VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

ADMINISTRATION & ZONING COMMITTEE

Monday, October 14, 2019 - 6:45 PM

or immediately following Finance and Public Works Committee Meeting
200 N. Hill Street, Poplar Grove, IL 61065

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF PHONE PARTICIPATION (Roll Call)

APPROVAL OF AGENDA (Voice Vote)

APPROVAL OF MINUTES (Voice Vote)

1. Motion to approve minutes from the September 9, 2019 meeting.

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

DEPARTMENT REPORTS

2. Building Permits & Code Enforcement Report, B&F Construction Code

NEW BUSINESS

3. Discussion and Possible Recommendation to the Village Board to approve a Video Gaming License for Bravo Pizza & Italian Restaurant.

4. Discussion and Possible Recommendation to the Village Board to approve **Ordinance 2019-33** An Ordinance of the Village of Poplar Grove authorizing a Twelve-Month extension of the Special Use Permit for a Solar Farm at 4324 Illinois Route 173 (East Half) Previously Approved by Ordinance 2108-36.

5. Discussion and Possible Recommendation to the Village Board to approve **Ordinance 2019-34** An Ordinance of the Village of Poplar Grove authorizing a Twelve-Month Extension of the Special Use Permit for a Solar Farm at 4324 Illinois Route 173 (West Half) previously approved by Ordinance 2018-37.

6. Discussion and Possible Recommendation to the Village Board to approve **Ordinance 2019-35** An Ordinance amending Title 8, Zoning, Chapter 2, Rules; Chapter 6, Zoning Districts; and Chapter 7, Land Use Regulations of the Village of Poplar Grove Municipal Code.

ADJOURNMENT (Voice Vote)

KJ 10/9/19

VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

ADMINISTRATION & ZONING COMMITTEE

Monday, September 09, 2019 - 6:30 PM

or immediately following Finance and Public Works Committee Meeting
200 N. Hill Street, Poplar Grove, IL 61065

MINUTES

CALL TO ORDER
President Costanza called the meeting to order at 630pm
ROLL CALL
PRESENT
President Owen Costanza
Finance Chairman Eric Miller
Trustee Ron Quimby
Trustee Erin Walsh (by phone)
Trustee Ed Wethington
Clerk Karri Anderberg
Attorney Roxanne Sosnowski
Public Works Director Mitch Hilden
Treasurer Carina Boyd
Engineer Chris Dopkins

ABSENT
Trustee Jeff Goings
Trustee Sophia Ramdass

APPROVAL OF PHONE PARTICIPATION (Roll Call)
Motion made by Trustee Wethington, Seconded by Finance Chairman Miller.
Voting Yea: Chairman Quimby, Finance Chairman Miller, Trustee Walsh, Trustee Wethington

APPROVAL OF AGENDA (Voice Vote)

Motion made by Finance Chairman Miller, Seconded by Chairman Quimby.
Voting Yea: Chairman Quimby, Finance Chairman Miller, Trustee Walsh, Trustee Wethington

APPROVAL OF MINUTES (Voice Vote)

1. Motion to approve minutes from the August 12, 2019 meeting.
   Motion made by Finance Chairman Miller, Seconded by Chairman Quimby.

   Voting Yea: Chairman Quimby, Finance Chairman Miller, Trustee Walsh, Trustee Wethington

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

no public comment

DEPARTMENT REPORTS

2. Building Permits and Code Enforcement, B&F Construction
   no questions for B&F

NEW BUSINESS

3. Discussion and possible recommendation to approve **ordinance 19-31** an ordinance amending title 2- business and license regulations, chapter 4- utilities tax of the Village of Poplar Grove code of ordinance to remov sunset provision on municipal gas and electric taxes.
   Motion made by Chairman Quimby, Seconded by Finance Chairman Miller.
   Voting Yea: Chairman Quimby, Finance Chairman Miller, Trustee Walsh, Trustee Wethington
   we would lose 150,000 to 200,000 a year if this ordinance was not in place.
4. Discussion and possible recommendation to the Village Board to approve **ordinance 19-32** an ordinance amending title seven - building regulations of the Village of Poplar Grove code of ordinances to adopt updated editions of the energy conservation code and the Illinois accessibility cod.
   Motion made by Chairman Quimby, Seconded by Finance Chairman Miller.
   Voting Yea: Chairman Quimby, Finance Chairman Miller, Trustee Walsh, Trustee Wethington

ADJOURNMENT (Voice Vote)

Motion made by Trustee Wethington, Seconded by Finance Chairman Miller.
Voting Yea: Chairman Quimby, Finance Chairman Miller, Trustee Walsh, Trustee Wethington
Meeting adjourned at 6:38pm

B&F CONSTRUCTION CODE SERVICES, INC.

Building & Fire Protection Plan Review

Training • Inspections • Code Consulting

To: Karri Anderberg – Village Clerk

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

Date: October 8, 2019

Re: Monthly Report – September

Summary

We issued the building permit for Poplar Grove Storage. Met with the owner at 201 N. State to resolve a number of code issues. This is a work in progress. Code Enforcement is continuing at a steady pace. The number of permits, inspections and code enforcement equaled 115. This number decreased from 189 last month to 115 this month.

Below are the statistics for the month of September.

Category

Complaints	4
Verbal/Written Warnings	39
Permits Issued	17
Court Tickets Issued	0
Meetings	0
Phone Calls/Admin. (Thursdays only)	0
B&F Inspections	55
Stop Work Orders	0
Total	**115**

Office & Shipping:
2420 Vantage Drive
Correspondence:
P.O. Box 5178
Elgin, IL 60121-5178

CONSTRUCTION CODE SERVICES, INC.
Building & Fire Protection Plan Review
Training • Inspections • Code Consulting

Phone (847) 428-7010
Fax (847) 428-3151
Toll Free (800) 232-5523
E-mail bfccs@bfccs.org

MISCELLANEOUS PLAN REVIEWS
September 2019

VILLAGE OF
Poplar Grove
1-Oct-19

Permit #	Address	Type of Project	Fee	Date
2019-141	4512 Country Ln	Roof	$ 25.00	9/3/2019
2019-144	505 Waco Way	Driveway	$ 25.00	9/5/2019
2019-143	4122 Cornflower Rd	Pool	$ 50.00	9/7/2019
2019-142	533 Prairie Point Dr	Fence	$ 25.00	9/10/2019
2019-148	103 Bree Dr	Roof	$ 25.00	9/13/2019
2019-147	208 Britnie Dr	Patio	$ 25.00	9/13/2019
2019-149	393 Westerngren Way	Fence	$ 25.00	9/13/2019
2019-150	337 Thornridge Ct	Shed	$ 25.00	9/20/2019
2019-151	461 Stone Hollow Dr	Siding	$ 25.00	9/23/2019
2019-152	104 E Grove St	Windows	$ 25.00	9/23/2019
2019-154	13526 Julie Dr	Sign	$ 25.00	9/27/2019
2019-156	207 N State St	Roof	$ 25.00	9/30/2019
2019-155	404 Scarlet Oak Dr	Roof	$ 25.00	9/30/2019
2019-157	12941 Oaklawn Ln	Roof	$ 25.00	9/30/2019
2019-158	207 Boeing Trail	Fence	$ 25.00	9/30/2019
2019-159	337 Thornridge Ct	Deck	$ 25.00	9/30/2019

Total: $ 425.00

CONSTRUCTION CODE SERVICES, INC
BUILDING & FIRE PROTECTION PLAN REVIEW
TRAINING • INSPECTIONS • CODE EVALUATION
2420 Vantage Drive
Elgin, IL 60124
847-428-7010 Main
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(09/01/2019 Thru 09/30/2019)
Village of Poplar Grove, IL

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
	Address:	**223 Acorn Drive**									
	Permit Number:	**2019-85**									
9/9/2019	3121361				Residential		Building Final	Approved as Noted	275472	☑	
9/9/2019	3121361				Residential		Electric Final	Approved as Noted	275472	☑	
Summary for 'PermitNumber' = 2019-85 (2 detail records)											
Developer:											
	Address:	**205 Beaver Drive**									
	Permit Number:	**2019-110**									
9/17/2019	3121361				Residential		Building Final	Approved	275321	☐	
Summary for 'PermitNumber' = 2019-110 (1 detail record)											
Developer:											
	Address:	**801 Beech Bay**									
	Permit Number:	**2019-146**									
9/5/2019	3121361				Residential		Concrete Pour - Serv. Walk	Approved	275420	☐	
9/9/2019	3121361				Residential		Sidewalk	Approved	275315	☐	

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Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount

Summary for 'PermitNumber' = 2019-146 (2 detail records)

Developer:

Address: **511 Birch Street**
Permit Number: **2018-105***

9/27/2019	3121361			Residential	Mechanical Final	Approved	275346	☐
9/27/2019	3121361			Residential	Electric Final	Failed	275347	☐
9/27/2019	3121361			Residential	Plumbing Final	Approved	279119	☐
9/27/2019	3121361			Residential	Building Final	Failed	275347	☐
9/30/2019	3121361			Residential	Electric Final	Approved	275352	☑

Summary for 'PermitNumber' = 2018-105* (5 detail records)

Developer:

Address: **519 Birch**
Permit Number: **2018-95***

9/25/2019	3121361			Residential	Mechanical Final	Approved	275339	☐
9/25/2019	3121361			Residential	Building Final	Failed	275340	☐
9/25/2019	3121361			Residential	Plumbing Final	Failed	279116	☐
9/25/2019	3121361			Residential	Electric Final	Approved	275339	☐
9/27/2019	3121361			Residential	Building Final	Failed	275348	☑
9/27/2019	3121361			Residential	Plumbing Final	Approved	279118	☑

Summary for 'PermitNumber' = 2018-95* (6 detail records)

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**208 Boeing Trail**										
Permit Number:	**2019-121**										
9/3/2019	3121361				Residential		Building Rough	Approved	275310	☐	
9/3/2019	3121361				Residential		Plumbing Rough	Approved	276441	☐	
9/3/2019	3121361				Residential		Electrical Rough	Approved	275310	☐	
Summary for 'PermitNumber' = 2019-121 (3 detail records)											
Developer:											
Address:	**305 Britnie**										
Permit Number:	**2019-128**										
9/11/2019	3121361				Residential		Post Holes - Fence	Failed	275318	☐	
9/19/2019	3121361				Residential		Post Holes - Fence	Approved	275330	☑	
Summary for 'PermitNumber' = 2019-128 (2 detail records)											
Developer:											
Address:	**402 Clark Street, Lot 120**										
Permit Number:	**2019-72***										
9/17/2019	3121361				Residential		Electric Service	Approved	275325	☐	
Summary for 'PermitNumber' = 2019-72* (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
	Address:	**422 Clark Court, Lot 115**									
	Permit Number:	**2019-71***									
9/17/2019	3121361				Residential		Electric Service	Approved	275324	☐	
9/23/2019	3121361				Residential		Electrical Rough	Approved	275338	☐	
9/24/2019	3121361				Residential		Plumbing Rough	Approved	277737	☐	
9/26/2019	3121361				Residential		Building Rough	Approved	275345	☐	
Summary for 'PermitNumber' = 2019-71* (4 detail records)											
Developer:											
	Address:	**4512 Country Lane**									
	Permit Number:	**2019-141**									
9/20/2019	3121361				Residential		Roof Final	Approved	275331	☐	
Summary for 'PermitNumber' = 2019-141 (1 detail record)											
Developer:											
	Address:	**217 English Oak Lane**									
	Permit Number:	**2019-39**									
9/20/2019	3121361				Residential		Electric Final	Failed	275332	☐	
9/20/2019	3121361				Residential		Building Final	Failed	275332	☐	
9/23/2019	3121361				Residential		Electric Final	Approved	275336	☑	
9/23/2019	3121361				Residential		Building Final	Approved	275336	☑	
Summary for 'PermitNumber' = 2019-39 (4 detail records)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**226 English Oak Lane**										
Permit Number:	**2019-38**										
9/12/2019	3121361				Residential		Deck Final	Approved	275319	☐	
Summary for 'PermitNumber' = 2019-38 (1 detail record)											
Developer:											
Address:	**231 English Oak Lane**										
Permit Number:	**2019-7***										
9/20/2019	3121361				Single Family		Porch Framing	Approved	275333	☐	
9/20/2019	3121361				Single Family		Concrete Pour sidewalk	Approved	275333	☐	
9/20/2019	3121361				Single Family		Concrete - Drivewy./Walk	Approved	275333	☐	
Summary for 'PermitNumber' = 2019-7* (3 detail records)											
Developer:											
Address:	**403 Hughes Parkway , Lot 107**										
Permit Number:	**2019-68***										
9/17/2019	3121361				Residential		Electric Service	Approved	275322	☐	
Summary for 'PermitNumber' = 2019-68* (1 detail record)											
Developer:											
Address:	**407 Hughes Parkway , Lot 108**										
Permit Number:	**2019-69***										
9/17/2019	3121361				Residential		Electric Service	Approved	275323	☐	

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount

Summary for 'PermitNumber' = 2019-69* (1 detail record)

Developer:

Address: 4431 IL 173
Permit Number: 2019-100*

9/30/2019	3121361	Commercial Level 1	Footing	Approved	275351 ☐

Summary for 'PermitNumber' = 2019-100* (1 detail record)

Developer:

Address: 504 Olson, Lot 137
Permit Number: 2019-73*

9/17/2019	3121361	Residential	Electric Service	Approved	275326 ☐
9/20/2019	3121361	Residential	Building Rough	Approved	275334 ☐
9/20/2019	3121361	Residential	Plumbing Rough	Approved	277756 ☐

Summary for 'PermitNumber' = 2019-73* (3 detail records)

Developer:

Address: 510 Olson, Lot 138
Permit Number: 2019-74*

9/17/2019	3121361	Residential	Electric Service	Approved	275327 ☐
9/24/2019	3121361	Residential	Plumbing Rough	Approved	277740 ☐
9/30/2019	3121361	Residential	Electrical Rough	Approved as Noted	275356 ☑
9/30/2019	3121361	Residential	Building Rough	Approved as Noted	275356 ☐
9/30/2019	3121361	Residential	Electrical Rough	Failed	275353 ☐

Summary for 'PermitNumber' = 2019-74* (5 detail records)

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
	Address:	**516 Olson, Lot 139**									
	Permit Number:	**2019-75***									
9/17/2019	3121361				Residential		Electric Service	Approved	275328	☐	
9/23/2019	3121361				Residential		Electrical Rough	Approved	275337	☐	
9/24/2019	3121361				Residential		Plumbing Rough	Approved	277739	☐	
9/26/2019	3121361				Residential		Building Rough	Approved as Noted	275344	☐	
Summary for 'PermitNumber' = 2019-75* (4 detail records)											
Developer:											
	Address:	**191 Red Oak Street**									
	Permit Number:	**2019-127**									
9/27/2019	3124869				Residential		Electric Final	Approved	275350	☐	
9/27/2019	3124869				Residential		Building Final	Approved	275350	☐	
Summary for 'PermitNumber' = 2019-127 (2 detail records)											
Developer:											
	Address:	**233 Ridgestone**									
	Permit Number:	**2019-133**									
9/5/2019	3121361				Residential		Post Holes - Deck	Approved	275313	☐	
9/9/2019	3121361				Residential		Deck Rough	Approved as Noted	275460	☐	
Summary for 'PermitNumber' = 2019-133 (2 detail records)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
	Address:	**210 Savannah Ridge Drive**									
	Permit Number:	**2019-132**									
9/4/2019	3121361				Residential		Deck Final	Approved	275312	☐	
Summary for 'PermitNumber' = 2019-132 (1 detail record)											
Developer:											
	Address:	**424 Sherman Lane**									
	Permit Number:	**2019-83**									
9/3/2019	3121361				Residential		Deck Final	Approved	275311	☐	
Summary for 'PermitNumber' = 2019-83 (1 detail record)											
Developer:											
	Address:	**113 S. State**									
	Permit Number:	**2019-139**									
9/6/2019	3121361				Residential		Post Holes - Fence	Approved	275314	☐	
Summary for 'PermitNumber' = 2019-139 (1 detail record)											
Developer:											
	Address:	**212 N. State Street**									
	Permit Number:	**2019-24**									
9/25/2019	3121361				Residential		Roof Final	Approved	275341	☐	
Summary for 'PermitNumber' = 2019-24 (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
	Address:	**473 Stone Hollow Drive**									
	Permit Number:	**2019-86**									
9/17/2019	3121361				Residential		Electric Final	Failed	275320	☐	
9/17/2019	3121361				Residential		Building Final	Failed	275320	☐	
9/23/2019	3121361				Residential		Building Final	Approved	275335	☑	
9/23/2019	3121361				Residential		Electric Final	Approved	275335	☑	
Summary for 'PermitNumber' = 2019-86 (4 detail records)											
Developer:											
	Address:	**228 Summit**									
	Permit Number:	**2019-122**									
9/25/2019	3121361				Residential		Roof Final	Approved	275342	☐	
Summary for 'PermitNumber' = 2019-122 (1 detail record)											
Developer:											
	Address:	**393 Westergren Way**									
	Permit Number:	**2018-94***									
9/10/2019	3121361				Residential		Plumbing Final	Approved	276478	☑	
9/10/2019	3121361				Residential		Mechanical Final	Approved	275316	☑	
9/10/2019	3121361				Residential		Building Final	Approved	275316	☑	
9/10/2019	3121361				Residential		Electric Final	Approved	275316	☑	
Summary for 'PermitNumber' = 2018-94* (4 detail records)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount

Developer:

Address: **393 Westergren Way**
Permit Number: **2019-149**

9/19/2019	3121361				Residential		Post Holes - Fence	Approved	275329	☐	
9/27/2019	3121361				Residential		Fence Final	Approved	275349	☐	

Summary for 'PermitNumber' = 2019-149 (2 detail records)

Summary for 'Developer' =

Total Inspections	69
Total Reinspections	15
Total Amount	

GRAND TOTALS

Total Inspections	69
Total Reinspections	15
Total Amount	

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

2420 Vantage Drive
Elgin, IL 60124

847-428-7010 Main
847--428-3151 FAX

INSPECTION REPORT

Date Range: 09/01/2019 - 09/30/2019

Village of Poplar Grove

Tuesday, September 3, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
208 Boeing Trail	2019-121	Residential	Building Rough	bathroom remodel	☐	Panzloff	Approved	275310	45.00
208 Boeing Trail	2019-121	Residential	Electrical Rough	bathroom remodel	☐	Panzloff	Approved	275310	45.00
424 Sherman Lane	2019-83	Residential	Deck Final		☐	Panzloff	Approved	275311	35.00
208 Boeing Trail	2019-121	Residential	Plumbing Rough	bathroom remodel	☐	Del Principe	Approved	276441	45.00
Summary for 'Inspection Date' = 9/3/2019 (4 detail records)					0				170.00

Wednesday, September 4, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
210 Savannah Ridge D	2019-132	Residential	Deck Final		☐	Panzloff	Approved	275312	35.00
Summary for 'Inspection Date' = 9/4/2019 (1 detail record)					0				35.00

Thursday, September 5, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
290 E. Park	-	Commercial Level 1	Meeting (Building)	owner-201 S. State	☐	Garrett	Status Meeting	-	200.00
233 Ridgestone	2019-133	Residential	Post Holes - Deck		☐	Panzloff	Approved	275313	35.00

801 Beech Bay	2019-146	Residential	Concrete Pour - Serv. Walk		☐	Kasten	Approved	275420	35.00
Summary for 'Inspection Date' = 9/5/2019 (3 detail records)					0				**270.00**

Friday, September 6, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
113 S. State	2019-139	Residential	Post Holes - Fence		☐	Panzloff	Approved	275314	35.00
Summary for 'Inspection Date' = 9/6/2019 (1 detail record)					0				**35.00**

Monday, September 9, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
801 Beech Bay	2019-146	Residential	Sidewalk		☐	Panzloff	Approved	275315	35.00
233 Ridgestone	2019-133	Residential	Deck Rough		☐	Kasten	Approved as Noted	275460	35.00
223 Acorn Drive	2019-85	Residential	Building Final	Solar Array	☑	Kasten	Approved as Noted	275472	45.00
223 Acorn Drive	2019-85	Residential	Electric Final	Solar Array	☑	Kasten	Approved as Noted	275472	45.00
Summary for 'Inspection Date' = 9/9/2019 (4 detail records)					2				**160.00**

Tuesday, September 10, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
393 Westergren Way	2018-94*	Residential	Building Final		☑	Panzloff	Approved	275316	45.00
393 Westergren Way	2018-94*	Residential	Mechanical Final		☑	Panzloff	Approved	275316	45.00
393 Westergren Way	2018-94*	Residential	Electric Final		☑	Panzloff	Approved	275316	45.00
393 Westergren Way	2018-94*	Residential	Plumbing Final		☑	Del Principe	Approved	276478	45.00
Summary for 'Inspection Date' = 9/10/2019 (4 detail records)					4				**180.00**

Village of Poplar Grove

Wednesday, September 11, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
305 Britnie	2019-128	Residential	Post Holes - Fence		☐	Panzloff	Failed	275318	35.00
Summary for 'Inspection Date' = 9/11/2019 (1 detail record)					0				**35.00**

Thursday, September 12, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
226 English Oak Lane	2019-38	Residential	Deck Final		☐	Panzloff	Approved	275319	35.00
Summary for 'Inspection Date' = 9/12/2019 (1 detail record)					0				**35.00**

Tuesday, September 17, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
290 E. Park	-	Commercial Level 1	Meeting (Building)	revw Storage Bldg/	☐	Garrett	Status Meeting	-	100.00
473 Stone Hollow Driv	2019-86	Residential	Building Final	Solar Panels	☐	Panzloff	Failed	275320	45.00
473 Stone Hollow Driv	2019-86	Residential	Electric Final	Solar Panels	☐	Panzloff	Failed	275320	45.00
205 Beaver Drive	2019-110	Residential	Building Final	patio door/windows	☐	Panzloff	Approved	275321	35.00
403 Hughes Parkway ,	2019-68*	Residential	Electric Service		☐	Panzloff	Approved	275322	0.00
407 Hughes Parkway ,	2019-69*	Residential	Electric Service		☐	Panzloff	Approved	275323	0.00
422 Clark Court, Lot 1	2019-71*	Residential	Electric Service		☐	Panzloff	Approved	275324	0.00
402 Clark Street, Lot 1	2019-72*	Residential	Electric Service		☐	Panzloff	Approved	275325	0.00
504 Olson, Lot 137	2019-73*	Residential	Electric Service		☐	Panzloff	Approved	275326	0.00
510 Olson, Lot 138	2019-74*	Residential	Electric Service		☐	Panzloff	Approved	275327	0.00
516 Olson, Lot 139	2019-75*	Residential	Electric Service		☐	Panzloff	Approved	275328	0.00

Summary for 'Inspection Date' = 9/17/2019 (11 detail records)					0				225.00

Thursday, September 19, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
393 Westergren Way	2019-149	Residential	Post Holes - Fence		☐	Panzloff	Approved	275329	35.00
305 Britnie	2019-128	Residential	Post Holes - Fence		☑	Panzloff	Approved	275330	35.00
Summary for 'Inspection Date' = 9/19/2019 (2 detail records)					1				70.00

Friday, September 20, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
4512 Country Lane	2019-141	Residential	Roof Final		☐	Panzloff	Approved	275331	35.00
217 English Oak Lane	2019-39	Residential	Building Final	3 Season Rm.	☐	Panzloff	Failed	275332	45.00
217 English Oak Lane	2019-39	Residential	Electric Final	3 Season Rm.	☐	Panzloff	Failed	275332	45.00
231 English Oak Lane	2019-7*	Single Family	Porch Framing		☐	Panzloff	Approved	275333	0.00
231 English Oak Lane	2019-7*	Single Family	Concrete - Drivewy./Walk		☐	Panzloff	Approved	275333	0.00
231 English Oak Lane	2019-7*	Single Family	Concrete Pour sidewalk		☐	Panzloff	Approved	275333	0.00
504 Olson, Lot 137	2019-73*	Residential	Building Rough		☐	Panzloff	Approved	275334	0.00
504 Olson, Lot 137	2019-73*	Residential	Plumbing Rough		☐	Del Principe	Approved	277756	0.00
Summary for 'Inspection Date' = 9/20/2019 (8 detail records)					0				125.00

Monday, September 23, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
473 Stone Hollow Driv	2019-86	Residential	Building Final	Solar Panels	☑	Panzloff	Approved	275335	45.00
473 Stone Hollow Driv	2019-86	Residential	Electric Final	Solar Panels	☑	Panzloff	Approved	275335	45.00

217 English Oak Lane	2019-39	Residential	Building Final	3 Season Rm.	☑	Panzloff	Approved	275336	45.00
217 English Oak Lane	2019-39	Residential	Electric Final	3 Season Rm.	☑	Panzloff	Approved	275336	45.00
516 Olson, Lot 139	2019-75*	Residential	Electrical Rough		☐	Panzloff	Approved	275337	0.00
422 Clark Court, Lot 1	2019-71*	Residential	Electrical Rough		☐	Panzloff	Approved	275338	0.00
Summary for 'Inspection Date' = 9/23/2019 (6 detail records)					4				**180.00**

Tuesday, September 24, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
422 Clark Court, Lot 1	2019-71*	Residential	Plumbing Rough		☐	Del Principe	Approved	277737	0.00
516 Olson, Lot 139	2019-75*	Residential	Plumbing Rough		☐	Del Principe	Approved	277739	0.00
510 Olson, Lot 138	2019-74*	Residential	Plumbing Rough		☐	Del Principe	Approved	277740	0.00
Summary for 'Inspection Date' = 9/24/2019 (3 detail records)					0				**0.00**

Wednesday, September 25, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
519 Birch	2018-95*	Residential	Mechanical Final		☐	Panzloff	Approved	275339	0.00
519 Birch	2018-95*	Residential	Electric Final		☐	Panzloff	Approved	275339	0.00
519 Birch	2018-95*	Residential	Building Final		☐	Panzloff	Failed	275340	0.00
212 N. State Street	2019-24	Residential	Roof Final		☐	Panzloff	Approved	275341	35.00
228 Summit	2019-122	Residential	Roof Final		☐	Panzloff	Approved	275342	35.00
519 Birch	2018-95*	Residential	Plumbing Final		☐	Del Principe	Failed	279116	0.00
Summary for 'Inspection Date' = 9/25/2019 (6 detail records)					0				**70.00**

Thursday, September 26, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
516 Olson, Lot 139	2019-75*	Residential	Building Rough		☐	Panzloff	Approved as Noted	275344	0.00
422 Clark Court, Lot 1	2019-71*	Residential	Building Rough		☐	Panzloff	Approved	275345	0.00
Summary for 'Inspection Date' = 9/26/2019 (2 detail records)					0				0.00

Friday, September 27, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
511 Birch Street	2018-105*	Residential	Mechanical Final		☐	Panzloff	Approved	275346	0.00
511 Birch Street	2018-105*	Residential	Building Final		☐	Panzloff	Failed	275347	0.00
511 Birch Street	2018-105*	Residential	Electric Final		☐	Panzloff	Failed	275347	0.00
519 Birch	2018-95*	Residential	Building Final		☑	Panzloff	Failed	275348	45.00
393 Westergren Way	2019-149	Residential	Fence Final		☐	Panzloff	Approved	275349	35.00
191 Red Oak Street	2019-127	Residential	Building Final	Solar Panels	☐	Panzloff	Approved	275350	45.00
191 Red Oak Street	2019-127	Residential	Electric Final	Solar Panels	☐	Panzloff	Approved	275350	45.00
519 Birch	2018-95*	Residential	Plumbing Final		☑	Del Principe	Approved	279118	45.00
511 Birch Street	2018-105*	Residential	Plumbing Final		☐	Del Principe	Approved	279119	0.00
Summary for 'Inspection Date' = 9/27/2019 (9 detail records)					2				215.00

Monday, September 30, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
4431 IL 173	2019-100*	Commercial Level 1	Footing	North Bldg.-Self St	☐	Panzloff	Approved	275351	1,620.00
511 Birch Street	2018-105*	Residential	Electric Final		☑	Panzloff	Approved	275352	45.00

510 Olson, Lot 138	2019-74*	Residential	Electrical Rough	☐	Panzloff	Failed	275353	0.00
510 Olson, Lot 138	2019-74*	Residential	Building Rough	☐	Panzloff	Approved as Noted	275356	0.00
510 Olson, Lot 138	2019-74*	Residential	Electrical Rough	☑	Panzloff	Approved as Noted	275356	45.00
Summary for 'Inspection Date' = 9/30/2019 (5 detail records)				2				1,710.00

Total Inspections	**71**
Total Reinspections	**15**
Total Amount Due	**3,515.00**

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

2420 Vantage Drive
Elgin, IL 60124

847-428-7010 Main
847--428-3151 FAX

INSPECTION REPORT

Date Range: 09/01/2019 - 09/30/2019

Poplar Grove - Code Enforcement

Thursday, September 5, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	275481	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	275481	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	275481	0.00
Summary for 'Inspection Date' = 9/5/2019 (3 detail records)					0				**0.00**

Monday, September 9, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	275482	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	275482	0.00
Summary for 'Inspection Date' = 9/9/2019 (2 detail records)					0				**0.00**

Monday, September 16, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	278323	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	278323	0.00

200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	278323	0.00
Summary for 'Inspection Date' = 9/16/2019 (3 detail records)					0				0.00

Monday, September 23, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	278334	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	278334	0.00
Summary for 'Inspection Date' = 9/23/2019 (2 detail records)					0				0.00

Thursday, September 26, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance	201 S.State Affidavi	☐	Creamer	Approved	270090	0.00
Summary for 'Inspection Date' = 9/26/2019 (1 detail record)					0				0.00

Monday, September 30, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	279629	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	279629	0.00
Summary for 'Inspection Date' = 9/30/2019 (2 detail records)					0				0.00

Total Inspections	**13**
Total Reinspections	**0**
Total Amount Due	**0.00**

Poplar Grove - Code Enforcement - Travel - 1 x 6 = 6.00
+ 27.00
33.00

B & F Construction Code Services, Inc.

Project Report

Project Number: 3121469

Report Date Range: 09/01/2019 - 09/30/2019

Inspection Report By Project Code

Employee 1419 **Randall Creamer**

Date	Inspection Description		Address	Start Time	End Time	Total Time
9/26/2019						
09/26/2019	Code Compliance	Commercial	200 Hill Street	12:30	13:30	1.00
				Total Time For Date 9/26/2019:		**1.00**

Sign Affidavit
RE: 201 S. State

Project Number: 3121469

Report Date Range: 09/01/2019 - 09/30/2019

Inspection Report By Project Code

Employee 1480 **Michael Kasten**

Date	Inspection Description		Address	Start Time	End Time	Total Time
9/5/2019						
09/05/2019	Code Compliance	Commercial	200 Hill Street	9:10	12:00	2.83
09/05/2019	Code Compliance	Commercial	200 Hill Street	13:00	14:30	1.50
09/05/2019	Code Compliance	Commercial	200 Hill Street	15:15	15:30	0.25
					Total Time For Date 9/5/2019:	**4.58**
9/9/2019						
09/09/2019	Code Compliance	Commercial	200 Hill Street	9:00	12:00	3.00
09/09/2019	Code Compliance	Commercial	200 Hill Street	13:00	15:30	2.50
					Total Time For Date 9/9/2019:	**5.50**
9/16/2019						
09/16/2019	Code Compliance	Commercial	200 Hill Street	9:00	12:00	3.00
09/16/2019	Code Compliance	Commercial	200 Hill Street	13:00	14:00	1.00
09/16/2019	Code Compliance	Commercial	200 Hill Street	14:15	15:40	1.42
					Total Time For Date 9/16/2019:	**5.42**
9/23/2019						
09/23/2019	Code Compliance	Commercial	200 Hill Street	9:30	12:00	2.50
09/23/2019	Code Compliance	Commercial	200 Hill Street	13:00	16:00	3.00
					Total Time For Date 9/23/2019:	**5.50**
9/30/2019						
09/30/2019	Code Compliance	Commercial	200 Hill Street	10:00	12:00	2.00
09/30/2019	Code Compliance	Commercial	200 Hill Street	13:00	16:00	3.00
					Total Time For Date 9/30/2019:	**5.00**
			Total Hours for Project 3121469:			**27.00**

VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

APPLICATION FOR VIDEO GAMING LICENSE(S)

Fee: $25.00 per terminal

Expires Annually June 30th

1. Applicant's (exact) Corporate Name: Hegbom Inc.
2. D/B/A Name under which business is to be conducted: Brave Pizza & Italian Restaurant
3. Location of place of business where video gaming terminal(s) will be operated
   a. 13555 IL Route 76 - Poplar Grove
   (exact address by street and number)
   b. Bus. Phone No.: 815-765-9300
4. Name of Applicant: Alexander Hegbom Title: President & Owner
   Phone: [redacted]
5. Number of Video Gaming Terminals to be operated: 3
6. Type of Video Gaming Terminals to be operated: Gaming Machines
7. Name of Licensed Video Gaming Terminal Operator(s): Axcel Entertainment
8. Are you an Illinois Resident or duly authorized to conduct business within the State of Illinois?
   Yes X No _____
9. Have you made an application for a similar license for premises other than described in this location?
   Yes _____ No X If yes, give date, location of premises and disposition of application: ____
10. Has any license previously issued to you by State, Federal, or Local Authorities been revoked?
    Yes _____ No X If yes, state reasons therefore and date of revocation: _____

Please submit the following with application:

a. A copy of a valid Illinois Gaming Board License
b. A copy of a valid Illinois Liquor License
c. A twenty-five dollar ($25.00)license fee per terminal

Illinois State Gaming Board Terminal License Numbers for each terminal:

Terminal (1): # 537195 Terminal (2): # 501393 Terminal (3): # 560927

Terminal (4): #_____ Terminal (5): #_____

Serial Numbers for each terminal:

Terminal (1): # 2115870 Terminal (2): # 3300001710 Terminal (3): # N2204718

Terminal (4): #_____ Terminal (5): #_____

FOR OFFICE STAFF ONLY

Documentation Check List

Copy of Illinois Gaming Board's Application: Yes

Copy of the license issued by the Illinois Gaming Board: Yes

Village of Poplar Grove Liquor License number: 2019-ADS-04

Village Board Approved / Date: _____

Village Clerk Signature : _____

VPG License Numbers Per Terminal:

Terminal (1) 2019-VGT-039 **Terminal (2)** 2019-VGT-040

Terminal (3) 2019-VGT-041 **Terminal (4)** _____

Terminal (5) _____

ILLINOIS GAMING BOARD
JB Pritzker • *Governor* Charles Schmadeke • *Chairman* Marcus D. Fruchter • *Administrator*
160 North LaSalle ♠ Suite 300 ♣ Chicago, Illinois 60601 ♥ tel 312/814-4700 ♦ fax 312/814-4602

September 20, 2019

HEGBOM INC. - 190700113
d/b/a BRAVO PIZZA & ITALIAN RESTAURANT
13555 IL ROUTE 76
Poplar Grove, IL 61065
Via email: AlexanderHegbom@gmail.com

Re: Video Gaming Establishment Annual License Certificate

On September 16, 2019, the Illinois Gaming Board adopted a motion to grant HEGBOM INC., d/b/a BRAVO PIZZA & ITALIAN RESTAURANT, a Video Gaming Establishment License effective for a period of one (1) year expiring in September 2020. We have received your $100.00 annual license fee. Your license certificate is enclosed.

Although you have been granted this license, you are not eligible to conduct video gaming until you complete the following (some of which may already have been completed by your location):

- You must have entered into a written use agreement, which complies with Section 320 of the Board's Video Gaming Rules, with a Licensed Terminal Operator; and
- The placement of Video Gaming Terminals in your location must adhere to Section 58 of the Video Gaming Act and Sections 270 and 810 of the Board's Video Gaming Rules.

Please note, you are required to display your license certificate at your establishment. As a licensee, you have a continuing duty to promptly disclose all changes in information provided in your application, including any ownership changes; Video Gaming Manager changes; and arrests or criminal charges, regardless of the outcome.

Sincerely,

Marcus D. Fruchter
Administrator

STATE OF ILLINOIS

ILLINOIS GAMING BOARD

VIDEO GAMING ESTABLISHMENT LICENSE

HEGBOM INC. - 190700113
d/b/a BRAVO PIZZA & ITALIAN RESTAURANT
13555 IL ROUTE 76
Poplar Grove, IL 61065

License No:	190700113
Date Issued:	09/16/2019
Expiration Date:	09/2020

This certifies that the entity listed above is hereby issued a Video Gaming Establishment License as authorized by Illinois Gaming Board Adopted Rules. All Video Gaming Establishment licensees are subject to, and must abide by, all provisions of the Video Gaming Act and Illinois Gaming Board Rules, including but not limited to 11 Illinois Administrative Code Sections 1800.250(e) and 1800.420(b).

Marcus D. Fruchter
Administrator

~ VILLAGE LICENSE ~

VIDEO GAMING TERMINAL LICENSE

$75.00

Village of Poplar Grove, State of Illinois

This is to Certify that **HEGBOM INC. d/b/a BRAVO PIZZA & ITALIAN RESTAURANT**

Having complied with Statute of the State of Illinois and with the ordinance, rules and regulations of said Village and approved by Governing body, and having paid the fees required thereby, has received the following Video Gaming Terminal Licenses:

Terminal (1) 2019-VGT-039 Terminal (2) 2019-VGT-040 Terminal (3) 2019-VGT-041

State License # 190700113

The above licenses shall expire: June 30, 2020

Unless sooner revoked, as provided by Law.

Witness my hand this 16th day of October, 2019

_____

Village Deputy Clerk

This License is not Transferable

This License Must Be Posted

ORDINANCE NO. 2019-33

AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE AUTHORIZING A TWELVE-MONTH EXTENSION OF THE SPECIAL USE PERMIT FOR A SOLAR FARM AT 4324 ILLINOIS ROUTE 173 (EAST HALF) PREVIOUSLY APPROVED BY ORDINANCE 2018-36

WHEREAS, the Village of Poplar Grove has adopted Title 8, Zoning in accordance with the provisions of Illinois Complied Statutes, to regulate the use of land and specify the minimum requirements for improvements on land in the Village of Poplar Grove; and

WHEREAS, special uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property and are reviewed on a case by case basis, and are permitted only by the Poplar Grove Village Board; and

WHEREAS, the applicant, Poplar Grove Solar, LLC P.O. Box 310, Highland Park, IL 60035 on behalf of the property owner, DYN 173, LLC, 6801 Spring Creek Road, Rockford, IL 61114 has petitioned the Village for a special use permit for a solar farm at 4324 Illinois Route 173 (East Half); and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the Village of Poplar Grove Planning and Zoning Commission held a public hearing on October 24, 2018 concerning the proposed special use; and

WHEREAS, the Village of Poplar Grove Planning and Zoning Commission having examined said application and having considered the evidence, both oral and documentary, and being fully advised about the premises did make findings of fact and a recommendation; and

WHEREAS, the corporate authorities of the Village considered the findings of fact and concurred with the recommendation of the Planning and Zoning Commission; and

WHEREAS, the corporate authorities by passage of Ordinance 2018-36 did approve the special use permit request; and

WHEREAS, pursuant to the Village of Poplar Grove Zoning Code, special uses if not commenced within twelve months following approval are invalid unless an extension is approved by the Village Board; and

WHEREAS, the applicant, Poplar Grove Solar, LLC, now requests a twelve-month extension of the original special use permit approval under the same terms and conditions of the original approval; and

WHEREAS, the corporate authorities desire to approve the request of a twelve-month extension of the original special use permit approval under the same terms and conditions of the original approval.

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

Section 1. That the special use in the LI, Light Industrial District, for a solar farm at the property legally described in Ordinance 2018-36 is hereby granted a twelve-month extension which extension will expire on November 14, 2020 subject to the following conditions:

A. Substantial compliance with the narrative and site plan submitted, unless otherwise noted. (Attachment B to Ordinance 2018-36)

B. All vegetation shall be approved by the Boone County Conservation District. Pollinator friendly vegetation shall be used.

C. A decommissioning and reclamation plan shall be submitted to and approved by the Village of Poplar Grove prior to the commencement of the development.

D. A surety, covering the complete execution of the decommissioning and reclamation plan for when the project ends shall be posted prior to the commencement of the development.

E. An agricultural drainage tile system survey shall be conducted prior to commencement of the project. All identified drain tile shall be protected and repaired if damaged.

F. The applicant shall provide training to Boone County Fire District 3 pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.

G. Inspection risers shall be installed between PINs: 03-14-300-001 and 03-14-300-002 and Illinois Route 173.

Section 2. That acceptance of benefits of this special use shall be deemed acceptance to the terms and conditions contained herein.

Section 3. The premises shall be used in accordance with the Village of Poplar Grove Zoning Code and shall not be used except as expressly authorized by the special use.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

Section 5. 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.

PASSED this ____ day of _____, 2019.

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

_____
President of the Board of Trustees
Of the Village of Poplar Grove

ATTEST:

_____
Village Clerk

ORDINANCE NO. 2019-34

AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE AUTHORIZING A TWELVE-MONTH EXTENSION OF THE SPECIAL USE PERMIT FOR A SOLAR FARM AT 4324 ILLINOIS ROUTE 173 (WEST HALF) PREVIOUSLY APPROVED BY ORDINANCE 2018-37

WHEREAS, the Village of Poplar Grove has adopted Title 8, Zoning in accordance with the provisions of Illinois Complied Statutes, to regulate the use of land and specify the minimum requirements for improvements on land in the Village of Poplar Grove; and

WHEREAS, special uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property and are reviewed on a case by case basis, and are permitted only by the Poplar Grove Village Board; and

WHEREAS, the applicant, Poplar Grove Solar, LLC P.O. Box 310, Highland Park, IL 60035 on behalf of the property owner, DYN 173, LLC, 6801 Spring Creek Road, Rockford, IL 61114 has petitioned the Village for a special use permit for a solar farm at 4324 Illinois Route 173 (West Half); and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the Village of Poplar Grove Planning and Zoning Commission held a public hearing on October 24, 2018 concerning the proposed special use; and

WHEREAS, the Village of Poplar Grove Planning and Zoning Commission having examined said application and having considered the evidence, both oral and documentary, and being fully advised about the premises did make findings of fact and a recommendation; and

WHEREAS, the corporate authorities of the Village considered the findings of fact and concurred with the recommendation of the Planning and Zoning Commission; and

WHEREAS, the corporate authorities by passage of Ordinance 2018-37 did approve the special use permit request; and

WHEREAS, pursuant to the Village of Poplar Grove Zoning Code, special uses if not commenced within twelve months following approval are invalid unless an extension is approved by the Village Board; and

WHEREAS, the applicant, Poplar Grove Solar, LLC, now requests a twelve-month extension of the original special use permit approval under the same terms and conditions of the original approval; and

WHEREAS, the corporate authorities desire to approve the request of a twelve-month extension of the original special use permit approval under the same terms and conditions of the original approval.

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

Section 1. That the special use in the LI, Light Industrial District, for a solar farm at the property legally described in Ordinance 2018-37 is hereby granted a twelve-month extension which extension will expire on November 14, 2020 subject to the following conditions:

A. Substantial compliance with the narrative (with an amended setback table to mirror those on the site plan) and site plan submitted, unless otherwise noted. (Attachment B to Ordinance 2018-37).

B. All vegetation shall be approved by the Boone County Conservation District. Pollinator friendly vegetation shall be used.

C. A decommissioning and reclamation plan shall be submitted to and approved by the Village of Poplar Grove prior to the commencement of the development.

D. A surety, covering the complete execution of the decommissioning and reclamation plan for when the project ends shall be posted prior to the commencement of the development.

E. An agricultural drainage tile system survey shall be conducted prior to commencement of the project. All identified drain tile shall be protected and repaired if damaged.

F. The drainage way located in Phase II shall be left unobstructed.

G. The applicant shall provide training to Boone County Fire District 3 pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.

H. Inspection risers shall be installed between PINs: 03-14-300-001 and 03-14-300-002 and Illinois Route 173.

Section 2. That acceptance of benefits of this special use shall be deemed acceptance to the terms and conditions contained herein.

Section 3. The premises shall be used in accordance with the Village of Poplar Grove Zoning Code and shall not be used except as expressly authorized by the special use.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

Section 5. 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.

PASSED this ____ day of _____, 2019.

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

_____
President of the Board of Trustees
Of the Village of Poplar Grove

ATTEST:

_____
Village Clerk

ORDINANCE # 2019-_____

AN ORDINANCE AMENDING
TITLE 8, ZONING,
CHAPTER 2, RULES;
CHAPTER 6, ZONING DISTRICTS; AND
CHAPTER 7, LAND USE REGULATIONS
OF THE VILLAGE OF POPLAR GROVE MUNICIPAL CODE

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

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

WHEREAS, after due notice, the Planning and Zoning Commission held a public hearing to consider an amendment to the Zoning Ordinance on September 25, 2019 and has transmitted its recommendation on the matter to the Village Board; and,

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

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

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

ADULT-USE CANNABIS BUSINESS ESTABLISHMENT: A cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the

Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time- to-time, and regulations promulgated thereunder.

Section 2. That Section 8-6-9 General Business District (GB) B-2 Permitted by Special Use of the Village of Poplar Grove Zoning Ordinance (Title 8 of the Poplar Grove Municipal Code), adopted March 12, 2012 and as amended from time to time thereafter, be and is hereby amended, to read as follows:

8-6-9: GENERAL BUSINESS DISTRICT (GB):
B. List of Allowable Principle Land Uses:
2. Permitted by Special Use:
Public and Private Institutional
Outdoor Retail Sales/Service
Indoor Entertainment Sales/Service
Outdoor Entertainment Sales/Service
Vehicle Related Sales and Service
Animal Boarding
Indoor Lodging (bed and breakfast)
Indoor Lodging (commercial)

Daycare Facility
Boarding Houses
Parking Lot (off-site)
Self-Service Storage Facilities (mini warehouses)
Adult-use Cannabis Dispensing Organization
Adult-use Cannabis Transporting Organization or Transporter

Section 3. That Section 8-6-10 Central Business District (CB) B-2 Permitted by Special Use of the Village of Poplar Grove Zoning Ordinance (Title 8 of the Poplar Grove Municipal Code), adopted March 12, 2012 and as amended from time to time thereafter, be and is hereby amended, to read as follows:

8-6-10: CENTRAL BUSINESS DISTRICT (CB)
B. List of Allowable Principle Land Uses:
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

Section 4. That Section 8-6-11 Light Industrial District (LI) B-2 Permitted by Special Use of the Village of Poplar Grove Zoning Ordinance (Title 8 of the Poplar Grove Municipal Code), adopted March 12, 2012 and as amended from time to time thereafter, be and is hereby amended, to read as follows:

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

Section 5. That Section 8-6-12 Heavy Industrial District (HI) B-2 Permitted by Special Use of the Village of Poplar Grove Zoning Ordinance (Title 8 of the Poplar Grove Municipal Code), adopted March 12, 2012 and as amended from time to time thereafter, be and is hereby amended, to read as follows:

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

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

8-6-13: PERMITTED USES TABLE

Table 8-6-13: Permitted Uses:

Land Uses	**Zoning District**										
	A-1	**RE**	**R-1**	**R-2**	**R-3**	**R-5**	**NB**	**GB**	**CB**	**LI**	**HI**
Agricultural Land Uses											
Agricultural retail	P	S									
Agricultural service	S										S
Cultivation	P	P									
Husbandry	S										
Intensive agriculture	S										

Land Uses	Zoning District										
	A-1	**RE**	**R-1**	**R-2**	**R-3**	**R-5**	**NB**	**GB**	**CB**	**LI**	**HI**
Residential Land Uses											
Duplex				S	P	P					
Multi-family						P	S				
Mobile home park/subdivision (See Title 10, Ch. 10 of the Village of Poplar Grove Municipal Code)					S	S					
Modular home	P	P	P	P	P	P					
Single family detached	P	P	P	P	P		S				
Institutional and Civic Land Uses											
Community living arrangements			S	S	S	S			S		
Institutional residential	S	S	S	S	S	S			S		
Public parks and open space	P	P	P	P	P	P	P	P	P	P	P
Public and private institutional	S	S	S	S	S	S	S	S	S	S	
Utilities (basic)	P	P	P	P	P	P	P	P	P	P	P
Commercial Land Uses											
Animal Boarding	S	S						S		S	
Bed and Breakfast	S	S	S	S	S	S	S	S	S		
Boarding houses					S	S		S	S		
Camping facilities	S										
Daycare facilities					S	S	P	S	S	P	
Indoor entertainment sales or services							S	S	P	S	
Indoor commercial lodging								S	P		
Indoor repair sales or services								P	P	P	P
Indoor retail sales or services							S	P	P	S	
Office/personal or professional service							P	P	P	P	
Outdoor entertainment sales or services	S							S	S		
Outdoor repair sales or services											S
Outdoor retail sales or services								S	S		
Sexually orientated land use											S
Vehicle related sales and services								S		P	
Transportation Related Land Uses											
Airport/heliport	S									S	S
Off-site parking lot								S	S	S	S
Rail transit station	S								S	S	S
Rail yard										S	S
Industrial and Related Land Uses											
Auto salvage											S
Composting related use	S										S
Distribution center											S
Extraction											S
Heavy manufactoring/industrial											P
Indoor warehouse/wholesale										S	P

Land Uses	Zoning District										
	A-1	**RE**	**R-1**	**R-2**	**R-3**	**R-5**	**NB**	**GB**	**CB**	**LI**	**HI**
Junkyard/salvage yard											S
Light manufactoring/industrial										P	P
Outdoor storage/wholesale											S
Planned WECS	S										
Self-service storage facilities (miniwarehouses)								S		P	
Waste related use											S
Wireless communication facility	P	P						P		P	P
Non-building mounted solar collectors for export of energy for use by an electrical utility	S									S	S
Adult- Use Cannabis Establishments											
Adult-use Cannabis Craft Grower										*S*	*S*
Adult-use Cannabis Cultivation Center										*S*	*S*
Adult-use Cannabis Dispensing Organization								*S*	*S*	*S*	*S*
Adult-use Cannabis Infuser Organization or Infuser										*S*	*S*
Adult-use Cannabis Processing Organization or Processor										*S*	*S*
Adult-use Cannabis Transporting Organization or Transporter								*S*		*S*	*S*
Accessory Land Uses and Structures											
Accessory apartment					S	S		S	S		
Agricultural buildings	P	S									
Beer Garden								S	S	S	
Cemetery related activities	S	S	S	S	S	S		S		S	
Children's playhouse	P	P	P	P	P	P	P				
Community rooms											
Detached guesthouse/employee living quarter	S	S	S	S							
Garden/tool shed	P	P	P	P	P	P	P	P	P	P	P
Home occupation	P	P	P	P	P	P	P				
In-family suites	S	S	S	S	S	S					
Migrant labor camp	S										
Mini WECS	S	S	S	S	S	S	S	S	S	S	S
Private clubhouse	S	S						S	S	S	
Private recreational facility	P	P	S	S	S	S	S	S	S	S	S
Private residential garage	P	P	P		P	P	P				
Private stable	P										
Private swimming pool/pool house	P	P	P	P	P	P	P				
Property management office											
Stadiums/grandstands								S	S	S	S
Outdoor storage accessory to Self-								S		S	

Land Uses	Zoning District										
	A-1	**RE**	**R-1**	**R-2**	**R-3**	**R-5**	**NB**	**GB**	**CB**	**LI**	**HI**
service storage facilities											
Temporary Uses											
Construction dumpsters	P	P	P	P	P	P	P	P	P	P	P
Contractor's on-site equipment storage facility	P	P	P	P	P	P	P	P	P	P	P
Contractor's project office	P	P	P	P	P	P	P	P	P	P	P
Garage sales	P	P	P	P	P	P					
General temporary outdoor sales	P						P	P	P	P	P
On-site real estate sales office	P	P		P	P	P	P	P	P	P	P
Relocatable Building	P	P	P	P	P	P	P	P	P	P	P
Seasonal outdoor sales of farm products	P										
Temporary outdoor food stands								P	P	P	P
Temporary outdoor seating and services								P	P	P	
Tents for special events		P	P	P	P	P	P		P	P	P

* P- permitted use
** S- special use

Section 7. That Section 8-7-10 Adult-Use Cannabis of the Village of Poplar Grove Zoning Ordinance (Title 8 of the Poplar Grove Municipal Code), adopted March 12, 2012 and as amended from time to time thereafter, be and is hereby amended, to read as follows:

8-7-10: ADULT-USE CANNABIS

A. Purpose: It is the intent of this Section to provide regulations regarding the cultivation, processing and dispensing of adult-use cannabis. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.

B. Applicability: Unless otherwise provided in this Title, no building or land may be used, and no building may be erected, converted, enlarged or structurally altered, in any zoning district except in compliance with the requirements of this section.

1. A special use is required for all adult-use cannabis establishments.
2. Petitioner shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the special use permit, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act.
3. Facilities may not conduct any sales or distribution of cannabis other than as authorized by the Act.

C. Minimum Requirements:

1. Adult-Use Cannabis Craft Grower: In those zoning districts in which an Adult-Use Cannabis Craft Grower may be located, the proposed facility must comply with the following:
   (a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
   (b) Facility may not be located within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

2. Adult-Use Cannabis Cultivation Center: In those zoning districts in which an Adult-Use Cannabis Cultivation Center may be located, the proposed facility must comply with the following:
   (a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
   (b) Facility may not be located within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

3. Adult-Use Cannabis Dispensing Organization: In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following:
   (a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
   (b) Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.
   (c) At least 75% of the floor area of any tenant space occupied by a dispensing organization shall be devoted to the activities of the dispensing organization as authorized by the Act, and no dispensing organization shall also sell food for consumption on the premises other than as authorized in Section 8-7-10-C(3)(d) below in the same tenant space.
   (d) Facility shall not host on-site consumption of cannabis.

4. Adult-Use Cannabis Infuser Organization: In those zoning districts in which an Adult-Use Cannabis Infuser Organization may be located, the proposed facility must comply with the following:
   (a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(b) Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.
(c) At least 75% of the floor area of any tenant space occupied by an infusing organization shall be devoted to the activities of the infusing organization as authorized by the Act.

5. Adult-Use Cannabis Processing Organization: In those zoning districts in which an Adult-Use Cannabis Processing Organization may be located, the proposed facility must comply with the following:
   (a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
   (b) Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.
   (c) At least 75% of the floor area of any tenant space occupied by a processing organization shall be devoted to the activities of the processing organization as authorized by the Act.

6. Adult-Use Cannabis Transporting Organization: In those zoning districts in which an Adult-Use Transporting Organization may be located, the proposed facility must comply with the following:
   (a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
   (b) Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.
   (c) The transporting organization shall be the sole use of the tenant space in which it is located.

D. Co-Location of Cannabis Business Establishments. The Village may approve the co-location of an Adult-Use Cannabis Dispensing Organization with an Adult-Use Cannabis Craft Grower Center or an Adult-Use Cannabis Infuser Organization, or both, subject to the provisions of the Act and Section 8-5-7 of the Poplar Grove Zoning Ordinance. In a co-location, the 75% floor space requirement shall not apply, but the co-located establishments shall be the sole use of the tenant space.

E. Revocation: Revocation of an adult-use cannabis establishments may be made for the following reasons:

1. Any change in the use for which the permit was issued;
2. Failure to allow required inspections;
3. Failure to comply with the applicable provisions herein;
4. Violation of any Village Ordinance, State law, or Federal Law (not pertaining to cannabis).

Section 8. That Section 8-7-11 Temporary Uses and Special Events of the Village of Poplar Grove Zoning Ordinance (Title 8 of the Poplar Grove Municipal Code), adopted March 12, 2012 and as amended from time to time thereafter, be and is hereby renumbered and remodified as follows:

8-7-11: ***TEMPORARY USES AND SEPCIAL EVENTS***

Section 9. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 10. That this Ordinance shall be in full force and effect from and after its passage as provided by law and pursuant to the Illinois Compiled Statutes. This written and foregoing Ordinance is published by authority of the corporate authorities of the Village of Poplar Grove in pamphlet form on this date.

PASSED by the Village Board of the Village of Poplar Grove this ____ day of _____, 2019.

APPROVED by the President of the Village of Poplar Grove this ____ day of _____, 2019.

_____
Owen Costanza, Village President

ATTEST:

_____
Karri Anderberg, Village Clerk

Ayes:____ Nays: ____ Absent ____

Village Board Members Voting Aye:_____

Village Board Members Voting Nay:_____

Date Published: _____ Sponsor:_____

MEMO

DATE: September 18, 2019

TO: Village of Poplar Grove Planning and Zoning Commission

FROM: Village of Poplar Grove Planning Staff

SUBJECT: Recommendation for case: 2019-05; Adult-Use Cannabis (TA)

REQUEST:
The applicant, Village of Poplar Grove, 200 North Hill Street, Poplar Grove, IL 61065 is requesting an amendment to the Zoning Ordinance pertaining to Sections 8-2-3 Definitions, 8-6-9(B) General Business District, 8-6-10(B) Central Business District, 8-6-11(B) Light Industrial District, 8-6-12(B) Heavy Industrial District, 8-6-13 Permitted Uses Table, 8-7-10 Adult-Use Cannabis and 8-7-11 Temporary Uses and Special Events in accordance with Section 8-5-4, Text Amendment. The request will permit adult-use cannabis business establishments by special use in the General Business, Central Business, Light Industrial and Heavy Industrial Districts. The proposed language is as follows:

Section 8-2-3: DEFINITIONS
ADULT THEATER: ....

ADULT-USE CANNABIS BUSINESS ESTABLISHMENT: A cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and

Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time- to-time, and regulations promulgated thereunder.

AGRICULTURE: ....

Section 8-6-9(B): 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 Principle 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

2. Permitted by Special Use:
Public and Private Institutional
Outdoor Retail Sales/Service
Indoor Entertainment Sales/Service
OutdoorEntertainment Sales/Service
Vehicle Related Sales and Service
Animal Boarding
Indoor Lodging (bed and breakfast)
Indoor Lodging (commercial)
Daycare Facility
Boarding Houses
Parking Lot (off-site)

Self-Service Storage Facilities (mini warehouses)
Adult-use Cannabis Dispensing Organization
Adult-use Cannabis Transporting Organization or Transporter

Section 8-6-10(B): 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 Principle 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
Utilities

2. Permitted by Special Use:
Public and Private Institutional
Institutional Residential
Community Living Arrangements
Outdoor Retail Sales/Service
OutdoorEntertainment Sales/Service
Indoor Lodging (bed and breakfast)
Daycare Facility
Boarding Houses
Parking Lot (off-site)
Rail Transit Station
Adult-use Cannabis Dispensing Organization

Section 8-6-11(B): LIGHT INDUSTRIAL DISTRICT (LI)

A. Description and Purpose: This district in 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 Principle Land Uses:

1. Permitted by Right:
Personal or Professional Service
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

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

Wireless Communication Facility	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

Section 8-6-12(B): 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 Principle Land Uses:

1. Permitted by Right:	**2. Permitted by Special Use:**
Indoor Repair Sales/Service	Agricultural Service
Light Manufacturing/Industrial	Auto Salvage
Heavy Manufacturing/Industrial	Outdoor Repair Sales/Service
Indoor Warehouse/Wholesale	Distribution Center
Public Parks and Open Space	Outdoor Storage/Wholesale
Utilities	Waste Related Use
Wireless Communication Facility	Composting Related Use
	Junkyard/Salvage Yard
	Extraction
	Parking Lot (off-site)
	Rail Transit Station
	Airport/Heliport
	Rail Yard
	Sexually Orientated Land Use
	Adult-use Cannabis Craft Grower
	Adult-use Cannabis Cultivation Center
	Adult-use Cannabis Infuser Organization or Infuser
	Adult-use Cannabis Processing Organization or Processer
	Adult-use Cannabis Transporting Organization or Transporter

Section 8-6-14: PERMITTED USES TABLE

Table 8-6-13: Permitted Uses:

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Agricultural Land Uses											
Agricultural retail	P	S									
Agricultural service	S										S
Cultivation	P	P									
Husbandry	S										
Intensive agriculture	S										
Residential Land Uses											
Duplex				S	P	P					
Multi-family						P	S				
Mobile home park/subdivision (See Title 10, Ch. 1 of the Village of Poplar Grove Municipal Code)					S	S					
Modular home	P	P	P	P	P	P					
Single family detached	P	P	P	P	P		S				
Institutional and Civic Land Uses											
Community living arrangements			S	S	S	S			S		
Institutional residential	S	S	S	S	S	S			S		
Public parks and open space	P	P	P	P	P	P	P	P	P	P	P
Public and private institutional	S	S	S	S	S	S	S	S	S	S	
Utilities (basic)	P	P	P	P	P	P	P	P	P	P	P
Commercial Land Uses											
Animal Boarding	S	S						S		S	
Bed and Breakfast	S	S	S	S	S	S	S	S	S		
Boarding houses					S	S		S	S		
Camping facilities	S										

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Daycare facilities					S	S	P	S	S	P	
Indoor entertainment sales or services							S	S	P	S	
Indoor commercial lodging								S	P		
Indoor repair sales or services								P	P	P	P
Indoor retail sales or services							S	P	P	S	
Office/personal or professional service							P	P	P	P	
Outdoor entertainment sales or services	S							S	S		
Outdoor repair sales or services											S
Outdoor retail sales or services								S	S		
Sexually orientated land use											S
Vehicle related sales and services								S		P	
Transportation Related Land Uses											
Airport/heliport	S									S	S
Off-site parking lot								S	S	S	S
Rail transit station	S								S	S	S
Rail yard										S	S
Industrial and Related Land Uses											
Auto salvage											S
Composting related use	S										S
Distribution center											S
Extraction											S
Heavy manufactoring/industrial											P
Indoor warehouse/wholesale										S	P
Junkyard/salvage yard											S
Light manufactoring/industrial										P	P
Outdoor storage/wholesale											S
Planned WECS	S										
Self-service storage facilities (miniwarehouses)								S		P	
Waste related use											S
Wireless communication facility	P	P						P		P	P

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Adult- Use Cannabis Establishments											
Adult-use Cannabis Craft Grower										S	S
Adult-use Cannabis Cultivation Center										S	S
Adult-use Cannabis Dispensing Organization								S	S	S	S
Adult-use Cannabis Infuser Organization or Infuser										S	S
Adult-use Cannabis Processing Organization or Processor										S	S
Adult-use Cannabis Transporting Organization or Transporter								S		S	S
Accessory Land Uses and Structures											
Accessory apartment					S	S		S	S		
Agricultural buildings	P	S									
Beer Garden								S	S	S	
Cemetery related activities	S	S	S	S	S	S		S		S	
Children's playhouse	P	P	P	P	P	P	P				
Community rooms											
Detached guesthouse/employee living quarter	S	S	S	S							
Garden/tool shed	P	P	P	P	P	P	P	P	P	P	P
Home occupation	P	P	P	P	P	P	P				
In-family suites	S	S	S	S	S	S					
Migrant labor camp	S										
Mini WECS	S	S	S	S	S	S	S	S	S	S	S
Private clubhouse	S	S						S	S	S	
Private recreational facility	P	P	S	S	S	S	S	S	S	S	S
Private residential garage	P	P	P		P	P	P				
Private stable	P										
Private swimming pool/pool house	P	P	P	P	P	P	P				

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Property management office											
Stadiums/grandstands								S	S	S	S
Temporary Uses											
Construction dumpsters	P	P	P	P	P	P	P	P	P	P	P
Contractor's on-site equipment storage facility	P	P	P	P	P	P	P	P	P	P	P
Contractor's project office	P	P	P	P	P	P	P	P	P	P	P
Garage sales	P	P	P	P	P	P					
General temporary outdoor sales	P						P	P	P	P	P
On-site real estate sales office	P	P		P	P	P	P	P	P	P	P
Relocatable Building	P	P	P	P	P	P	P	P	P	P	P
Seasonal outdoor sales of farm products	P										
Temporary outdoor food stands								P	P	P	P
Temporary outdoor seating and services								P	P	P	
Tents for special events		P	P	P	P	P	P		P	P	P

* P- permitted use
** S- special use

8-7-10: ADULT-USE CANNABIS

A. Purpose: It is the intent of this Section to provide regulations regarding the cultivation, processing and dispensing of adult-use cannabis. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.

B. Applicability: Unless otherwise provided in this Title, no building or land may be used, and no building may be erected, converted, enlarged or structurally altered, in any zoning district except in compliance with the requirements of this section.

1. A special use is required for all adult-use cannabis establishments.
2. Petitioner shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the special use permit, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act.
3. Facilities may not conduct any sales or distribution of cannabis other than as authorized by the Act.

C. Minimum Requirements:

1. Adult-Use Cannabis Craft Grower: In those zoning districts in which an Adult-Use Cannabis Craft Grower may be located, the proposed facility must comply with the following:
   (a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
   (b) Facility may not be located within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

2. Adult-Use Cannabis Cultivation Center: In those zoning districts in which an Adult-Use Cannabis Cultivation Center may be located, the proposed facility must comply with the following:
   (a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
   (b) Facility may not be located within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

3. Adult-Use Cannabis Dispensing Organization: In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following:
   (a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning

centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(b) Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

(c) At least 75% of the floor area of any tenant space occupied by a dispensing organization shall be devoted to the activities of the dispensing organization as authorized by the Act, and no dispensing organization shall also sell food for consumption on the premises other than as authorized in Section 8-7-10-C(3)(d) below in the same tenant space.

(d) Facility shall not host on-site consumption of cannabis.

4. Adult-Use Cannabis Infuser Organization: In those zoning districts in which an Adult-Use Cannabis Infuser Organization may be located, the proposed facility must comply with the following:

(a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(b) Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

(c) At least 75% of the floor area of any tenant space occupied by an infusing organization shall be devoted to the activities of the infusing organization as authorized by the Act.

5. Adult-Use Cannabis Processing Organization: In those zoning districts in which an Adult-Use Cannabis Processing Organization may be located, the proposed facility must comply with the following:

(a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(b) Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

(c) At least 75% of the floor area of any tenant space occupied by a processing organization shall be devoted to the activities of the processing organization as authorized by the Act.

6. Adult-Use Cannabis Transporting Organization: In those zoning districts in which an Adult-Use Transporting Organization may be located, the proposed facility must comply with the following:

(a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(b) Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

(c) The transporting organization shall be the sole use of the tenant space in which it is located.

D. Co-Location of Cannabis Business Establishments. The Village may approve the co-location of an Adult-Use Cannabis Dispensing Organization with an Adult-Use Cannabis Craft Grower Center or an Adult-Use Cannabis Infuser Organization, or both, subject to the provisions of the Act and Section 8-5-7 of the Poplar Grove Zoning Ordinance. In a co-location, the 75% floor space requirement shall not apply, but the co-located establishments shall be the sole use of the tenant space.

E. Revocation: Revocation of an adult-use cannabis establishments may be made for the following reasons:

1. Any change in the use for which the permit was issued;
2. Failure to allow required inspections;
3. Failure to comply with the applicable provisions herein;
4. Violation of any Village Ordinance, State law, or Federal Law.

8-7-~~10~~ 11: TEMPORARY USES AND SEPCIAL EVENTS

The methods used to show changes are:
xxxxxxxxxx = (Standard text) existing text within the zoning code; no changes proposed.
~~xxxxxxxxxx~~ = (Strike through text) text that is proposed to be deleted from the zoning code.
xxxxxxxxxx = (Highlighted and underlined text) new text that is proposed to be inserted into the zoning code

BACKGROUND AND SUMMARY OF FINDINGS:
On June 25, 2019 Public Act 101-0027 (Cannabis Regulations and Tax Act) was signed into law. This act will take effect on January 1, 2020 and allows for the private consumption and possession of cannabis by persons over the age of 21 in the State of Illinois. The Act allows for municipalities to create regulations for adult-use cannabis establishments that are consistent with the Act. However, a municipality cannot prohibit the private consumption of cannabis.

A Municipal Cannabis Retailer's Occupation Tax of 3% may be imposed on adult-use cannabis products. If the Village of Poplar Grove pursues this tax, it will be an amendment to the municipal code, not the Zoning Ordinance.

A limited number of cannabis-related licenses are available. During the first round of licenses only 75 dispensaries, 40 processors and 40 craft growers will be permitted in the entire state. A second round of licenses will permit an additional 110 dispensaries, 60 processors and 60 craft growers in the state. The likelihood of smaller communities getting an adult-use cannabis establishment is low. However, in order to be prepared, the Village should have regulations in place.

Staff utilized the model ordinance provided by the Illinois Municipal League as a template. Consistency in definitions and language throughout the state can make enforcement and interpretation easier. Two major changes from the draft ordinance are being proposed are the prohibition of on-site consumption (cannabis lounges) and a reduction in setbacks.

The reduction in setbacks is proposed because a very limited number of commercial and industrial zoned properties met the proposed 1,500-foot setback. If the Village is going to permit such businesses in the community, then the requirements must allow for a reasonable ability to

establish the business. The proposed setbacks of 250 feet are still greater than those of a liquor license.

All adult-use cannabis establishments are permitted by special use, therefore each business will be reviewed on a case by case basis and voted on by the Village Board. Craft growers, cultivation centers, infusers and processors are only permitted by special use in the industrial districts. Even though some of the uses are considered agricultural in nature, due to the size of the buildings and infrastructure needed, they are more suitable in the industrial districts. Dispensaries and transporters are only permitted by special use in limited commercial districts and the industrial districts. The retail nature of the dispensary lends itself to a commercial business; due to setbacks from other land uses, however, such establishments are not compatible with the neighborhood business district. Transportation facilities are not compatible with the central business district (due to the types of vehicles that may be needed for transporting).

The 75% floor area requirement for processing, infusing and dispensing is proposed in order to prevent non-cannabis businesses from selling such products. One can go to a video store for instance and buy CBD oil infused water and food even though that has no connection to the main business and families entering the store to rent a video may not be anticipating such products displayed.

RECOMMENDATION:
The planning staff recommends approval of case 2019-05 for the Zoning Ordinance text amendment for adult-use cannabis.

PLANNING AND ZONING COMMISSION/VILLAGE BOARD ACTION:
The Commission shall hold a public hearing on the proposed text amendment, after which a recommendation will be made to grant or deny the text amendment application to the Village Board. The Commission may make the recommendation at the same meeting, or choose to continue the proceedings at a later date. The Commission may request additional information as needed. Once a recommendation is made, the Commission shall record its conclusion as part of the meeting minutes and forward such documentation onto the Village Board for review. The Commission's failure to act or submit a report within sixty-five (65) days of the public hearing shall constitute a recommendation to approve the request.

Within sixty-five (65) days of receipt of the Commission's recommendation, the Village Board shall act by ordinance to approve or deny the text amendment as originally proposed or approve the text amendment with modifications. The Village Board may also remand the request back to the Commission for further hearings and/or discussion. The Village Board's approval or denial of the requested amendment shall be considered the approval or denial of a unique request, and shall not be construed as precedent for any other proposed amendment.

ATTACHMENTS

1. IML Adult-use Cannabis Fact Sheet



Fact Sheet

Adult-Use Cannabis

ILLINOIS MUNICIPAL LEAGUE

LOCAL REVENUE

Municipalities, by ordinance, may impose a Municipal Cannabis Retailers' Occupation Tax on adult-use cannabis products of up to 3% of the purchase price, in .25% increments. Counties may impose up to 3.75% in unincorporated areas, in .25% increments. The taxes imposed under this Act shall be in addition to all other occupation, privilege or excise taxes imposed by the State of Illinois or by any unit of local government, such as sales tax.



SMOKE FREE ILLINOIS ACT

The Act applies the restrictions of the Smoke Free Illinois Act on smoking cannabis, and provides that property owners may prohibit the use of cannabis by any guest, lessee, customer or visitor. In addition, lessors may prohibit cultivation of cannabis by their lessees.

EMPLOYER PROVISIONS

The Act provides employer protections including that nothing in the enactment prohibits employers from adopting reasonable zero-tolerance or drug-free workplace employment policies concerning drug testing, smoking, consumption, storage or use of cannabis in the workplace or while on-call. These policies must be applied in a nondiscriminatory manner. Employers may prohibit the use of cannabis by employees in the workplace, and engage in discipline, including termination, for violations of those polices and workplace rules.

STATE LICENSING

The Act authorizes the production and distribution of cannabis and cannabis products through state-licensed cultivators, craft growers, infusers, transporters and dispensaries. Cannabis transporters will be separately licensed by the Act, as well. A market study due in March 2021 will inform future licensing. The state will issue licenses according to a graduated scale. By the end of the first year, there will be up to 295 dispensing organizations. The Act will allow up to 500 dispensing organizations by January 1, 2022. Cultivators will be capped at 50, and 100 craft growers will be allowed. By that same date, 100 infusers will also be authorized to be licensed.

GRANTS AND INVESTMENT

The Act establishes the Restore, Reinvest and Renew (R3) Program to invest in communities historically impacted by economic disinvestment and violence. The Illinois Criminal Justice Information Authority (ICJIA) will identify R3 areas that qualify for funding, and grants will be awarded by the R3 Board. A 22-member R3 Board will award grants throughout the state, subject to an application process and the Government Accountability and Transparency Act (GATA); the R3 Board shall be chaired by the Lt. Governor.

SOCIAL EQUITY

The Act provides for a social equity program to establish a legal cannabis industry that is accessible to those most adversely impacted by the enforcement of drug-related laws in this state, including cannabis-related laws. Qualifying social equity applicants may be awarded financial assistance and incentives if they are interested in establishing cannabis related businesses.

STATE REVENUE

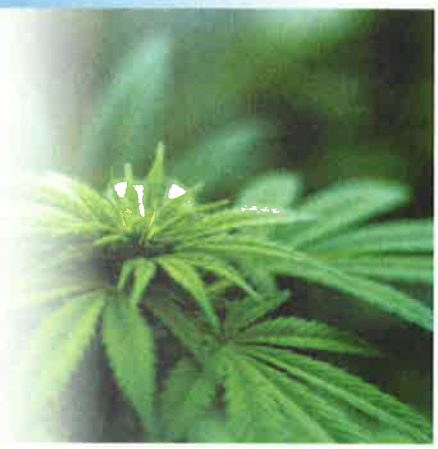
State revenues derived from the Cannabis Regulation and Tax Act will be deposited into the Cannabis Regulation Fund. The funds will be distributed to multiple state agencies for implementation of the Act. The legalization of adult cannabis also includes a new source of Local Government Distributive Fund (LGDF) dollars. A portion of the Cannabis Regulation Fund revenues (8% of deposits) will go to local governments, through LGDF, which will be used to fund crime prevention programs, training and interdiction efforts. The Cannabis Regulation Fund is derived from moneys collected from state taxes, license fees and other amounts required to be transferred into the Fund.

DECRIMINALIZATION AND EXPUNGEMENTS

A significant portion of the Act addresses the decriminalization of cannabis through mandatory and discretionary expungements of criminal convictions relating to non-violent cannabis offenses.

FACT SHEET

Adult-Use Cannabis



Public Act 101-0027 creates the Cannabis Regulation and Tax Act and was signed into law by Governor JB Pritzker on June 25, 2019. Effective January 1, 2020, the Act legalizes the possession and private use of cannabis for Illinois residents over 21 years of age.

7/15/19

LOCAL REGULATION OF CONSUMPTION

Municipalities may not restrict the private consumption of cannabis that is authorized by the Act. However, the Act prohibits the use of cannabis in public places, schools and child care facilities among other locations. Municipalities may adopt and enforce local ordinances to regulate possession and public consumption of cannabis so long as the regulations and penalties are consistent with the Act.

HOME GROW LIMITED TO MEDICAL PROGRAM PARTICIPANTS

Home grow cannabis will be authorized only for medical cannabis program participants, and is limited to five plants in their residence and subject to specified restrictions. Home grow of recreational cannabis by non-medical participants is prohibited. More information about the medical cannabis program is available via this link.



ZONING

The Act preserves local zoning authority and directly authorizes municipalities to prohibit (opt out) or significantly limit the location of cannabis businesses by ordinance. Municipalities will have the authority to enact reasonable zoning regulations that are not in conflict with the act. This would include the authority to opt out of either commercial production or distribution (dispensaries) of adult-use cannabis within their jurisdiction. Municipalities also may enact zoning ordinances and regulations designating the time, place, manner and number of cannabis business operations, including minimum distances between locations through conditional use permits.

BUSINESS REGULATION

In addition to zoning authority, municipalities will have the authority to allow for on-premise use of cannabis at locations to be determined locally. The Act anticipates that local authorities will engage in inspections of cannabis-related businesses. Municipalities may establish and impose civil penalties for violations of the local ordinances and regulations.

ILLINOIS MUNICIPAL LEAGUE

500 East Capitol Avenue | PO Box 5180 | Springfield, IL 62705-5180 | Ph: 217.525.1220 | Fx: 217.525.7438 | www.iml.org

MEMO

DATE: September 26, 2019

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Recommendation for case: 2019-05, Adult-Use Cannabis (TA)

REQUEST:
The applicant, Village of Poplar Grove, 200 North Hill Street, Poplar Grove, IL 61065 is requesting an amendment to the Zoning Ordinance pertaining to Sections 8-2-3 Definitions, 8-6-9(B) General Business District, 8-6-10(B) Central Business District, 8-6-11(B) Light Industrial District, 8-6-12(B) Heavy Industrial District, 8-6-13 Permitted Uses Table, 8-7-10 Adult-Use Cannabis and 8-7-11 Temporary Uses and Special Events in accordance with Section 8-5-4, Text Amendment. The request will permit adult-use cannabis business establishments by special use in the General Business, Central Business, Light Industrial and Heavy Industrial Districts.

RECOMMENDATION:
The Planning and Zoning Commission motioned to approve case number 2019-05 as *amended*. Motion carried with a (7-0) roll call vote.

Section 8-2-3: DEFINITIONS
ADULT THEATER: ….

ADULT-USE CANNABIS BUSINESS ESTABLISHMENT: A cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business

establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time- to-time, and regulations promulgated thereunder.

AGRICULTURE: ….

Section 8-6-9(B): 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 Principle 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

2. Permitted by Special Use:
Public and Private Institutional
Outdoor Retail Sales/Service
Indoor Entertainment Sales/Service
OutdoorEntertainment Sales/Service
Vehicle Related Sales and Service
Animal Boarding
Indoor Lodging (bed and breakfast)
Indoor Lodging (commercial)
Daycare Facility

Boarding Houses
Parking Lot (off-site)

Self-Service Storage Facilities (mini warehouses)
Adult-use Cannabis Dispensing Organization
Adult-use Cannabis Transporting Organization or Transporter

Section 8-6-10(B): 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 Principle 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
Utilities

2. Permitted by Special Use:
Public and Private Institutional
Institutional Residential
Community Living Arrangements
Outdoor Retail Sales/Service
OutdoorEntertainment Sales/Service
Indoor Lodging (bed and breakfast)
Daycare Facility
Boarding Houses
Parking Lot (off-site)
Rail Transit Station
Adult-use Cannabis Dispensing Organization

Section 8-6-11(B): LIGHT INDUSTRIAL DISTRICT (LI)

A. Description and Purpose: This district in 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 Principle Land Uses:

1. Permitted by Right:
Personal or Professional Service
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

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
Wireless Communication Facility
Utilities
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

Section 8-6-12(B): 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 Principle 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
Rail Yard
Sexually Orientated Land Use
Adult-use Cannabis Craft Grower
Adult-use Cannabis Cultivation Center
Adult-use Cannabis Infuser Organization or Infuser
Adult-use Cannabis Processing Organization or Processer
Adult-use Cannabis Transporting Organization or Transporter

Section 8-6-14: PERMITTED USES TABLE

Table 8-6-13: Permitted Uses:

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Agricultural Land Uses											
Agricultural retail	P	S									
Agricultural service	S										S
Cultivation	P	P									
Husbandry	S										
Intensive agriculture	S										
Residential Land Uses											
Duplex				S	P	P					
Multi-family						P	S				
Mobile home park/subdivision (See Title 10, Ch. 1 of the Village of Poplar Grove Municipal Code)					S	S					
Modular home	P	P	P	P	P	P					
Single family detached	P	P	P	P	P		S				
Institutional and Civic Land Uses											
Community living arrangements			S	S	S	S			S		
Institutional residential	S	S	S	S	S	S			S		
Public parks and open space	P	P	P	P	P	P	P	P	P	P	P
Public and private institutional	S	S	S	S	S	S	S	S	S	S	
Utilities (basic)	P	P	P	P	P	P	P	P	P	P	P
Commercial Land Uses											
Animal Boarding	S	S						S		S	
Bed and Breakfast	S	S	S	S	S	S	S	S	S		
Boarding houses					S	S		S	S		
Camping facilities	S										

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Daycare facilities					S	S	P	S	S	P	
Indoor entertainment sales or services							S	S	P	S	
Indoor commercial lodging								S	P		
Indoor repair sales or services								P	P	P	P
Indoor retail sales or services							S	P	P	S	
Office/personal or professional service							P	P	P	P	
Outdoor entertainment sales or services	S							S	S		
Outdoor repair sales or services											S
Outdoor retail sales or services								S	S		
Sexually orientated land use											S
Vehicle related sales and services								S		P	
Transportation Related Land Uses											
Airport/heliport	S									S	S
Off-site parking lot								S	S	S	S
Rail transit station	S								S	S	S
Rail yard										S	S
Industrial and Related Land Uses											
Auto salvage											S
Composting related use	S										S
Distribution center											S
Extraction											S
Heavy manufactoring/industrial											P
Indoor warehouse/wholesale										S	P
Junkyard/salvage yard											S
Light manufactoring/industrial										P	P
Outdoor storage/wholesale											S
Planned WECS	S										
Self-service storage facilities (miniwarehouses)								S		P	
Waste related use											S
Wireless communication facility	P	P						P		P	P

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Adult- Use Cannabis Establishments											
Adult-use Cannabis Craft Grower										S	S
Adult-use Cannabis Cultivation Center										S	S
Adult-use Cannabis Dispensing Organization								S	S	S	S
Adult-use Cannabis Infuser Organization or Infuser										S	S
Adult-use Cannabis Processing Organization or Processor										S	S
Adult-use Cannabis Transporting Organization or Transporter								S		S	S
Accessory Land Uses and Structures											
Accessory apartment					S	S		S	S		
Agricultural buildings	P	S									
Beer Garden								S	S	S	
Cemetery related activities	S	S	S	S	S	S		S		S	
Children's playhouse	P	P	P	P	P	P	P				
Community rooms											
Detached guesthouse/employee living quarter	S	S	S	S							
Garden/tool shed	P	P	P	P	P	P	P	P	P	P	P
Home occupation	P	P	P	P	P	P	P				
In-family suites	S	S	S	S	S	S					
Migrant labor camp	S										
Mini WECS	S	S	S	S	S	S	S	S	S	S	S
Private clubhouse	S	S						S	S	S	
Private recreational facility	P	P	S	S	S	S	S	S	S	S	S
Private residential garage	P	P	P		P	P	P				
Private stable	P										
Private swimming pool/pool house	P	P	P	P	P	P	P				

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Property management office											
Stadiums/grandstands								S	S	S	S
Temporary Uses											
Construction dumpsters	P	P	P	P	P	P	P	P	P	P	P
Contractor's on-site equipment storage facility	P	P	P	P	P	P	P	P	P	P	P
Contractor's project office	P	P	P	P	P	P	P	P	P	P	P
Garage sales	P	P	P	P	P	P					
General temporary outdoor sales	P						P	P	P	P	P
On-site real estate sales office	P	P		P	P	P	P	P	P	P	P
Relocatable Building	P	P	P	P	P	P	P	P	P	P	P
Seasonal outdoor sales of farm products	P										
Temporary outdoor food stands								P	P	P	P
Temporary outdoor seating and services								P	P	P	
Tents for special events		P	P	P	P	P	P		P	P	P

* P- permitted use
** S- special use

8-7-10: ADULT-USE CANNABIS

A. Purpose: It is the intent of this Section to provide regulations regarding the cultivation, processing and dispensing of adult-use cannabis. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.

B. Applicability: Unless otherwise provided in this Title, no building or land may be used, and no building may be erected, converted, enlarged or structurally altered, in any zoning district except in compliance with the requirements of this section.

1. A special use is required for all adult-use cannabis establishments.
2. Petitioner shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the special use permit, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act.
3. Facilities may not conduct any sales or distribution of cannabis other than as authorized by the Act.

C. Minimum Requirements:

1. Adult-Use Cannabis Craft Grower: In those zoning districts in which an Adult-Use Cannabis Craft Grower may be located, the proposed facility must comply with the following:
   (a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
   (b) Facility may not be located within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

2. Adult-Use Cannabis Cultivation Center: In those zoning districts in which an Adult-Use Cannabis Cultivation Center may be located, the proposed facility must comply with the following:
   (a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
   (b) Facility may not be located within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

3. Adult-Use Cannabis Dispensing Organization: In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following:
   (a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning

centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(b) Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

(c) At least 75% of the floor area of any tenant space occupied by a dispensing organization shall be devoted to the activities of the dispensing organization as authorized by the Act, and no dispensing organization shall also sell food for consumption on the premises other than as authorized in Section 8-7-10-C(3)(d) below in the same tenant space.

(d) Facility shall not host on-site consumption of cannabis.

4. Adult-Use Cannabis Infuser Organization: In those zoning districts in which an Adult-Use Cannabis Infuser Organization may be located, the proposed facility must comply with the following:

(a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(b) Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

(c) At least 75% of the floor area of any tenant space occupied by an infusing organization shall be devoted to the activities of the infusing organization as authorized by the Act.

5. Adult-Use Cannabis Processing Organization: In those zoning districts in which an Adult-Use Cannabis Processing Organization may be located, the proposed facility must comply with the following:

(a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(b) Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

(c) At least 75% of the floor area of any tenant space occupied by a processing organization shall be devoted to the activities of the processing organization as authorized by the Act.

6. Adult-Use Cannabis Transporting Organization: In those zoning districts in which an Adult-Use Transporting Organization may be located, the proposed facility must comply with the following:

(a) Facility may not be located within 250 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(b) Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

(c) The transporting organization shall be the sole use of the tenant space in which it is located.

D. Co-Location of Cannabis Business Establishments. The Village may approve the co-location of an Adult-Use Cannabis Dispensing Organization with an Adult-Use Cannabis Craft Grower Center or an Adult-Use Cannabis Infuser Organization, or both, subject to the provisions of the Act and Section 8-5-7 of the Poplar Grove Zoning Ordinance. In a co-location, the 75% floor space requirement shall not apply, but the co-located establishments shall be the sole use of the tenant space.

E. Revocation: Revocation of an adult-use cannabis establishments may be made for the following reasons:

1. Any change in the use for which the permit was issued;
2. Failure to allow required inspections;
3. Failure to comply with the applicable provisions herein;
4. Violation of any Village Ordinance, State law, or Federal Law *(not pertaining to cannabis).*

8-7-~~10~~ 11: TEMPORARY USES AND SEPCIAL EVENTS

The methods used to show changes are:
xxxxxxxxxx = (Standard text) existing text within the zoning code; no changes proposed.
~~xxxxxxxxxx~~ = (Strike through text) text that is proposed to be deleted from the zoning code.
xxxxxxxxxx = (Highlighted and underlined text) new text that is proposed to be inserted into the zoning code

_____

Jake Dykstra, Chairman
Poplar Grove Planning and Zoning Commission