street Frontage: ten feet.
  4. Primary Structure Minimum Setbacks:
    - a. Front Lot Line: zero feet.
    - b. Side Lot Line: zero feet.
    - c. Total of Both Side Lot Lines: zero feet.
    - d. Rear Lot Line: ten feet.
  5. Accessory Structure Minimum Setbacks:
    - a. Front Lot Line: zero feet.
    - b. Side Lot Line: zero feet.
    - c. Rear Lot Line: five feet.
  6. Paved Surface Setback: zero feet.
  7. Minimum Building Separation: zero feet.
  8. Primary Structure Maximum Height: 50 feet.

(Ord. 2012-012, 3-13-2012; Ord. No. 2019-35, § 3, 10-16-2019)

### **8-6-11. LIGHT INDUSTRIAL DISTRICT (LI).**

- A. Description and Purpose. This district is intended to permit high-quality industrial and office uses at intensities compatible to the suburban-character of the Village. This is accomplished in part through relatively low maximum buildable site area. The primary difference between this and the HI District is that the typical industrial activities will be indoors and not produce high levels of noise, exhaust, odors and other nuisances typically associated with more intense industrial activities.
- B. List of Allowable Principal Land Uses:
1. Permitted by Right:  
Personal or Professional Service

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- Indoor Repair Sales/Service
  - Vehicle Related Sales and Service
  - Daycare Facility
  - Light Manufacturing/Industrial
  - Self-Service Storage Facilities (mini warehouses)
  - Public Parks and Open Space
  - Utilities
  - Wireless Communication Facility
  - 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.
    - Adult-use Cannabis Craft Grower
    - Adult-use Cannabis Cultivation Center
    - Adult-use Cannabis Dispensing Organization
    - Adult-use Cannabis Infuser Organization or Infuser
    - Adult-use Cannabis Processing Organization or Processer
    - Adult-use Cannabis Transporting Organization or Transporter
    - Indoor Retail Sales/Slaughterhouse
  - C. List of Allowable Accessory Uses:
    - 1. Permitted by Right:
      - Garden/Tool Shed
      - Outdoor Storage Accessory to Self-Service Storage Facilities
    - 2. Permitted by Special Use:
      - Private Recreational Facility
      - Cemetery Related Activities
      - Private Clubhouse

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Beer Garden

Stadiums/Grandstands

Mini WECS

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

Contractor's On-Site Equipment Storage Facility

Contractor's Project Office

On-Site Real Estate Sales Office

General Temporary Outdoor Sales

Tents for Special Events

Temporary Outdoor Food Stands

Temporary Outdoor Seating and Services

Re-Locatable Building

Construction Dumpster

E. Regulations Applicable to All Uses:

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

F. Density and Intensity Requirements:

1. Minimum Zoning District Area: one acre.
2. Maximum Number of Floors: four.
3. Maximum Lot Coverage: 65 percent.

G. Bulk Regulations:

1. Minimum Lot Area: one acre.
2. Minimum Lot Width: 100 feet.
3. Minimum Street Frontage: 75 feet.
4. Primary Structure Minimum Setbacks:
  - a. Front Lot Line: 30 feet.
  - b. Side Lot Line: 20 feet.
  - c. Total of Both Side Lot Lines: 50 feet.
  - d. Rear Lot Line: 30 feet.
5. Accessory Structure Minimum Setbacks:
  - a. Front Lot Line: 30 feet.
  - b. Side Lot Line: five feet.

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- c. Rear Lot Line: five feet.
  - 6. Paved Surface Setback: three feet from side or rear; 15 feet from street; (driveways established prior to adoption date of this chapter are exempted).
  - 7. Minimum Building Separation: 20 feet; zero feet along common wall.
  - 8. Primary Structure Maximum Height: 50 feet.

(Ord. 2012-012, 3-13-2012; Amd. Ord. 2016-01, 1-11-2016; Ord. No. 2018-21, § 2, 9-19-2018; Ord. No. 2019-35, § 4, 10-16-2019; Ord. No. 2020-19, § 1, 7-22-2020)

### **8-6-12. HEAVY INDUSTRIAL DISTRICT (HI).**

A. Description and Purpose. This district is intended to permit a wide variety of indoor and outdoor industrial land uses and other land uses not permitted in any other zoning district. This does not mean that all land uses are permitted in this district. Specific performance standards must be met. The HI District also provides space for land uses that have the potential to produce more of a nuisance to adjacent properties; in this district the potential nuisances on adjacent properties are minimized.

B. List of Allowable Principal Land Uses:

- 1. Permitted by Right:
  - Indoor Repair Sales/Service
  - Light Manufacturing/Industrial
  - Heavy Manufacturing/Industrial
  - Indoor Warehouse/Wholesale
  - Public Parks and Open Space
  - Utilities
  - Wireless Communication Facility
- 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



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Rail Yard

Sexually Orientated Land Use

Non-building mounted solar collectors for export of energy for use by an electrical utility.

Adult-use Cannabis Craft Grower

Adult-use Cannabis Cultivation Center

Adult-use Cannabis Infuser Organization or Infuser

Adult-use Cannabis Processing Organization or Processor

Adult-use Cannabis Transporting Organization or Transporter

C. List of Allowable Accessory Uses:

1. Permitted by Right:

Garden/Tool Shed

2. Permitted by Special Use:

Private Recreational Facility

Stadiums/Grandstands

Mini WECS

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

Contractor's On-site Equipment Storage Facility

Contractor's Project Office

On-site Real Estate Sales Office

General Temporary Outdoor Sales

Tents for Special Events

Temporary Outdoor Food Stands

Re-locatable Building

Construction Dumpster

G. Regulations Applicable to All Uses:

1. Landscaping Regulations (See Ch. 10).

2. Performance Standards (See Ch. 10).

3. Signage Regulations (See Ch. 11).

4. Minimum Off-Street Parking Spaces (See Ch. 10).

H. Density and Intensity Requirements:

1. Minimum Zoning District Area: one acre.

2. Maximum number of floors: four.

3. Maximum Lot Coverage: 75 percent.

I. Bulk Regulations:

- 
1. Minimum Lot Area: one acre.
  2. Minimum Lot Width: 100 feet.
  3. Minimum Street Frontage: 75 feet.
  4. Primary Structure Minimum Setbacks:
    - a. Front Lot Line: 30 feet.
    - b. Side Lot Line: 25 feet.
    - c. Total of Both Side Lot Lines: 60 feet.
    - d. Rear Lot Line: 30 feet.
  5. Accessory Structure Minimum Setbacks:
    - a. Front Lot Line: 30 feet.
    - b. Side Lot Line: five feet.
    - c. Rear Lot Line: five feet.
  6. Paved Surface Setback: three feet from side or rear; 15 feet from street; (driveways established prior to adoption date of this chapter are exempted).
  7. Minimum Building Separation: 20 feet; zero feet along common wall.
  8. Primary Structure Maximum Height: 90 feet.

(Ord. 2012-012, 3-13-2012; Ord. No. 2018-21, § 4, 9-19-2018; Ord. No. 2019-35, § 5, 10-16-2019)



# VILLAGE OF POPLAR GROVE

*"A Great Place to Call Home"*

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200 N. Hill Street, Poplar Grove, IL 61065

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

<https://www.poplargrove-il.gov/>

**Date:** March 4, 2024

**To:** Rockford Register Star

**From:** Ken Garrett, Zoning Official

**Re:** Notice of Poplar Grove Planning and Zoning Commission—March 27<sup>th</sup>, 2024

Please publish the attached public hearing notice for the Poplar Grove Planning and Zoning Commission meeting one time, no later than **Monday, March 11<sup>th</sup>, 2024**. If you have questions, please call (815) 765-3201.

Please let me know when this item will be published.

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

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

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

Notice is hereby given that the Village of Poplar Grove Planning and Zoning Commission will hold a public hearing on Wednesday, March 27<sup>th</sup>, 2024 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; 8-7 Zoning Districts and Land Use Regulations to create a new subsection 13 to be entitled "Shipping Container"; 8-6-2 Agricultural/Rural District (A-1); 8-6-9 General Business District (GB); 8-6-10 Central Business District (CB); 8-6-11 Light Industrial District (LI); 8-6-12 Heavy Industrial District (HI) in accordance with Section 8-5-4 Text Amendment. The request will allow shipping containers in certain zoning districts.

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

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

Ken Garrett  
Zoning Official