



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

VILLAGE SPECIAL BOARD OF TRUSTEES

Wednesday, June 24, 2026 - 6:30 PM

200 N. Hill Street, Poplar Grove, IL 61065

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF PHONE PARTICIPATION (Roll Call)

APPROVAL OF AGENDA (Voice Vote)

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

NEW BUSINESS

1. Hearing on the Airport Measum appeal

ADJOURNMENT (Voice Vote)

KJM 06/19/2026

- Tables and seating arranged or positioned so as to create ill-defined aisles.
- A specific area designated for dancing.
- Service facilities for alcoholic beverages and food.
- High occupant load density.

The fire records are very clear in identifying that the characteristics listed here often cause a delayed awareness of a fire situation and confuse occupants regarding the appropriate response, resulting in an increased egress time and sometimes panic. Together, these factors may result in extensive life and property losses. These characteristics are only advisory in determining whether Group A-2 is the appropriate classification. Often there are additional characteristics that are unique to a project, which also must be taken into consideration when a classification is made.

Not all restaurants have all of these characteristics. Most fast-food restaurants will have only two or three of these, yet they are appropriately classified as Group A-2.

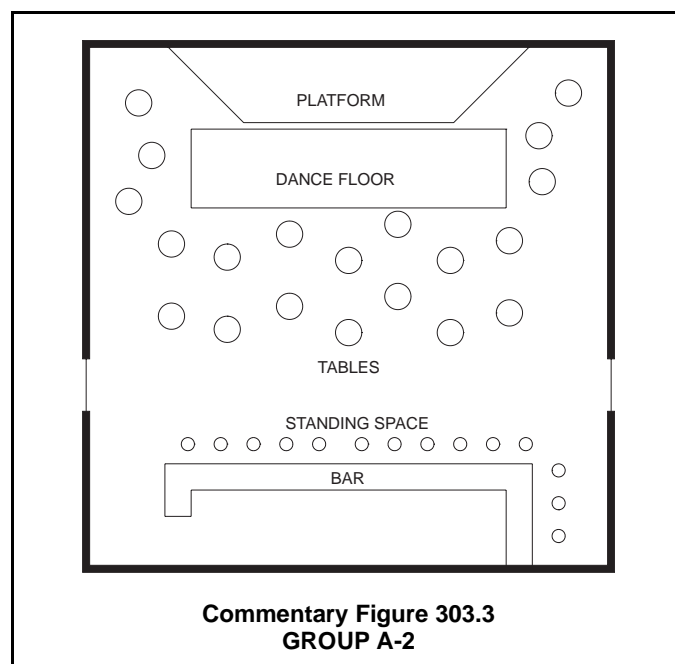
Example: The Downtown Club, a popular local nightclub/dance hall, features a different band every weekend [see Commentary Figure 303.3]. It is equipped with a bar and basic kitchen facilities so that beverages and appetizers can be served. There is a platform for a band to perform, a dance floor in front of the platform and numerous cocktail tables and chairs. The tables and chairs are not fixed, resulting in an arrangement with no distinct aisles. When the band performs, the house lights are dimmed, and spotlights are keyed in on the performers. The club is equipped with a sound system that can be used at loud levels. The club is open until 3:00 a.m.—the latest time the local jurisdiction will allow.

From this description of the Downtown Club, one can readily see that the appropriate classification is Group A-2. Sometimes, however, it is not this easy to determine the appropriate classification. In such cases, the building official must seek additional information regarding the functions of the building and each area within the building.

Two of the specific uses listed as Group A-2 occupancies are typically not considered as facilities primarily used for food and/or drink consumption; however, their classification as such has been deemed appropriate for varying reasons. The placement of casino gaming areas in the Group A-2 classification is because they share many hazard characteristics with nightclubs and, to some extent, the other uses in the category. The presence of distracting lights, sounds and decorations, along with the potential for alcohol consumption, create an assembly environment that is best addressed under the Group A-2 provisions. The classification is specific to the gaming areas of a casino; therefore, other related uses such as administrative, storage and lodging areas are to be individually classified based on their specific use.

Commercial kitchens, when associated with a Group A-2 dining and drinking establishment, are also classified as Group A-2. Although commercial kitchens

do not pose the same conditions and concerns as the other uses classified as Group A-2, their classification as such recognizes the relationship that exists between the dining and cooking areas. Providing a physical fire-resistive separation between the kitchen and the dining area that it serves is often found to be impractical. Assigning a single occupancy classification for both the commercial kitchen and its associated dining area eliminates any potential for an unnecessary mixed-occupancy condition. This single occupancy classification approach can also be applied where the occupant load of the dining area is below 50, allowing for a Group B classification. Under such circumstances, the kitchen would be considered an extension of the Group B dining facility. See also commercial kitchens in Group F-1 (see Section 306.2).



Commentary Figure 303.3
GROUP A-2

303.4 Assembly Group A-3. Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

- Amusement arcades
- Art galleries
- Bowling alleys
- Community halls
- Courtrooms
- Dance halls (not including food or drink consumption)
- Exhibition halls
- Funeral parlors
- Greenhouses* for the conservation and exhibition of plants that provide public access
- Gymnasiums (without spectator seating)
- Indoor *swimming pools* (without spectator seating)
- Indoor tennis courts (without spectator seating)
- Lecture halls

OCCUPANCY CLASSIFICATION AND USE

Libraries

Museums

Places of religious worship

Pool and billiard parlors

Waiting areas in transportation terminals

- ❖ Structures in which people assemble for the purpose of social activities (such as entertainment, recreation and amusement) that are not classified in Group A-1, A-2, A-4 or A-5 are to be classified in Group A-3. Some of the uses listed as examples in Group A-3 are more appropriately classified as Group A-4 or A-5 where there is spectator seating provided. An indoor tennis court where no spectator seating is provided is a Group A-3 occupancy. Add spectator seating and it becomes a Group A-4 occupancy. Take away the roof and now it is a Group A-5 occupancy. Exhibition halls, libraries, dance halls (not including food and drink), places of religious worship, museums, gymnasiums, recreation centers, health clubs, fellowship halls, indoor shooting galleries, bowling centers and billiard halls are among the facilities often classified in Group A-3. Also, since they most nearly resemble this occupancy classification, public and private spaces used for assembly are often classified in Group A-3. These include large courtrooms, meeting rooms and conference centers.

To more fully understand the occupancy classification of places of religious worship, see the commentary for the defined term in Section 202 and Section 303.1.4.

Schools (Group E) sometimes have assembly spaces ancillary to the place of education and used only for programs directly associated with the school and not for the general public. See the commentary to Sections 303.1.3 and 305 for additional information. For college buildings, similar to other office buildings, if there are spaces with occupant loads of greater than 50 (such as cafeterias or lecture halls), by the character of the space and the level of fire hazard they would be appropriately classified as Group A-2 or A-3, respectively (see Section 302.1).

“Greenhouse” is often a term describing a type of structure used for the growing of plants. The concern in this section is how is a greenhouse used. Where the use is the display and conservation of plants for public access, as opposed to cultivation or retail sale, then the use is similar to a museum and therefore a Group A-3 occupancy.

The fire hazard in terms of combustible contents (fuel load) in structures classified in Group A-3 is most often expected to be moderate to low. Since structures classified in Group A-3 vary widely as to the purposes for which they are used, the range of fuel load varies widely. For example, the fuel load in a library or an exhibition hall usually is considerably greater than that normally found in a gymnasium. While the code specifically addresses kitchens associated with Group A-2 restaurants and similar dining facilities, it is silent regarding accessory kitchens one might find associated with community centers or fellowship halls in places of religious worship. These kitchens should be considered carefully by the building official. Each facil-

ity and its use will be unique. The intensity and frequency of the use of the space for serving food as well as the type of cooking equipment installed are important factors. The occasional use of the fellowship hall for a fundraising dinner where food is brought in and warmed is one end of the spectrum and may warrant keeping a Group A-3 classification; but, when the same hall becomes a daily charity “soup” kitchen, then a Group A-2 classification is more appropriate.

303.5 Assembly Group A-4. Group A-4 occupancy includes assembly uses intended for viewing of indoor sporting events and activities with spectator seating including, but not limited to:

Arenas

Skating rinks

Swimming pools

Tennis courts

- ❖ Structures provided with spectator seating in which people assemble to watch an indoor sporting event are to be classified as Group A-4. Arenas, skating rinks, swimming pools and tennis courts are among the facilities often classified as Group A-4. The list of four uses offers examples of Group A-4 occupancies and is not an exhaustive list. Every four years the Olympics are a reminder that other sports such as badminton, wrestling and gymnastics will occur in indoor sports venues. The distinguishing factor between Group A-4 and Group A-5 structures is whether the event is indoors or outdoors. Group A-4 facilities are limited to indoor structures only. The distinguishing factor between Group A-4 and Group A-3 facilities is the presence of a defined seating area. While Group A-3 facilities are indoors (e.g., tennis courts, swimming pools), they typically do not have a defined seating area in which to view the event. Only facilities that are both indoors and have a defined seating area are to be classified as Group A-4.

303.6 Assembly Group A-5. Group A-5 occupancy includes assembly uses intended for participation in or viewing outdoor activities including, but not limited to:

Amusement park structures

Bleachers

Grandstands

Stadiums

- ❖ Structures classified in Group A-5 are outdoor facilities where people assemble to view or participate in social and recreational activities (e.g., stadiums, grandstands, bleachers, coliseums). In order to qualify as an outdoor facility, the structure must be one where the products of combustion are freely and rapidly vented to the atmosphere (i.e., a structure without enclosures that would prevent the free movement of smoke from the occupied area to the outside). Any recreation facility that has exterior walls that enclose the facility and a roof that fully covers the area would not be classified in Group A-5, but rather in Group A-3 or A-4, depending on whether a seating area has been provided. In the case of a structure with a retractable roof, the more stringent occupancy classification (i.e., Group A-4) would be



Use Groups

From Ken Garrett <KGarrett@bfccs.org>

Date Tue 5/26/2026 1:02 PM

To Kristi Richardson <KRichardson@villageofpoplargo.com>; Katie Jaster <kjaster@villageofpoplargo.com>

303.3 Assembly Group A-2. Group A-2 occupancy includes assembly uses intended for food and/or drink consumption including, but not limited to:

- Banquet halls
- Casinos (gaming areas)
- Nightclubs
- Restaurants, cafeterias and similar dining facilities (including associated commercial kitchens)
- Taverns and bars

303.4 Assembly Group A-3. Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in

Group A including, but not limited to:

- Amusement arcades
- Art galleries
- Bowling alleys
- Community halls
- Courtrooms
- Dance halls (not including food or drink consumption)
- Exhibition halls
- Funeral parlors
- Greenhouses for the conservation and exhibition of plants that provide public access
- Gymnasiums (without spectator seating)
- Indoor swimming pools (without spectator seating)
- Indoor tennis courts (without spectator seating)
- Lecture halls
- Libraries
- Museums
- Places of religious worship
- Pool and billiard parlors
- Waiting areas in transportation terminals

Kenneth Garrett
Building and Zoning Official
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Kristi,

This is our formal response to your May 26 email regarding our classification.

During the Museum's 27 years of operation, particularly in the last five years, our collection has grown significantly. Additions include numerous aircraft and vehicles, displays honoring local participants in World War I, World War II, and Korea, a World War II "Battle of the Atlantic" exhibit, and completion of a World War I JN-4 Jenny aircraft. These additions have greatly reduced available floor space.

Since the Museum's founding, we have rented space to community groups and hosted events, which is important because we are self-funded. Due to limited floor space, we decided to expand into the hangar where the Jenny was built.

The Restoration Hangar is not a venue, it is more accurately described as an annex to the main Museum, providing additional exhibit and rental space. Food and drink consumption will be event driven and will only occur on an occasionally basis. One recent donation, Poplar Grove's first fire truck, will anchor a display of antique firefighting equipment in the new annex. We also plan to display a Pietenpol Air Camper, a 1920s homebuilt aircraft, either suspended from the ceiling or mounted on a wall, depending on the architect's recommendation. We are still evaluating which artifacts will be moved into the annex.

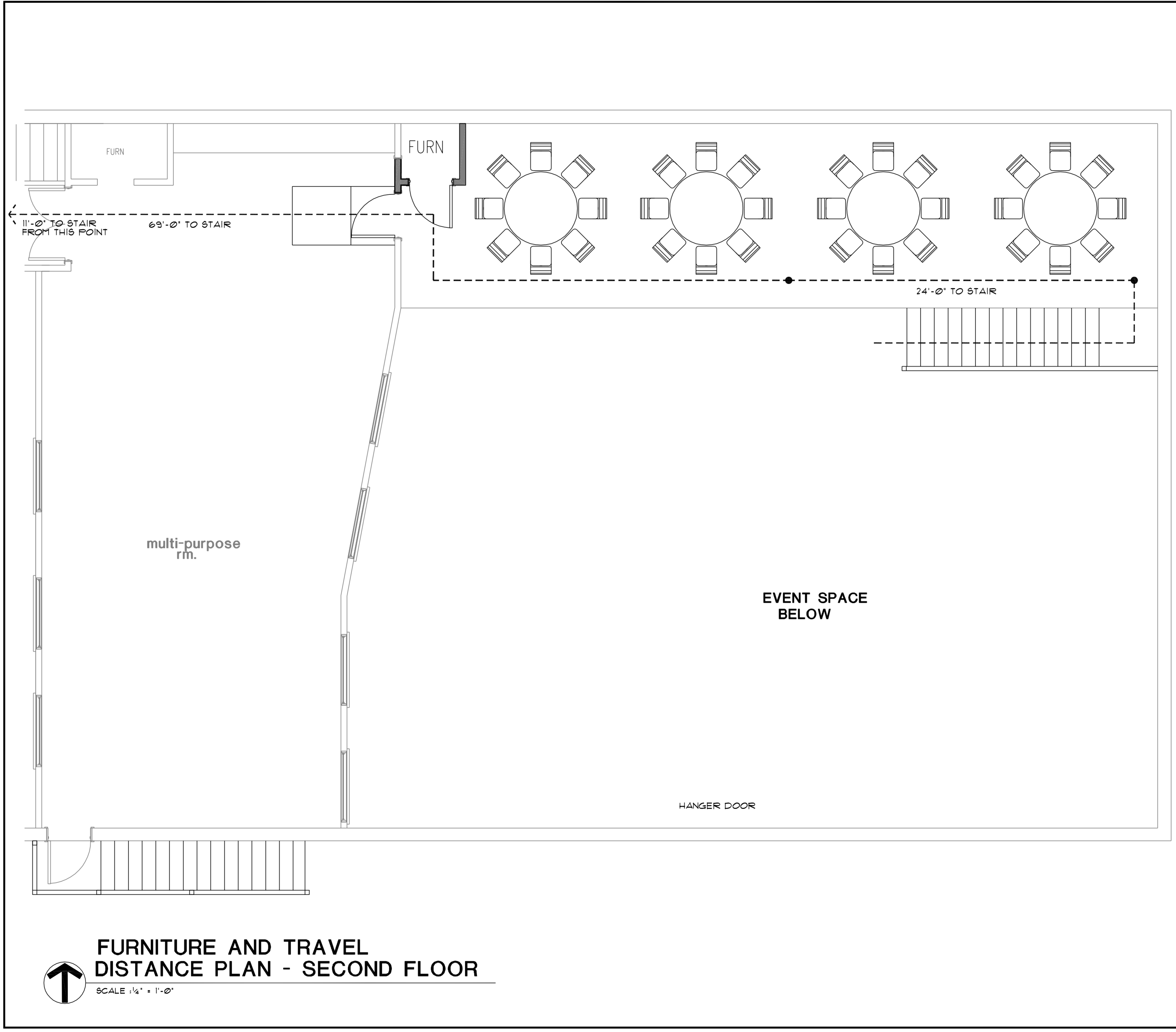
Our overall plan includes two exhibit areas and two rental areas. The main museum building will remain the primary exhibit space with a premium rental area for smaller groups. The annex will also serve as an exhibit space and a rental area, accommodating up to the fire department occupancy limit using moveable tables, food and drink consumption will be on an occasionally basis. Both buildings are primarily museums and should therefore be classified as Assembly Group A-3. The Wings and Wheels Museum regularly refreshes and reorganizes its exhibits, and the annex provides greater flexibility and room for future expansion.

Assembly Group A-2 is intended primarily for food and drink consumption. We are a museum. The annex has no kitchen, only a preparation area without appliances, and any food will be provided by outside caterers on an occasional basis.

Sincerely,

Gregory Fowler

President, PGAEA



**FURNITURE AND TRAVEL
DISTANCE PLAN - SECOND FLOOR**
SCALE: 1/4" = 1'-0"

**JAD Associates
Architects, Ltd.**
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NORRIDGE, ILLINOIS 60106
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email: dalphie235@yahoo.com

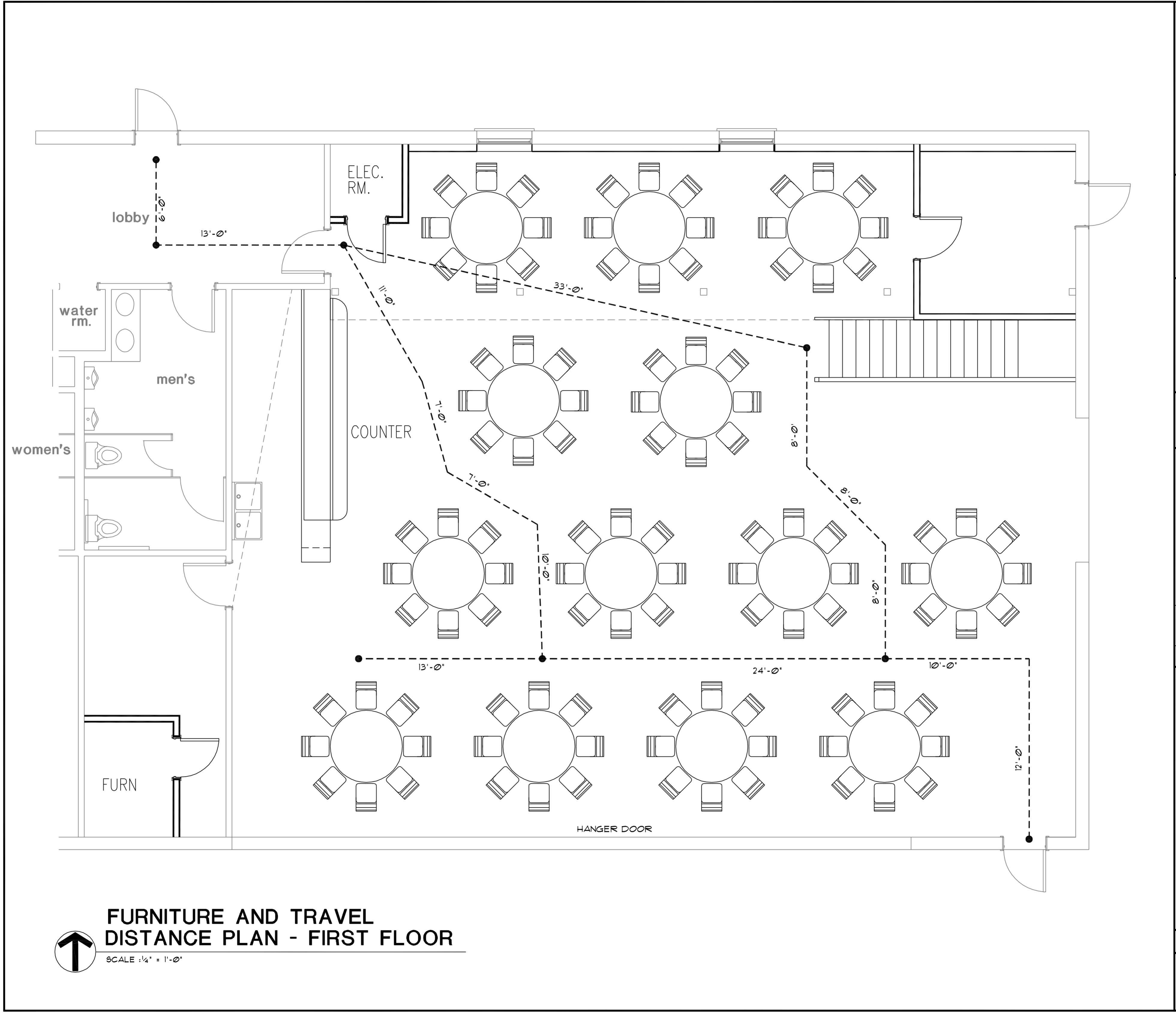


DATE	MAR 12, 2016	ISSUED FOR PERMIT REVIEW
DRAWN	J/D	ISSUANCES & REVISIONS
CHECKED	J/D	
SCALE	AS NOTED	
REV.	1	5-20-16
		DATE

TITLE
PROPOSED FLOOR PLANS
PROJECT
PROPOSED INTERIOR IMPROVEMENTS
AND ALTERATIONS AT:
POPLAR GROVE AIRPORT
5175 ORTH RD.
POPLAR GROVE, IL 61066

COMM. NO.
26-10

SHEET
A-7



**JAD Associates
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DATE	MAR 12, 2016	ISSUED FOR PERMIT REVIEW
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1	5-01-16	

TITLE
PROPOSED FLOOR PLANS
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POPLAR GROVE AIRPORT
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COMM. NO.
26-10

SHEET
A-6