VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, April 24, 2019 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

Commissioners – Jake Dykstra (Chair), Jessica Roberts, Don Sattler, Nate Sroka, George Fowler

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Motion to approve meeting minutes from March 27, 2019.

PUBLIC COMMENTS: *(General Comments)*

NEW BUSINESS

2. The applicant is requesting preliminary plat approved for the two-lot Etes Subdivision. The subject property is located southeast of West Edson Street and South State Street (Poplar Grove Road). The approximately eight acres is comprised of two irregularly shaped lots (PINs: 04-19-351-010 and 04-351-010-013) with a drainage way running west-east.

3. The applicant is requesting final plat approved for the two-lot Etes Subdivision. The subject property is located southeast of West Edson Street and South State Street (Poplar Grove Road). The approximately eight acres is comprised of two irregularly shaped lots (PINs: 04-19-351-010 and 04-351-010-013) with a drainage way running west-east. See the attached location map.

Adjournment

VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, March 27, 2019 - 7:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

Commissioners – Jake Dykstra (Chair), Jessica Roberts,
Don Sattler, Ed Wethington, Keith Richard, Nate Sroka, George Fowler

MINUTES

CALL TO ORDER
Chairman Dykstra call the meeting to order at 6:35 pm.

ROLL CALL
PRESENT
Chairman Jake Dykstra
Commissioner Nate Sroka
Commissioner Ed Wethington
Commissioner George Fowler
Planner Gina Delrose
Attorney Aaron Szeto
Clerk Karri Anderberg
Deputy Clerk Katie Jaster
ABSENT
Commissioner Jessica Roberts
Commissioner Keith Richard
Commissioner Donald Sattler

APPROVAL OF MINUTES

1. Motion to approve meeting minutes from February 27, 2019
   Motion made by Commissioner Wethington, Seconded by Commissioner Sroka.
   Chairman Dykstra asked to have a correction made to his last name. Motion carried by voice vote.

PUBLIC COMMENTS: *(General Comments)*
No comment.

NEW BUSINESS

2. The applicant and property owner, Elizabeth Straw, 14837 IL Route 76, Caledonia, IL 61011, is requesting a special use pursuant to the Poplar Grove Zoning Ordinance, Section 8-9-3 Discontinuance of a Use (B) Exceptions by Special Use and 8-5-7 Special Uses. Specifically, the applicant is requesting the ability to have livestock on the property at 5445 IL Route 173, Poplar Grove, IL 61065 within the GB, General Business District on 29.85 acres of land. (PIN: 03-24-201-009.)
The property is irregular in shape and developed with a residence and outbuildings.

Public Hearing opened at 7:02 pm, Gina Delrose was sworn in and went through the background of applicant, finding of facts, and recommendations. Planning staff recommends approval of case 2019-02 subjected to the following conditions:
1) No additional agricultural buildings shall be constructed on the property.
2) The special use shall be restricted to inside the building and fenced area as shown on site plan submitted by the applicant.
3) The only non-domesticated animals/ livestock permitted are cows, heifers and calves. Bulls are not permitted.
4) No more than a total of six non-domesticated animals/livestock shall be on the property at any given time.
5) Compliance with all other applicable codes and ordinances.

Applicant Elizabeth Straw sworn in at 7:02 pm. Applicant Straw explained to the Commission Members about her family history, explained what they plan on updating on the family farm. She also explained about their niece and her 4-H project.

Danny Ellingson sworn in at 7:12 pm. Mr. Ellingson explained to the Commission Members about the history between the Ellingson's and the Simerls. Mr. Ellingson also explained to the Commission Members how he disagrees with the Special Use Application and that the zoning should have never been changed. He feels that this property is a Farm Stead and should stay that way, not under General Business. Commission members talked amongst the rest of the board and to the public. Planner Delrose clarified that there was no special use for the property, but that the agricultural legal non-conforming use changed after they have not used the property for the non-conforming use for more than 12 months and there for the grandfather status was lost. Planner Delrose also explained that Poplar Grove also has a unique exception that if you lose your legal non-conforming use, you may bring it back by a special use permit. Danny Ellingson spoke further into the special use and how he disagrees. Chairman Dykstra spoke with Mr. Ellingson about his question and how Mr. Ellingson feels. Commission Members talked amongst the board and public.

Amy Hildebrandt former leader of the Manchester Mavericks 4-H was sworn in at 7:28 pm. Ms. Hildebrandt explained to the Commission Members about the Straw's niece and how she got to know her through 4-H. She feels that they should have this special use and how it will help her and her 4-H project and how it will be nothing more than that.

Lois Ramon was sworn in at 7:31 pm. Attorney Ramon explained to the Commission Members that she is the Attorney for the Simerls and now for the Straws. She explained to the Members that the annexation agreement in question, her law firm was the one who made it. Attorney Ramon explained about the Village's Zoning code for Agricultural use. Attorney Ramon explained they are pleased with the staff approval; they are still concerned on the conditions and how they can't build anything more on the property. Commission Members spoke to applicant and Attorney Ramon about the 4-H project and seeing if it is an extensive project or is it going to be only a few more years. Planner Delrose explained to the Commission Members that even if we would have a copy of the said Annexation Agreement that it would be voided after 20 years, and it since then been more than 20 years since the said Annexation Agreement was issued.

Paul Clark sworn in at 7:40 pm a resident on Main Street behind the residences of the applicant. Mr. Clark has been leaving in his home since 2005 and he does not remember this property ever being used for agricultural. He is not against a 4-H project, but he just wanted to make note that if she is in high school and has been doing the 4-H project for quite some time, she must have been doing it somewhere else. If she has been doing it somewhere else and she only plans on doing it for the next 2 or 3 years, why couldn't she do it where she has been for the past years. Mr. Clark's other concern is that all animals/livestock have waste, and where is all that waste going to end up. Main Street already have enough issues with drainage, that having even more extra waste may make the drainage issue worse. Mr. Clark just asked for the Commission Members to keep that in mind.

Public Hearing closed at 7:46 pm.
Motion made by Commissioner Wethington, Seconded by Commissioner Fowler to approve the finding of facts.
Voting Yea: Chairman Dykstra, Commissioner Sroka, Commissioner Wethington, Commissioner Fowler.

Motion made by Commissioner Fowler, Seconded by Commissioner Wethington to approve the application for case 2019-02.
Voting Yea: Chairman Dykstra, Commissioner Sroka, Commissioner Wethington, Commissioner Fowler.

ADJOURNMENT
Motion made by Commissioner Wethington, Seconded by Commissioner Fowler. Motion carried by voice vote.
Adjournment at 7:50 pm.

Memorandum

DATE: April 17, 2019

TO: Village of Poplar Grove Planning and Zoning Commission

FROM: Gina DelRose, Community Development Planner

SUBJECT: Staff advisory memo for case 2019-04, FP Etes Subdivision

REQUEST AND LOCATION:
The applicant is requesting final plat approved for the two-lot Etes Subdivision. The subject property is located southeast of West Edson Street and South State Street (Poplar Grove Road). The approximately eight acres is comprised of two irregularly shaped lots (PINs: 04-19-351-010 and 04-351-010-013) with a drainage way running west-east. See the attached location map.

BACKGROUND:
The west-east drainage way acts as a natural barrier on the two properties, with Poplar Grove Secured Storage buildings located south of the drainage way. The buildings cross the lot line and encompass the entire two-acre parcel (PIN: 04-19-351-010) and the southern portion of the six-acre parcel (PIN: 04-381-010-013). The subdivision is merely reconfiguring the two lots so that all buildings are on one parcel, laying south of the drainage way. The newly created parcel north of the drainage way is vacant.

The property is zoned LI, Light Industrial. The newly created vacant parcel adheres to the bulk regulations of the LI District and can be developed in the future.

A request for comments was sent to 20 departments, agencies, or other parties. Comments received at this time have been incorporated into the conditions of approval. Many of the comments are in regards to the drainage way, topography and infrastructure.

SUMMARY OF FINDINGS:
Provided that the suggested conditions of approval are met, the final plat of Etes Subdivision is in substantial conformance with the Village of Poplar Grove's Subdivision and Zoning Ordinances.

RECOMMENDATION:
Planning staff recommends the **approval** of case number **2019-04** subject to the following conditions:

1. Topographic information shall be collected and shown on the plat per Section 9-3-3-2 of the Poplar Grove Subdivision Ordinance.

2. A drainage study of the drainage way shall be conducted. The study shall include the 100-year flow, existing floodplain and the reasonable limits of the drainage easement.

3. The utility easement shall be located outside of the drainage easement.

4. A stormwater control system report as required per Section 9-3-3-2(A)(5)(c) of the Poplar Grove Subdivision Ordinance shall be provided.

5. If protective covenants are recorded for the subdivision, a copy shall be provided to the Village.

6. The title of the plat shall be Final Plat Etes Subdivision.

7. The DUE dash line shall also be depicted on the plat, even though it runs along the building setback line in areas.

8. The Public Works certificate block shall require the signature of the Public Works Director, not the Village President.

9. The Public Utilities certificate block shall include MediaCom.

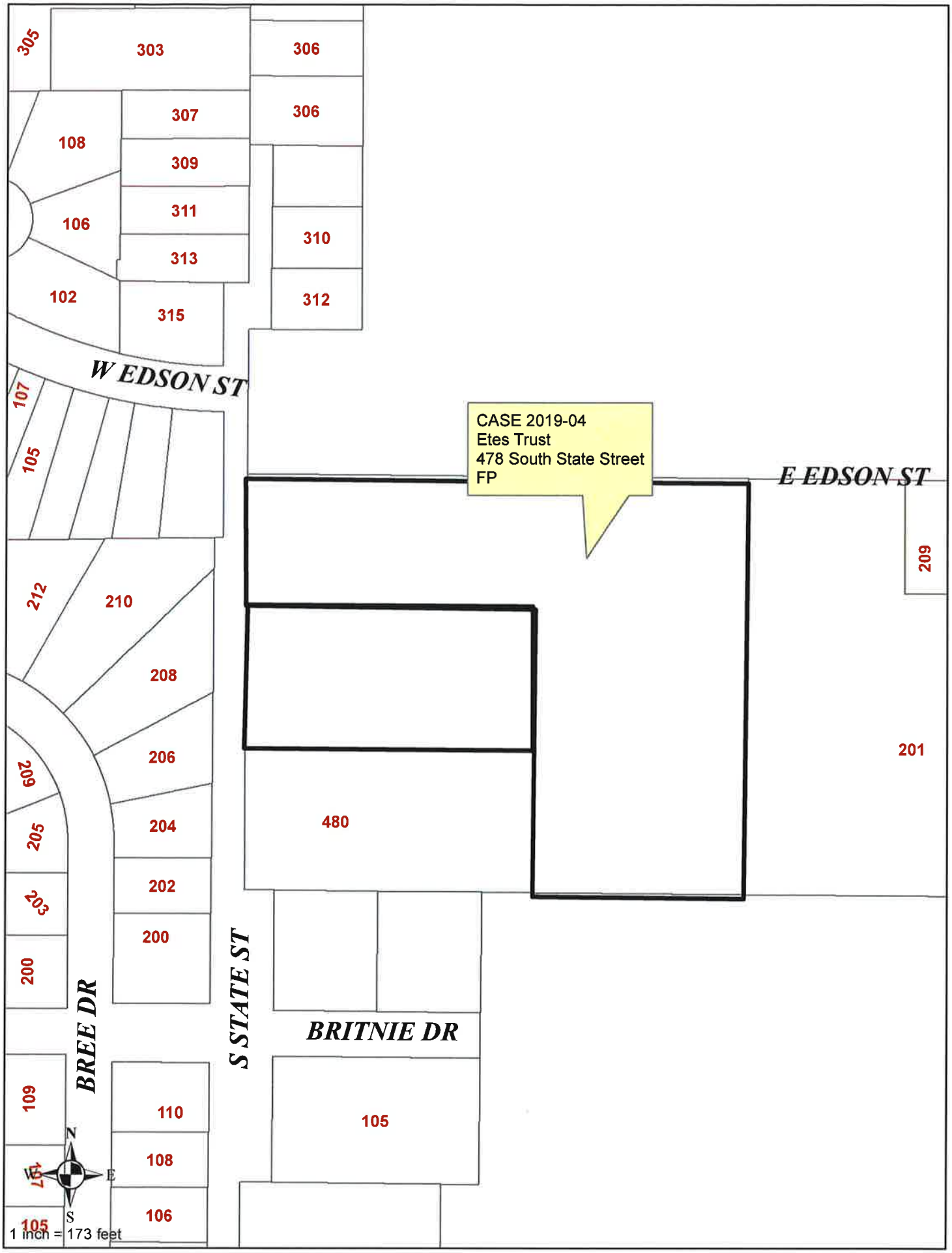
10. A Drainage certificate block shall be added.

11. A Planning certificate block shall be added.

12. The IDOT certificate block shall be removed.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Letter submitted by the Boone County Health Department, Amanda Mehl, April 1, 2019.
4. Letter submitted by Chris Dopkins, McMahon Engineers, dated April 8, 2019.
5. Letter submitted by the Boone County Soil and Water Conservation District, James Mulcahy, dated April 12, 2019
6. Final Plat of Etes Subdivision, EZ Surveying, Inc., dated March 6, 2019.


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CASE 2019-04
Etes Trust
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CASE 2019-04
Etes Trust
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1 inch = 115 feet

Public Health
Prevent. Promote. Protect.

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

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

April 1, 2019

FAX: 815-547-0789

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

Planning Services for Village of Poplar Grove

Re: Case; 2019-03; Preliminary Plat of Etes Subdivision
Case; 2019-04; Final Plat of Etes Subdivision

Dear Gina,

We are in receipt of a copy for preliminary and final plat of Etes Subdivision.
Our office has no objections or comments on this request.

Please let us know if you have any questions or concerns.

Thank you,

Amanda Mehl
Administrator of Public Health
skm

McMAHON
ENGINEERS | ARCHITECTS

April 8, 2019

Ms. Gina DelRose
Community Development Planner
Village of Poplar Grove
C/O City of Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Re: Preliminary and Final Plats of Etes Subdivision

Dear Ms. DelRose:

Please allow this to acknowledge receipt of the following:

- Memorandum dated March 26th and proposed Preliminary Plat of Etes Subdivision prepared by EzSurveying dated 3/13/19.
- Memorandum dated March 26th and proposed Final Plat of Etes Subdivision prepared by EzSurveying dated 3/6/19.

I have reviewed the same against Chapter 3 of Title 9 of Village Code, and I offer the following comments for Village consideration:

Preliminary Plat

1. Section 9-3-3-2 requires that topographic data be collected to document the existing condition of the site. The Surveyor's Notes on the plat indicate that:
    a. Contour data is from GIS; and
    b. Winter conditions existed at the site at the time of field work; and
    c. The centerline of the creek is based upon aerial data.

    Topographic information should be collected and shown on the plat.
2. The creek is shown to be contained within a 26' shared drainage and utility easement. The tributary area for the creek is roughly 0.60 square miles which is substantial in our opinion. We recommend as follows:
    a. A drainage study for the creek should be completed to determine:
        i. The 100 year flow and existing floodplain; and,
        ii. The reasonable limits of the drainage easement.
    b. The creek should be contained within a platted drainage easement only (the easement should not be a shared easement).
3. The existing public utilities should be shown on the plat. Lot #2 is already developed; however, any proposed use on Lot #1 should be connected to public utilities.
    a. A "written statement setting forth general plan" for connection to water, sewer and sanitary sewer should be provided as outlined in 9-3-3-2, A, 5, b.
4. A stormwater control system report as outlined in Section 9-3-3-2, A, 5, c should be provided, and a detention easement should be shown on the plat.
5. It should be noted that Section 9-3-3-2, A 14 requires an on-site soil survey. The soil survey required by the ordinance is geared towards the installation of septic systems. We suggest that

the Village forego the requirement for a soil survey as (1) public streets will not be constructed as part of the plat; and (2) the plat should be serviced with public utilities.

6. The code requires the submittal of the protective covenants of the subdivision, and if covenants exist they should be provided to either planning staff or the Village Attorney for review.

Final Plat

1. See comments 1, 2, 4, & 6 above of Preliminary Plat Comments.
2. There are requirements to provide a surety for the public improvements for the plat. There could be public improvements required for this plat; however, the requirements for providing a surety could be deferred until the time of development of Lot #1.

Please do not hesitate to contact me at (815) 636-9590 with any questions, or if I am may provide additional assistance.

Yours very truly,

McMAHON

Christopher D. Dopkins, P.E.
Associate/Village Engineer

Cc: Mr. Owen Costanza, Village President
Mr. Mitch Hilden, Director of Pubic Works
File

Boone County
Soil & Water
Conservation District

211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 ext. 3

12 April 2019

Gina DelRose, Community Development Planner
Village of Poplar Grove
200 North Hill Street
Poplar Grove, IL 61065

Re: 2019-03, 2019-04; Preliminary and Final Plat of Etes Subdivision

Dear Ms. DelRose:

Boone County Soil & Water Conservation Staff have reviewed the above noted preliminary and final plat. We have one comment.

1. There is an existing drainage and utility easement running west to east between proposed lots 1 and 2. Has the upstream watershed been mapped, is additional upstream development likely, and will the current easement dimensions support predicted storm water flow in the future?

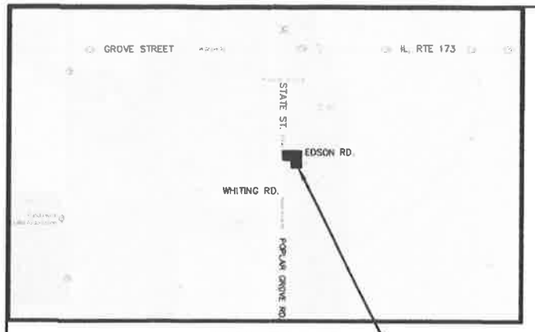
Thank you for the opportunity to comment.

Sincerely:

James Mulcahy

ETES SUBDIVISION

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS.



VICINITY MAP

LOCATION

PARCEL DETAILS

ADDRESS: 478 S. STATE STREET, POPLAR GROVE, IL 61065
PIN'S: 04-19-351-010 AND 04-19-351-013

SYMBOL LEGEND

FIP – FOUND IRON PIPE
FIR – FOUND IRON ROD
SIP – SET IRON PIPE
● – SET 3/4" IRON PIPE
○ – FOUND IRON PIPE
▲ – SET MAGNAIL
– CONCRETE SURFACE
■ – SET CONCRETE MONUMENT
D.U.E. – DRAINAGE & UTILITY EASEMENT
B.S.L. – BUILDING SETBACK LINE

LINE LEGEND

– PROPERTY LINE
– ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
– CENTER LINE
– BUILDING SETBACK
– EASEMENT LINE/LIMITS OF EASEMENT
– PARCEL OR EXTENSION LINE
– QUARTER SECTION LINE
– SECTION LINE

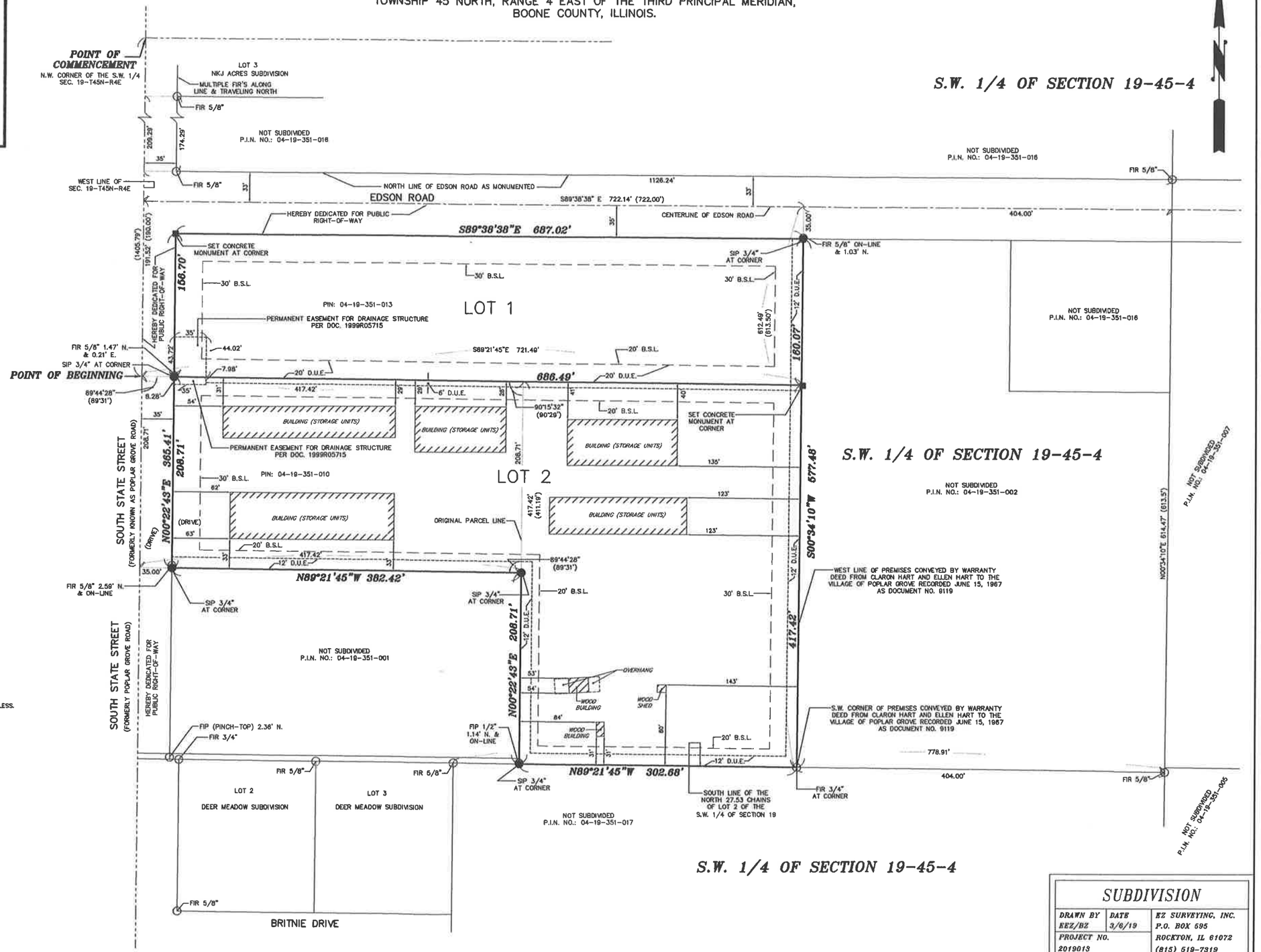
AREA SUMMARY

LOT 1 IS 108,770 SQ. FT. OR 2.497 ACRES MORE OR LESS.
LOT 2 IS 206,449 SQ. FT. OR 4.739 ACRES MORE OR LESS.
THE DEDICATED RIGHT-OF-WAY IS IS 38,059 SQ. FT. OR 0.874 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1) PLEASE NOTE, THE FIELD WORK WAS PERFORMED WITH SUBSTANTIAL SNOW AND ICE ON THE GROUND, THE PLANIMETRICS ARE SHOWN TO THE BEST OF THE SURVEYOR'S ABILITY FOR THE ON-SITE CONDITIONS.

3) THE CENTERLINE CREEK WAS BASED UPON AERIAL PHOTOGRAPHY.



SUBDIVISION		
DRAWN BY EEZ/BZ	DATE 3/6/19	EZ SURVEYING, INC. P.O. BOX 595 ROCKTON, IL 61072 (815) 519-7319 EMAIL: ERIC@EZSURVEYING.COM WWW.EZSURVEYING.COM
PROJECT NO. 2019013		
SCALE 1" = 50'	SHEET 1 OF 2	

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ETES SUBDIVISION

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN,
BOONE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

WE, JAMES & LINDA ETES, DO HEREBY CERTIFY THAT AS OWNERS, WE CONSENT TO THE ATTACHED SUBDIVISION PLAT FOR THE PURPOSES HEREON SET FORTH AND ALSO CONSENT TO THE RECORDING OF THIS PLAT.

IN COMPLIANCE WITH PUBLIC ACT 90-286 THIS IS TO FURTHER CERTIFY THAT THE LANDS EMBRACED WITHIN THE PLAT ARE LOCATED WITHIN NORTH BOONE SCHOOL DISTRICT #200.

BY: _____
JAMES & LINDA ETES
TRUSTEES OF THE ETES TRUST
P.O. BOX 482
POPLAR GROVE, IL 61065

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

I, _____, A NOTARY PUBLIC IN AND FROM _____ COUNTY, IN THE STATE, AFORESAID, DO HEREBY CERTIFY

THAT _____PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THIS USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND NOTARIAL SEAL THIS ____ DAY OF _____, 2019.

_____
NOTARY PUBLIC

LEGAL DESCRIPTION

PROPERTY DESCRIBED AS: BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN SOUTH STATE STREET (FORMERLY KNOWN AS POPLAR GROVE ROAD) MARKING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, RUNNING THENCE SOUTH ALONG THE WEST LINE THEREOF, 1405.79 FEET, TO THE POINT OF BEGINNING; THENCE EASTERLY AT AN ANGLE OF 88 DEGREES 31 MINUTES MEASURED COUNTER-CLOCKWISE FROM A PROLONGATION OF THE LAST DESCRIBED COURSE, 417.42 FEET; THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES 29 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE 411.19 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 27.53 CHAINS OF LOT 2 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE EASTERLY ALONG SAID LINE OF SAID NORTH 27.53 CHAINS TO THE SOUTHWEST CORNER OF THE PREMISES CONVEYED BY WARRANTY DEED FROM CLARON HART AND ELLEN HART TO THE VILLAGE OF POPLAR GROVE, WHICH WARRANTY DEED WAS RECORDED JUNE 15, 1987 AS DOCUMENT NO. 9119 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID HART TO VILLAGE OF POPLAR GROVE PROPERTY, 613.5 FEET, MORE OR LESS, TO THE CENTER OF EDSON ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF EDSON ROAD, 722 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 190 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SITUATED IN BOONE COUNTY, ILLINOIS.

AND

PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWINGS: TO WIT: COMMENCING AT A POINT IN POPLAR GROVE ROAD MARKING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, ILLINOIS; RUNNING THENCE SOUTH ALONG THE WEST LINE THEREOF 1405.79 FEET TO A PLACE OF BEGINNING; RUNNING THENCE EASTERLY AT AN ANGLE OF 88 DEGREES 31 MINUTES MEASURED COUNTER-CLOCKWISE FROM A PROLONGATION OF THE LAST DESCRIBED COURSE, 417.42 FEET TO A POINT; THENCE RUNNING SOUTHERLY AT AN ANGLE OF 90 DEGREES 29 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 208.71 FEET TO A POINT; RUNNING THENCE WESTERLY AT AN ANGLE OF 89 DEGREES 31 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 417.42 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, WHICH POINT IS 208.71 FEET SOUTH OF THE PLACE OF BEGINNING; RUNNING THENCE NORTHERLY ALONG SAID WEST LINE 208.71 FEET TO THE PLACE OF BEGINNING, ALL LYING AND BEING IN THE SOUTHWEST 1/4 IF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WINNEBAGO)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY EZ SURVEYING, INC. AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF POPLAR GROVE CORPORATE LIMITS WHICH HAS ADOPTED A POPLAR GROVE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE THAT THE PROPERTY HEREON APPEARS TO BE IN ZONE X – AREAS TO BE OUTSIDE THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 17007C0105C WITH THE EFFECTIVE DATE OF FEBRUARY 18, 2011.

DATED THIS 4TH DAY OF MARCH 20

_____
ILLINOIS LICENSED LAND SURVEYOR NO. 3721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-005886
EXPIRATION DATE 15 APRIL 30, 2021

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

I, _____, VILLAGE ENGINEER FOR POPLAR GROVE, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND TITLE 9 OF THE POPLAR GROVE MUNICIPAL CODE ADOPTED BY THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____, 2019.

_____
VILLAGE ENGINEER

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

THIS IS TO CERTIFY THAT THE VILLAGE OF POPLAR GROVE HAS REVIEWED AND APPROVED THE ATTACHED ETES FINAL PLAT OF SUBDIVISION.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF _____, 2019.

_____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

POPLAR GROVE PUBLIC WORKS DEPARTMENT

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

THIS IS TO CERTIFY THAT POPLAR GROVE PUBLIC WORKS DEPARTMENT HAS REVIEWED AND APPROVED THE ATTACHED ETES FINAL PLAT OF SUBDIVISION.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF _____, 2019.

_____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

PUBLIC UTILITIES CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

WE COMMONWEALTH EDISON COMPANY, FRONTIER COMMUNICATIONS, NICOR GAS COMPANY AND COMCAST, BY OUR SIGNATURES HEREON ACKNOWLEDGE THAT WE HAVE RECEIVED A COPY OF ETES FINAL PLAT OF SUBDIVISION AND WE HERE CONSENT TO THE RECORDING OF THE PLAT AS PREPARED.

COMMONWEALTH EDISON COMPANY

_____
BY:
_____
DATED:

NICOR GAS COMPANY

_____
BY:
_____
DATED:

FRONTIER COMMUNICATIONS

_____
BY:
_____
DATED:

COMCAST

_____
BY:
_____
DATED:

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

APPROVED THIS ____ DAY OF _____ 2019, AS TO ROADWAY ACCESS TO STATE HIGHWAY NO. _____ ALSO KNOWN AS _____.

BY:

_____
DISTRICT ENGINEER
ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS
ERIC ZINGRE, JR.
035-003721
PROFESSIONAL LAND SURVEYOR

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

THIS IS TO CERTIFY THAT THE BOARD OF TRUSTEES OF THE VILLAGE OF POPLAR GROVE DID, AT ITS MEETING ON THIS ____ DAY OF _____, 2019 APPROVE OF THE PLAT AND AUTHORIZE IT TO BE RECORDED.

IN WITNESS THEREOF, I _____, VILLAGE CLERK OF THE VILLAGE OF POPLAR GROVE, HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF SAID VILLAGE OF POPLAR GROVE, THIS ____ DAY OF _____, 2019.

_____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

I, _____, COUNTY CLERK OF BOONE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

DATED THIS ____ DAY OF _____, 2019.

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF BOONE COUNTY, AFORESAID, ON THE ____ DAY OF _____, 2019 AT

__O'CLOCK __M., AND RECORDED IN PLAT INDEX FILE ENVELOPE _____ AS DOCUMENT NO. _____.

_____
COUNTY RECORDER

DRAINAGE AND UTILITY EASEMENT PROVISION

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF POPLAR GROVE AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM THE VILLAGE, INCLUDING, BUT NOT LIMITED TO, COMCAST, INC., AT&T, MEDIACOM, FRONTIER COMMUNICATIONS, COMMONWEALTH EDISON COMPANY, AND NORTHERN ILLINOIS GAS COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED DRAINAGE AND UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ELECTRICAL CABLE TELEMISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATERMAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS SAID VILLAGE AND UTILITIES MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID VILLAGE AND UTILITIES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWERS OR WITHOUT LIMITATION, UTILITY INSTALLATIONS IN, ON, UPON, OR ACROSS, UNDER OR THROUGH SAID EASEMENTS. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SOME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM SEWERS, SANITARY SEWERS OR ANY OTHER UTILITY INSTALLATION, IT SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID VILLAGE SO AS NOT TO INTERFERE WITH OTHER UTILITY LINES AND DRAINAGE. AFTER INSTALLATION OF SAID UTILITY LINES, THE FINAL SURFACE OF THE EASEMENT SHALL BE RESTORED IN A MANNER SO AS NOT TO INTERFERE WITH THE PROPER OPERATION AND DRAINAGE THEREOF. FENCES SHALL NOT BE ERECTED UPON SAID EASEMENT EXCEPT WHERE SPECIFICALLY PERMITTED BY WRITTEN AUTHORITY OF THE VILLAGE OF POPLAR GROVE.

SUBDIVISION		
DRAWN BY: EEZ/BZ	DATE: 3/6/2019	EZ SURVEYING, INC. P.O. BOX 595 ROCKTON, IL 61072 (815) 519-7319 EMAIL: ERIC@EZSURVEYING.COM WWW.EZSURVEYING.COM
PROJECT NO.: 2019013		
SCALE: 1" = 50'	SHEET: 2 OF 2	ALL RIGHTS RESERVED ©COPYRIGHT 2019

Memorandum

DATE: April 17, 2019

TO: Village of Poplar Grove Planning and Zoning Commission

FROM: Gina DelRose, Community Development Planner

SUBJECT: Staff advisory memo for case 2019-03, PP Etes Subdivision

REQUEST AND LOCATION:
The applicant is requesting preliminary plat approved for the two-lot Etes Subdivision. The subject property is located southeast of West Edson Street and South State Street (Poplar Grove Road). The approximately eight acres is comprised of two irregularly shaped lots (PINs: 04-19-351-010 and 04-351-010-013) with a drainage way running west-east. See the attached location map.

BACKGROUND:
The west-east drainage way acts as a natural barrier on the two properties, with Poplar Grove Secured Storage buildings located south of the drainage way. The buildings cross the lot line and encompass the entire two-acre parcel (PIN: 04-19-351-010) and the southern portion of the six-acre parcel (PIN: 04-381-010-013). The subdivision is merely reconfiguring the two lots so that all buildings are on one parcel, laying south of the drainage way. The newly created parcel north of the drainage way is vacant.

The property is zoned LI, Light Industrial. The newly created vacant parcel adheres to the bulk regulations of the LI District and can be developed in the future.

A request for comments was sent to 20 departments, agencies, or other parties. Comments received at this time have been incorporated into the conditions of approval. Many of the comments are in regards to the drainage way, topography and infrastructure.

SUMMARY OF FINDINGS:
Provided that the suggested conditions of approval are met, the preliminary plat of Etes Subdivision is in substantial conformance with the Village of Poplar Grove's Subdivision and Zoning Ordinances.

RECOMMENDATION:
Planning staff recommends the **approval** of case number **2019-03** subject to the following conditions:

1. Topographic information shall be collected and shown on the plat per Section 9-3-3-2 of the Poplar Grove Subdivision Ordinance.

2. A drainage study of the drainage way shall be conducted. The study shall include the 100-year flow, existing floodplain and the reasonable limits of the drainage easement.

3. The utility easement shall be located outside of the drainage easement.

4. Existing public utilities and a written statement shall be depicted on the plat per Section 9-3-3-2(A)(5)(b) of the Polar Grove Subdivision Ordinance.

5. A stormwater control system report as required per Section 9-3-3-2(A)(5)(c) of the Poplar Grove Subdivision Ordinance shall be provided.

6. A stormwater easement shall be depicted on the plat.

7. If protective covenants are recorded for the subdivision, a copy shall be provided to the Village.

8. All certificate blocks except for the owner and surveyor blocks may be removed.

9. The title of the plat shall be Preliminary Plat Etes Subdivision.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Letter submitted by the Boone County Health Department, Amanda Mehl, April 1, 2019.
4. Letter submitted by Chris Dopkins, McMahon Engineers, dated April 8, 2019.
5. Letter submitted by the Boone County Soil and Water Conservation District, James Mulcahy, dated April 12, 2019
6. Preliminary Plat of Etes Subdivision, EZ Surveying, Inc., dated March 13, 2019.


CASE 2019-03
Etes Trust
478 South State Street
PP
S STATE ST
S STATE ST
BRITNIE DR
313
310
312
315
208
206
204
202
200
480
105
1 inch = 115 feet

Public Health
Prevent. Promote. Protect.

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

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

April 1, 2019

FAX: 815-547-0789

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

Planning Services for Village of Poplar Grove

Re: Case; 2019-03; Preliminary Plat of Etes Subdivision
Case; 2019-04; Final Plat of Etes Subdivision

Dear Gina,

We are in receipt of a copy for preliminary and final plat of Etes Subdivision. Our office has no objections or comments on this request.

Please let us know if you have any questions or concerns.

Thank you,

Amanda Mehl
Administrator of Public Health
skm

McMAHON
ENGINEERS ARCHITECTS

April 8, 2019

Ms. Gina DelRose
Community Development Planner
Village of Poplar Grove
C/O City of Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Re: Preliminary and Final Plats of Etes Subdivision

Dear Ms. DelRose:

Please allow this to acknowledge receipt of the following:

- Memorandum dated March 26th and proposed Preliminary Plat of Etes Subdivision prepared by EzSurveying dated 3/13/19.
- Memorandum dated March 26th and proposed Final Plat of Etes Subdivision prepared by EzSurveying dated 3/6/19.

I have reviewed the same against Chapter 3 of Title 9 of Village Code, and I offer the following comments for Village consideration:

Preliminary Plat

1. Section 9-3-3-2 requires that topographic data be collected to document the existing condition of the site. The Surveyor's Notes on the plat indicate that:
    a. Contour data is from GIS; and
    b. Winter conditions existed at the site at the time of field work; and
    c. The centerline of the creek is based upon aerial data.

    Topographic information should be collected and shown on the plat.
2. The creek is shown to be contained within a 26' shared drainage and utility easement. The tributary area for the creek is roughly 0.60 square miles which is substantial in our opinion. We recommend as follows:
    a. A drainage study for the creek should be completed to determine:
        i. The 100 year flow and existing floodplain; and,
        ii. The reasonable limits of the drainage easement.
    b. The creek should be contained within a platted drainage easement only (the easement should not be a shared easement).
3. The existing public utilities should be shown on the plat. Lot #2 is already developed; however, any proposed use on Lot #1 should be connected to public utilities.
    a. A "written statement setting forth general plan" for connection to water, sewer and sanitary sewer should be provided as outlined in 9-3-3-2, A, 5, b.
4. A stormwater control system report as outlined in Section 9-3-3-2, A, 5, c should be provided, and a detention easement should be shown on the plat.
5. It should be noted that Section 9-3-3-2, A 14 requires an on-site soil survey. The soil survey required by the ordinance is geared towards the installation of septic systems. We suggest that

the Village forego the requirement for a soil survey as (1) public streets will not be constructed as part of the plat; and (2) the plat should be serviced with public utilities.

6. The code requires the submittal of the protective covenants of the subdivision, and if covenants exist they should be provided to either planning staff or the Village Attorney for review.

Final Plat

1. See comments 1, 2, 4, & 6 above of Preliminary Plat Comments.
2. There are requirements to provide a surety for the public improvements for the plat. There could be public improvements required for this plat; however, the requirements for providing a surety could be deferred until the time of development of Lot #1.

Please do not hesitate to contact me at (815) 636-9590 with any questions, or if I am may provide additional assistance.

Yours very truly,

McMAHON

Christopher D. Dopkins, P.E.
Associate/Village Engineer

Cc: Mr. Owen Costanza, Village President
Mr. Mitch Hilden, Director of Pubic Works
File

Boone County
Soil & Water
Conservation District

211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 ext. 3

12 April 2019

Gina DelRose, Community Development Planner
Village of Poplar Grove
200 North Hill Street
Poplar Grove, IL 61065

Re: 2019-03, 2019-04; Preliminary and Final Plat of Etes Subdivision

Dear Ms. DelRose:

Boone County Soil & Water Conservation Staff have reviewed the above noted preliminary and final plat. We have one comment.

1. There is an existing drainage and utility easement running west to east between proposed lots 1 and 2. Has the upstream watershed been mapped, is additional upstream development likely, and will the current easement dimensions support predicted storm water flow in the future?

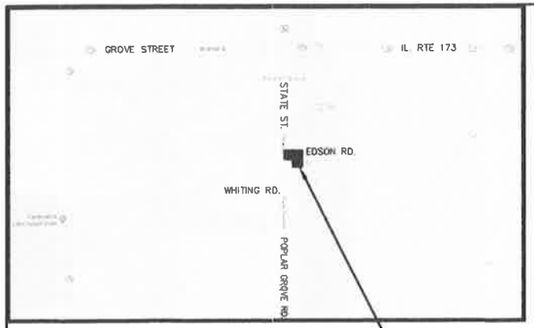
Thank you for the opportunity to comment.

Sincerely:

James Mulcahy

PRELIMINARY ETES SUBDIVISION

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS.



VICINITY MAP

LOCATION

PARCEL DETAILS

ADDRESS: 478 S. STATE STREET, POPLAR GROVE, IL 61065
PIN'S: 04-19-351-010 AND 04-19-351-013

SYMBOL LEGEND

- FIP – FOUND IRON PIPE
- FIR – FOUND IRON ROD
- SIP – SET IRON PIPE
- ● – SET 3/4" IRON PIPE
- ○ – FOUND IRON PIPE
- – UTILITY POLE
- ▲ – SET MAGNAIL
- – CONCRETE SURFACE
- ■ – SET CONCRETE MONUMENT
- – DRAINAGE DIRECTION ARROW
- D.U.E. – DRAINAGE & UTILITY EASEMENT
- LI – LIGHT INDUSTRIAL
- B.S.L. – BUILDING SETBACK LINE

LINE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- CENTER LINE
- BUILDING SETBACK
- EASEMENT LINE/LIMITS OF EASEMENT
- PARCEL OR EXTENSION LINE
- QUARTER SECTION LINE
- FENCE
- OVERHEAD UTILITY LINE
- SECTION LINE
- CONTOUR

AREA SUMMARY

LOT 1 IS 108,770 SQ. FT. OR 2.497 ACRES MORE OR LESS.
LOT 2 IS 206,449 SQ. FT. OR 4.739 ACRES MORE OR LESS.
THE DEDICATED RIGHT-OF-WAY IS IS 38,059 SQ. FT. OR 0.874 ACRES MORE OR LESS.

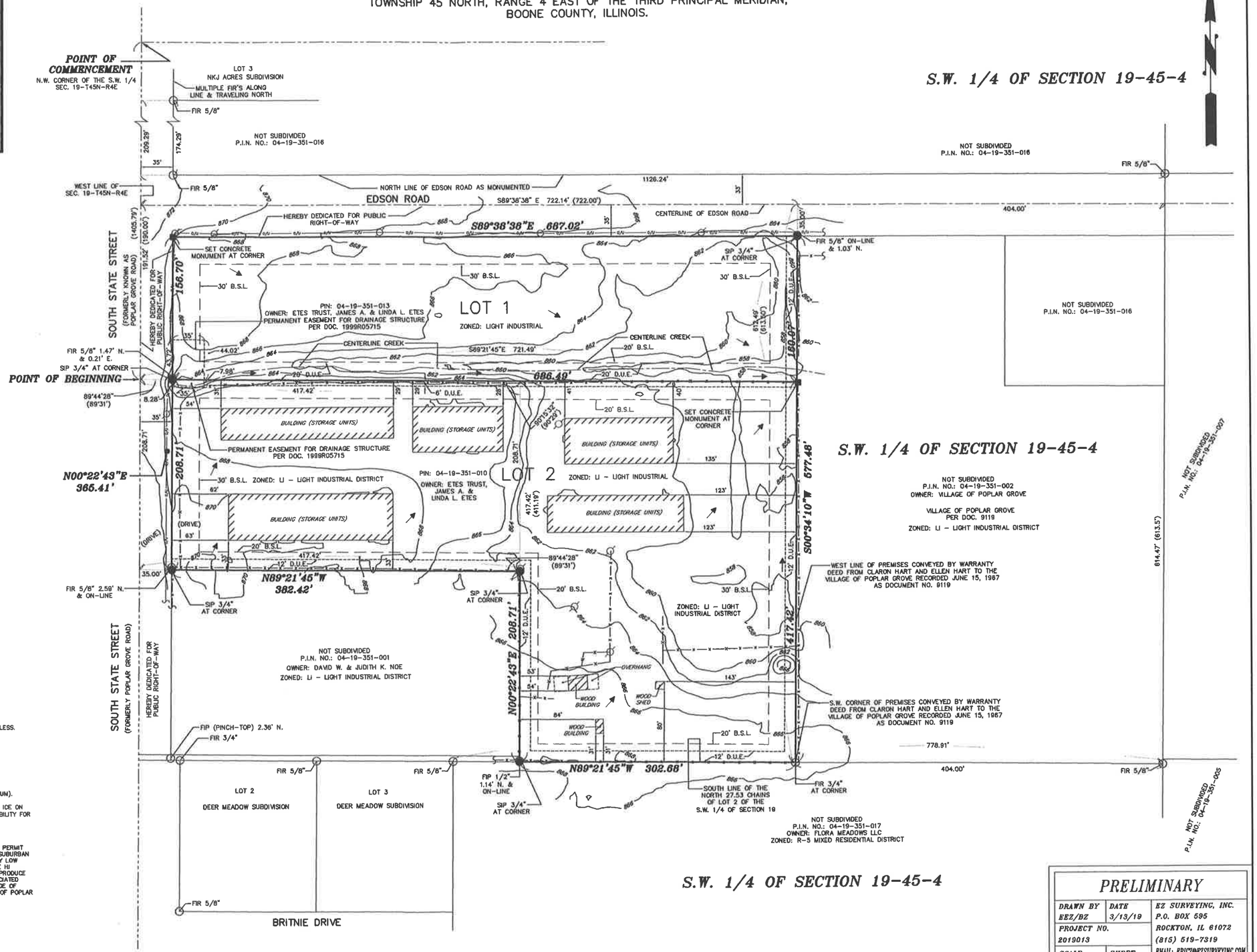
SURVEYOR'S NOTES

1) CONTOURS ARE FROM THE BOONE COUNTY GIS DEPARTMENT (N.A.V.D. 1988 DATUM).

2) PLEASE NOTE, THE FIELD WORK WAS PERFORMED WITH SUBSTANTIAL SNOW AND ICE ON THE GROUND. THE PLANIMETRICS ARE SHOWN TO THE BEST OF THE SURVEYOR'S ABILITY FOR THE ON-SITE CONDITIONS.

3) THE CENTERLINE CREEK WAS BASED UPON AERIAL PHOTOGRAPHY.

4) LIGHT INDUSTRIAL DISTRICT – CHAPTER 6-6-11. 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. INFORMATION TAKEN FROM THE VILLAGE OF POPLAR GROVE ZONING ORDINANCES ADOPTED MARCH 12, 2012 AND THE VILLAGE OF POPLAR GROVE ZONING DISTRICT MAP DATED 11-01-2011.



PRELIMINARY		
DRAWN BY EEZ/BZ	DATE 3/13/19	EZ SURVEYING, INC.
PROJECT NO. 2019013		P.O. BOX 595 ROCKTON, IL 61072 (815) 519-7319
SCALE 1" = 50'	SHEET 1 OF 2	EMAIL: ERIC@EZSURVEYING.COM WWW.EZSURVEYING.COM

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PRELIMINARY ETES SUBDIVISION

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN,
BOONE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

WE, JAMES & LINDA ETES, DO HEREBY CERTIFY THAT AS OWNERS, WE CONSENT TO THE ATTACHED SUBDIVISION PLAT FOR THE PURPOSES HEREON SET FORTH AND ALSO CONSENT TO THE RECORDING OF THIS PLAT.

IN COMPLIANCE WITH PUBLIC ACT 90-286 THIS IS TO FURTHER CERTIFY THAT THE LANDS EMBRACED WITHIN THE PLAT ARE LOCATED WITHIN NORTH BOONE SCHOOL DISTRICT #200.

BY: _____
JAMES & LINDA ETES
TRUSTEES OF THE ETES TRUST
P.O. BOX 482
POPLAR GROVE, IL 61065

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

I, _____, A NOTARY PUBLIC IN AND FROM _____ COUNTY, IN THE STATE, AFORESAID, DO HEREBY CERTIFY

THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND NOTARIAL SEAL THIS ____ DAY OF _____, 2019.

_____
NOTARY PUBLIC

LEGAL DESCRIPTION

PROPERTY DESCRIBED AS: BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN SOUTH STATE STREET (FORMERLY KNOWN AS POPLAR GROVE ROAD) MARKING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, RUNNING THENCE SOUTH ALONG THE WEST LINE THEREOF, 1405.79 FEET, TO THE POINT OF BEGINNING; THENCE EASTERLY AT AN ANGLE OF 89 DEGREES 31 MINUTES MEASURED COUNTER-CLOCKWISE FROM A PROLONGATION OF THE LAST DESCRIBED COURSE, 417.42 FEET; THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES 29 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE 411.19 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 27.53 CHAINS OF LOT 2 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE EASTERLY ALONG SAID LINE OF SAID NORTH 27.53 CHAINS TO THE SOUTHWEST CORNER OF THE PREMISES CONVEYED BY WARRANTY DEED FROM CLARON HART AND ELLEN HART TO THE VILLAGE OF POPLAR GROVE, WHICH WARRANTY DEED WAS RECORDED JUNE 15, 1967 AS DOCUMENT NO. 9119 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID HART TO VILLAGE OF POPLAR GROVE PROPERTY, 613.5 FEET, MORE OR LESS, TO THE CENTER OF EDSON ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF EDSON ROAD, 722 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 190 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SITUATED IN BOONE COUNTY, ILLINOIS.

AND

PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWINGS: TO WIT: COMMENCING AT A POINT IN POPLAR GROVE ROAD MARKING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, ILLINOIS; RUNNING THENCE SOUTH ALONG THE WEST LINE THEREOF 1405.79 FEET TO A PLACE OF BEGINNING; RUNNING THENCE EASTERLY AT AN ANGLE OF 89 DEGREES 31 MINUTES MEASURED COUNTER-CLOCKWISE FROM A PROLONGATION OF THE LAST DESCRIBED COURSE, 417.42 FEET TO A POINT; THENCE RUNNING SOUTHERLY AT AN ANGLE OF 90 DEGREES 29 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 208.71 FEET TO A POINT; RUNNING THENCE WESTERLY AT AN ANGLE OF 89 DEGREES 31 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 417.42 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, WHICH POINT IS 208.71 FEET SOUTH OF THE PLACE OF BEGINNING; RUNNING THENCE NORTHERLY ALONG SAID WEST LINE 208.71 FEET TO THE PLACE OF BEGINNING, ALL LYING AND BEING IN THE SOUTHWEST 1/4 IF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WINNEBAGO)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY EZ SURVEYING, INC. AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF POPLAR GROVE CORPORATE LIMITS WHICH HAS ADOPTED A POPLAR GROVE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 8 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE THAT THE PROPERTY HEREON APPEARS TO BE IN ZONE X - AREAS TO BE OUTSIDE THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 17007C0105C WITH THE EFFECTIVE DATE OF FEBRUARY 18, 2011.

DATED THIS 4TH DAY OF MARCH, 2019.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-005856
EXPIRATION DATE IS APRIL 30, 2021

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

I, _____, VILLAGE ENGINEER FOR POPLAR GROVE, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND TITLE 9 OF THE POPLAR GROVE MUNICIPAL CODE ADOPTED BY THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____, 2019.

_____
VILLAGE ENGINEER

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

THIS IS TO CERTIFY THAT THE VILLAGE OF POPLAR GROVE HAS REVIEWED AND APPROVED THE ATTACHED ETES FINAL PLAT OF SUBDIVISION.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF _____, 2019.

_____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

POPLAR GROVE PUBLIC WORKS DEPARTMENT

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

THIS IS TO CERTIFY THAT POPLAR GROVE PUBLIC WORKS DEPARTMENT HAS REVIEWED AND APPROVED THE ATTACHED ETES FINAL PLAT OF SUBDIVISION.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF _____, 2019.

_____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

PUBLIC UTILITIES CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

WE COMMONWEALTH EDISON COMPANY, FRONTIER COMMUNICATIONS, NICOR GAS COMPANY AND COMCAST, BY OUR SIGNATURES HEREON ACKNOWLEDGE THAT WE HAVE RECEIVED A COPY OF ETES FINAL PLAT OF SUBDIVISION AND WE HERE CONSENT TO THE RECORDING OF THE PLAT AS PREPARED.

COMMONWEALTH EDISON COMPANY

_____
BY:
_____
DATED:

NICOR GAS COMPANY

_____
BY:
_____
DATED:

FRONTIER COMMUNICATIONS

_____
BY:
_____
DATED:

COMCAST

_____
BY:
_____
DATED:

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

APPROVED THIS ____ DAY OF _____, 2019, AS TO ROADWAY ACCESS TO STATE HIGHWAY NO. _____ ALSO KNOWN AS _____.

BY:
_____
DISTRICT ENGINEER
ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS
ERIC ZINGRE, JR.
035-003721
PROFESSIONAL LAND SURVEYOR

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

THIS IS TO CERTIFY THAT THE BOARD OF TRUSTEES OF THE VILLAGE OF POPLAR GROVE DID, AT ITS MEETING ON THIS ____ DAY OF _____, 2019 APPROVE OF THE PLAT AND AUTHORIZE IT TO BE RECORDED.

IN WITNESS THEREOF, I _____, VILLAGE CLERK OF THE VILLAGE OF POPLAR GROVE, HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF SAID VILLAGE OF POPLAR GROVE, THIS ____ DAY OF _____, 2019.

_____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

I, _____, COUNTY CLERK OF BOONE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

DATED THIS ____ DAY OF _____, 2019.

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF BOONE COUNTY, AFORESAID, ON THE ____ DAY OF _____, 2019 AT

__O'CLOCK __M., AND RECORDED IN PLAT INDEX FILE ENVELOPE _____ AS DOCUMENT NO. _____.

_____
COUNTY RECORDER

DRAINAGE AND UTILITY EASEMENT PROVISION

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF POPLAR GROVE AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM THE VILLAGE, INCLUDING, BUT NOT LIMITED TO, COMCAST, INC., AT&T, MEDIACOM, FRONTIER COMMUNICATIONS, COMMONWEALTH EDISON COMPANY, AND NORTHERN ILLINOIS GAS COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED DRAINAGE AND UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ELECTRICAL CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATERMAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS SAID VILLAGE AND UTILITIES MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID VILLAGE AND UTILITIES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWERS OR WITHOUT LIMITATION, UTILITY INSTALLATIONS IN, ON, UPON, OR ACROSS, UNDER OR THROUGH SAID EASEMENTS. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SOME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS WHERE AN EASEMENT IS USED FOR STORM SEWERS, SANITARY SEWERS OR ANY OTHER UTILITY INSTALLATION, IT SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID VILLAGE SO AS NOT TO INTERFERE WITH OTHER UTILITY LINES AND DRAINAGE. AFTER INSTALLATION OF SAID UTILITY LINES, THE FINAL SURFACE OF THE EASEMENT SHALL BE RESTORED IN A MANNER SO AS NOT TO INTERFERE WITH THE PROPER OPERATION AND DRAINAGE THEREOF. FENCES SHALL NOT BE ERECTED UPON SAID EASEMENT EXCEPT WHERE SPECIFICALLY PERMITTED BY WRITTEN AUTHORITY OF THE VILLAGE OF POPLAR GROVE.

PRELIMINARY		
DRAWN BY EEZ/BZ	DATE 3/13/19	EZ SURVEYING, INC.
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