VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

ADMINISTRATION & ZONING COMMITTEE

Monday, July 13, 2020 - 6:30 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 AGENDA (Voice Vote)

APPROVAL OF MINUTES (Voice Vote)

1. Motion to approve Admin minutes for June 8, 2020

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.*

2. *Notice is hereby given that a regular meeting of the Administration and Zoning Committee of the Whole of the Village of Poplar Grove will be held on Monday, July 13, 2020, at 6:30 pm in Council Chambers at 200 North Hill Street, Poplar Grove, Illinois. Notice is further given that a physical quorum may not be present, but a quorum will be reached by some or all Trustees attending via teleconferencing. For public viewing and public comments, please refer to the text box at the end of the agenda.*
   Public Comments may be submitted: - Until 4:15 pm before the meeting begins via email at clerk@villageofpoplargrove.com or by dropping a letter in the Water & Sewer drop box located next to the front door at Village Hall. These Public Comments will be read at the meeting.

DEPARTMENT REPORTS

3. Code and Permit, B&F Ken Garrett

NEW BUSINESS

4. Discussion and possible recommendation to the Village Board to approve Ordinance 2020-19 an ordinance amending title 8, zoning chapter 6, zoning districts; and chapter 7, land use regulations of the Village of Poplar Grove Municipal Code

ADJOURNMENT (Voice Vote)

KJA MM/DD/YYYY

5. Village Hall is inviting you to a scheduled Zoom meeting.

Topic: Admin
Time: Jul 13, 2020 06:30 PM Central Time (US and Canada)

Join Zoom Meeting
https://zoom.us/j/97708544502?pwd=czRlalc4S0tBbHJjTlZvbFZtOXJIZz09

Meeting ID: 977 0854 4502
Password: 403576
One tap mobile
+13126266799,,97708544502#,,,,0#,,403576# US (Chicago)
+13017158592,,97708544502#,,,,0#,,403576# US (Germantown)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 301 715 8592 US (Germantown)
+1 646 558 8656 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
Meeting ID: 977 0854 4502
Password: 403576
Find your local number: https://zoom.us/u/adXRVHK1vy

VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

ADMINISTRATION & ZONING COMMITTEE

Monday, June 08, 2020 - 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 6:30pm

ROLL CALL
PRESENT
President Owen Costanza
Chairman Eric Miller
Trustee Jeff Goings
Trustee Erin Walsh
Trustee Sophia Darr
Trustee Ed Wethington
Clerk Karri Anderberg
Attorney Roxanne Sosnowski
Public Works Director Mitch Hilden
Engineer Chris Dopkins
Treasurer Carina Boyd
ABSENT
Admin Chairman Ron Quimby

APPROVAL OF PHONE PARTICIPATION (Roll Call)

APPROVAL OF AGENDA (Voice Vote)
Motion made by Chairman Miller, Seconded by Trustee Wethington. Motion passed by voice votes.

APPROVAL OF MINUTES (Voice Vote)
Motion to approve the Admin Committee minutes from March 9, 2020

Motion made by Chairman Miller, Seconded by Trustee Darr. Motion passed by 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.*

No public comment

DEPARTMENT REPORTS
Building permits and code compliance - B&F
no questions for Ken.

NEW BUSINESS
Discussion and possible recommendation to the Village Board to approve reimbursement and or credit for liquor fees resulting from Covid-19
Motion made by Trustee Wethington, Seconded by Chairman Miller. Motion passed by voice vote.
Due to Covid-19 our local businesses have asked for a credit or reduction in fees for there liquor licenses.

Motion made by Chairman Miller, Seconded by Trustee Wethington to amend to allow 3 month credit liquor licenses class A, G, BB liquor for their 2020 licenses or if they have already paid 2020 the credit will be added to the 2021 liquor license. Motion passed by voice vote.
Attorney Sosnowski office will prepare an ordinance to be presented at Board.

ADJOURNMENT (Voice Vote)

Motion made by Trustee Wethington, Seconded by Chairman Miller. Motion passed by voice vote.
meeting adjourned at 6:44pm

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: July 8, 2020

Re: Monthly Report – June

Summary

The weather has broke and summer is upon us. The workload has dramatically picked up. We have a number of Temporary Occupancies issued that we are working on to move to full CO's. The number of permits, inspections and code enforcement equaled 128. This number increased from 95 last month to 128 this month.

Below are the statistics for the month of June.

Category

Complaints	8
Verbal/Written Warnings	25
Permits Issued	35
Court Tickets Issued	0
Meetings	1
Phone Calls/Admin. (Mondays only)	4
B&F Inspections	55
Stop Work Orders	0
Total	***128***

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: 06/01/2020 - 06/30/2020

Poplar Grove - Code Enforcement

Monday, June 1, 2020

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	298536	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	298536	0.00
Summary for 'Inspection Date' = 6/1/2020 (2 detail records)					0				**0.00**

Monday, June 8, 2020

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	298552	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	298552	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	298552	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	298552	0.00
Summary for 'Inspection Date' = 6/8/2020 (4 detail records)					0				**0.00**

Monday, June 15, 2020

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	298565	0.00

200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	298565	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	298565	0.00
Summary for 'Inspection Date' = 6/15/2020 (3 detail records)					0				0.00

Tuesday, June 16, 2020

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	298566	0.00
Summary for 'Inspection Date' = 6/16/2020 (1 detail record)					0				0.00

Monday, June 22, 2020

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	298578	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	298578	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	298578	0.00
Summary for 'Inspection Date' = 6/22/2020 (3 detail records)					0				0.00

Monday, June 29, 2020

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	298587	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	298587	0.00
Summary for 'Inspection Date' = 6/29/2020 (2 detail records)					0				0.00

Total Inspections	**15**
Total Reinspections	**0**
Total Amount Due	**0.00**

Poplar Grove - Code Enforcement - Travel - 1x6= 6.00
+20.18
26.18

B & F Construction Code Services, Inc.

Project Report

Project Number: 3121469

Report Date Range: 06/01/2020 - 06/30/2020

Inspection Report By Project Code

Employee 1480 **Michael Kasten**

Date	Inspection Description		Address	Start Time	End Time	Total Time
6/1/2020						
06/01/2020	Code Compliance	Commercial	200 Hill Street	11:10	12:10	1.00
06/01/2020	Code Compliance	Commercial	200 Hill Street	13:35	15:45	2.17
				Total Time For Date 6/1/2020:		**3.17**
6/8/2020						
06/08/2020	Code Compliance	Commercial	200 Hill Street	9:15	9:30	0.25
06/08/2020	Code Compliance	Commercial	200 Hill Street	10:00	10:30	0.50
06/08/2020	Code Compliance	Commercial	200 Hill Street	11:20	14:15	2.92
06/08/2020	Code Compliance	Commercial	200 Hill Street	16:00	16:30	0.50
				Total Time For Date 6/8/2020:		**4.17**
6/15/2020						
06/15/2020	Code Compliance	Commercial	200 Hill Street	10:00	11:00	1.00
06/15/2020	Code Compliance	Commercial	200 Hill Street	12:45	14:45	2.00
06/15/2020	Code Compliance	Commercial	200 Hill Street	15:30	16:00	0.50
				Total Time For Date 6/15/2020:		**3.50**
6/16/2020						
06/16/2020	Code Compliance	Commercial	200 Hill Street	7:30	8:00	0.50
				Total Time For Date 6/16/2020:		**0.50**
6/22/2020						
06/22/2020	Code Compliance	Commercial	200 Hill Street	8:45	9:25	0.67
06/22/2020	Code Compliance	Commercial	200 Hill Street	10:05	12:00	1.92
06/22/2020	Code Compliance	Commercial	200 Hill Street	13:00	15:15	2.25
				Total Time For Date 6/22/2020:		**4.84**
6/29/2020						
06/29/2020	Code Compliance	Commercial	200 Hill Street	8:30	9:00	0.50

Project Number: 3121469

Report Date Range: 06/01/2020 - 06/30/2020

Inspection Report By Project Code

Employee 1480 **Michael Kasten**

Date	Inspection Description		Address	Start Time	End Time	Total Time
06/29/2020	Code Compliance	Commercial	200 Hill Street	10:30	14:00	3.50
				Total Time For Date 6/29/2020:		**4.00**
			Total Hours for Project 3121469:			**20.18**

CONSTRUCTION CODE SERVICES, INC
BUILDING & FIRE PROTECTION PLAN REVIEW
TRAINING • INSPECTIONS • CODE EVALUATION
2420 Vantage Drive
Elgin, IL 60124
847-428-7010 Main
847-428-3151 FAX

(06/01/2020 Thru 06/30/2020)
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:	**419 Blue Spruce**										
Permit Number:	**2020-91***										
6/22/2020	3121361				Residential		Footing	Approved	299726	☐	
6/25/2020	3121361				Residential		Foundation Inspection	Approved	296578	☐	
6/29/2020	3121361				Residential		Foundation Backfill	Approved	296589	☐	
Summary for 'PermitNumber' = 2020-91* (3 detail records)											
Developer:											
Address:	**422 Blue Spruce**										
Permit Number:	**2020-92***										
6/22/2020	3121361				Residential		Footing	Approved	299724	☐	
6/29/2020	3121361				Residential		Foundation Inspection	Approved	296590	☐	
Summary for 'PermitNumber' = 2020-92* (2 detail records)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
	Address:	**143 bullard**									
	Permit Number:	**2020-57**									
6/16/2020	3121361				Residential		Deck Rough	Approved	296563	☐	
Summary for 'PermitNumber' = 2020-57 (1 detail record)											
Developer:											
	Address:	**238 Cedar Bend Court**									
	Permit Number:	**2020-116**									
6/17/2020	3121361				Residential		Patio Rough	Approved	296565	☐	
Summary for 'PermitNumber' = 2020-116 (1 detail record)											
Developer:											
	Address:	**244 Cedar Bend Court**									
	Permit Number:	**2020-084**									
6/16/2020	3121361				Residential		Pool Electrical	Failed	296562	☐	
6/16/2020	3121361				Residential		Pool Gas Line	Failed	296562	☐	
6/29/2020	3121361				Residential		Pool Electrical	Approved as Noted	296587	☑	
6/29/2020	3121361				Residential		Pool Gas Line	Approved as Noted	296587	☑	
Summary for 'PermitNumber' = 2020-084 (4 detail records)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**214 Cobblestone Trail**										
Permit Number:	**2020-96**										
6/26/2020	3121361				Residential		Post Holes - Deck	Approved	296584	☐	
Summary for 'PermitNumber' = 2020-96 (1 detail record)											
Developer:											
Address:	**4122 Cornflower Road**										
Permit Number:	**2020-48**										
6/8/2020	3121361				Residential		Deck Final	Approved	296550	☐	
Summary for 'PermitNumber' = 2020-48 (1 detail record)											
Developer:											
Address:	**4123 Cornflower**										
Permit Number:	**2020-094**										
6/17/2020	3111361				Residential		Pool Electrical	Approved	296564	☐	
6/17/2020	3111361				Residential		Pool Final	Approved	296564	☐	
Summary for 'PermitNumber' = 2020-094 (2 detail records)											
Developer:											
Address:	**214 Cress Creek**										
Permit Number:	**2020-93**										
6/9/2020	3121361				Residential		Post Holes - Fence	Approved	296551	☐	
Summary for 'PermitNumber' = 2020-93 (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**238 Cress Creek**										
Permit Number:	**2020-06***										
6/5/2020	3121361				Residential		Concrete Basement/Garage	Approved	296547	☐	
Summary for 'PermitNumber' = 2020-06* (1 detail record)											
Developer:											
Address:	**219 English Oak**										
Permit Number:	**2020-88**										
6/10/2020	3121361				Residential		Post Holes - Deck	Approved	296554	☐	
6/23/2020	3121361				Residential		Deck Rough	Approved	293200	☐	
Summary for 'PermitNumber' = 2020-88 (2 detail records)											
Developer:											
Address:	**227 English Oak Lane**										
Permit Number:	**2019-169***										
6/17/2020	3121361				Residential		Concrete Pour sidewalk	Approved	296567	☐	
6/22/2020	3121361				Residential		Plumbing Final	Failed	301308	☐	
6/26/2020	3121361				Residential		Plumbing Final	Approved	299830	☑	
Summary for 'PermitNumber' = 2019-169* (3 detail records)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**419 Hughes Parkway**										
Permit Number:	**2020-51**										
6/11/2020	3121361				Residential		Building Final	Failed	296556	☐	
6/11/2020	3121361				Residential		Electric Final	Failed	296556	☐	
Summary for 'PermitNumber' = 2020-51 (2 detail records)											
Developer:											
Address:	**13502 Julie Drive**										
Permit Number:	**2020-102**										
6/12/2020	3121361				Commercial Level 1		Water Heater	Approved	299860	☐	
Summary for 'PermitNumber' = 2020-102 (1 detail record)											
Developer:											
Address:	**374 Maple Leaf Lane**										
Permit Number:	**2019-181***										
6/15/2020	3121361		15		Residential		Post Holes - Deck	Approved	296559	☐	
6/17/2020	3121361		15		Residential		Concrete Pour sidewalk	Approved	296566	☐	
6/26/2020	3121361		15		Residential		Plumbing Final	Failed	299831	☐	
Summary for 'PermitNumber' = 2019-181* (3 detail records)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**382 Maple Leaf Lane**										
Permit Number:	**2019-183***										
6/15/2020	3121361		17		Residential		Post Holes - Deck	Approved	296560	☐	
6/25/2020	3121361		17		Residential		Concrete Pour sidewalk	Approved	296579	☐	
Summary for 'PermitNumber' = 2019-183* (2 detail records)											
Developer:											
Address:	**394 Maple Leaf**										
Permit Number:	**2020-90***										
6/22/2020	3121361				Residential		Footing	Approved	299725	☐	
6/25/2020	3121361				Residential		Foundation Inspection	Approved	296577	☐	
6/29/2020	3121361				Residential		Foundation Backfill	Approved	296588	☐	
Summary for 'PermitNumber' = 2020-90* (3 detail records)											
Developer:											
Address:	**4133 milkweed Drive**										
Permit Number:	**2020-81**										
6/15/2020	3121361				Residential		Roof Rough	Approved	296561	☐	
6/19/2020	3121361				Residential		Roof Final	Approved	299722	☐	
Summary for 'PermitNumber' = 2020-81 (2 detail records)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
	Address:	**4135 milkweed Drive**									
	Permit Number:	**2020-85**									
6/5/2020	3121361				Residential		Post Holes - Fence	Approved	296548	☐	
Summary for 'PermitNumber' = 2020-85 (1 detail record)											
Developer:											
	Address:	**460 Old Orchard**									
	Permit Number:	**2019-167***									
6/4/2020	3121361				Residential		Insulation	Approved	296545	☐	
Summary for 'PermitNumber' = 2019-167* (1 detail record)											
Developer:											
	Address:	**464 Old Orchard Lane**									
	Permit Number:	**2019-168***									
6/4/2020	3121361				Residential		Concrete Pour	Approved	296456	☐	
Summary for 'PermitNumber' = 2019-168* (1 detail record)											
Developer:											
	Address:	**290 E. Park**									
	Permit Number:	**-**									
6/2/2020	3121361				Commercial Level 1		Administrative	Approved	-	☐	
6/10/2020	3121361				Commercial Level 1		Administrative	Approved	-	☐	
6/17/2020	3121361				Commercial Level 1		Administrative	Approved	-	☐	

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
6/30/2020	3121361				Commercial Level 1		Administrative	Approved	-	☐	

Summary for 'PermitNumber' = - (4 detail records)

Developer:

Address: 290 E. Park Street
Permit Number: 2020-038

6/9/2020	3121361	Commercial Level 1	Plumbing Rough	Failed	297662	☐	
6/12/2020	3121361	Commercial Level 1	Plumbing Rough	Approved as Noted	299844	☑	
6/22/2020	3121361	Commercial Level 1	Electric Final	Approved	299723	☐	
6/22/2020	3121361	Commercial Level 1	Building Final	Approved	299723	☐	
6/22/2020	3121361	Commercial Level 1	Mechanical Final	Approved	299723	☐	

Summary for 'PermitNumber' = 2020-038 (5 detail records)

Developer:

Address: 393 W. Park
Permit Number: 2020-70

6/1/2020	3121361	Residential	Pool	Approved	296543	☐	

Summary for 'PermitNumber' = 2020-70 (1 detail record)

Developer:

Address: 14056 Queenanns Way
Permit Number: 2020-079

6/1/2020	3121361	Residential	Post Holes - Fence	Approved	290188	☐	

Summary for 'PermitNumber' = 2020-079 (1 detail record)

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
	Address: 130 Ray Street										
	Permit Number: 2020-123										
6/23/2020	3121361				Residential		Roof Rough	Approved	293202	☐	
Summary for 'PermitNumber' = 2020-123 (1 detail record)											
Developer:											
	Address: 206 Ridgestone Trail										
	Permit Number: 2020-114										
6/30/2020	3121361				Residential		Post Holes - Deck	Approved as Noted	297579	☐	
Summary for 'PermitNumber' = 2020-114 (1 detail record)											
Developer:											
	Address: 411 Shaded Rue										
	Permit Number: 2020-97										
6/5/2020	3121361				Residential		Post Holes - Deck	Approved	296549	☐	
6/10/2020	3121361				Residential		Deck Rough	Approved	296553	☐	
Summary for 'PermitNumber' = 2020-97 (2 detail records)											
Developer:											
	Address: 115 Sherman Lane										
	Permit Number: 2020-112										
6/26/2020	3121361				Residential		Driveway Rough	Approved	296581	☐	
Summary for 'PermitNumber' = 2020-112 (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**117 Sherman Lane**										
Permit Number:	**2020-124**										
6/26/2020	3121361				Residential		Driveway Rough	Approved	296582	☐	
Summary for 'PermitNumber' = 2020-124 (1 detail record)											
Developer:											
Address:	**124 Sherman Lane**										
Permit Number:	**2020-106**										
6/12/2020	3121361				Residential		Concrete (Patio/Walk)	Approved	296558	☐	
Summary for 'PermitNumber' = 2020-106 (1 detail record)											
Developer:											
Address:	**432 Sherman Lane**										
Permit Number:	**2020-103**										
6/26/2020	3121361				Residential		Post Holes	Approved	296583	☐	
Summary for 'PermitNumber' = 2020-103 (1 detail record)											
Developer:											
Address:	**336 spring meadow**										
Permit Number:	**2020-115**										
6/25/2020	3121361				Residential		Post Holes - Fence	Approved	296580	☐	
Summary for 'PermitNumber' = 2020-115 (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**206 starfire Road**										
Permit Number:	**2020-113**										
6/29/2020	3121361				Residential		Electrical Rough	Approved	296586	☐	
Summary for 'PermitNumber' = 2020-113 (1 detail record)											
Developer:											
Address:	**206 starfire Road**										
Permit Number:	**2020-68**										
6/24/2020	3121361				Residential		Building Final	Approved	299729	☐	
6/24/2020	3121361				Residential		Electric Final	Approved	299729	☐	
Summary for 'PermitNumber' = 2020-68 (2 detail records)											
Developer:											
Address:	**469 Stone Hollow**										
Permit Number:	**2020-66**										
6/24/2020	3121361				Residential		Roof Rough	Approved	299728	☐	
Summary for 'PermitNumber' = 2020-66 (1 detail record)											
Developer:											
Address:	**14094 Tall Grass Trail**										
Permit Number:	**2018-55**										
6/12/2020	3121361				Residential		Water Heater	Approved	299845	☐	
Summary for 'PermitNumber' = 2018-55 (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
	Address:	**14094 Tall Grass Trail**									
	Permit Number:	**2019-54**									
6/12/2020	3121361				Residential		Window Replacement	Approved	296557	☐	
Summary for 'PermitNumber' = 2019-54 (1 detail record)											
Developer:											
	Address:	**112 Titleist Drive**									
	Permit Number:	**2020-53**									
6/1/2020	3121361				Residential		Building Final	Approved	298522	☑	
6/1/2020	3121361				Residential		Electric Final	Approved	298522	☑	
Summary for 'PermitNumber' = 2020-53 (2 detail records)											
Developer:											
	Address:	**315 WHITE OAK**									
	Permit Number:	**2020-099**									
6/17/2020	3121361				Residential		Pool Electrical	Approved	296568	☐	
6/17/2020	3121361				Residential		Pool Final	Approved	296568	☐	
Summary for 'PermitNumber' = 2020-099 (2 detail records)											

Summary for 'Developer' =

Total Inspections	**68**
Total Reinspections	**6**
Total Amount	

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

GRAND TOTALS

Total Inspections	68
Total Reinspections	6
Total Amount	

MEMO

DATE: June 18, 2020

TO: Village of Poplar Grove Planning and Zoning Commission

FROM: Village of Poplar Grove Planning Staff

SUBJECT: Recommendation for case: 2020-04; Kramer, Indoor Retail Sales/Slaughterhouse (TA)

REQUEST:
The applicants, Cassie Kramer and Aaron Ekberg, 7861 North Boone School Road, Capron, IL 61012 are proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to Sections 8-6-9(B) General Business District, 8-6-11(B) Light Industrial District, 8-6-13 Permitted Uses Table, 8-7-11 Indoor Retail Sales/Slaughterhouse and 8-7-12 Temporary Uses and Special Events in accordance with Section 8-5-4, Text Amendment. The request will permit meat processing facilities that are attached to on-site retail sales in the General Business and Light Industrial Districts by special use. The proposed language is as follows:

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
Indoor Retail Sales/Slaughterhouse

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
Wireless Communication Facility

2. Permitted by Special Use:
Public and Private Institutional
Indoor Retail Sales/Service
Indoor Entertainment Sales/Service
Animal Boarding
Parking Lot (off-site)
Rail Transit Station
Airport/Heliport
Rail Yard
Indoor Warehouse/Wholesale
Adult-use Cannabis Craft Grower
Adult-use Cannabis Cultivation Center
Adult-use Cannabis Dispensing Organization
Adult-use Cannabis Infuser Organization or Infuser
Adult-use Cannabis Processing Organization or Processer
Adult-use Cannabis Transporting Organization or Transporter
Indoor Retail Sales/Slaughterhouse

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	
Indoor retail sales/slaughterhouse								S		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

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Wireless communication facility	P	P						P		P	P
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

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
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

8-7-11: Indoor Retail Sales/Slaughterhouse

A. Purpose: It is the intent of this Section to provide regulations regarding the processing of meat for individual customers and the on-site retail business. Indoor Retail Sales/Slaughterhouse shall be operated like a butcher shop with a processing area in the rear. Minimum requirements are meant to assist in the business appearing more as a butcher shop than a slaughterhouse, reducing potential negative impacts and visible signs of meat processing.

B. Minimum Requirements:

1. Must have a Type 1 License issued by the Illinois Department of Agriculture.
2. A portion of the building shall be dedicated to the indoor retail sales, i.e. meat products, cooking accessories, etc
3. Compliance with Title 6, Chapters 2 and 3 of the Village of Poplar Grove Municipal Code.
4. Live animals shall not be brought on-site between the hours of 7 pm and 6 am.
5. Except for active loading and unloading, live animals shall not be allowed outside the building. All holding pens shall be part of the same building as the indoor retail sales/slaughterhouse.
6. An 8' privacy fence plus required landscaping shall be installed to screen animal handling from public view.
7. Live animals shall not be kept for longer than 24 hours.
8. No slaughtering operations shall be conducted on a 24 hour basis and except for emergency situations approved by the Village, all killing and dressing of animals shall be done between the hours of 6 am and 11 am.
9. Manure shall be removed from the premises daily.
10. Offal and butcher's refuse shall be removed from the premises in odor-proof containers.
11. No structure shall be within 150' of a residential property.

8-7-~~11~~ 12: 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:

The growing concern regarding food shortages and country of origin for food has spurred a trend for local, small scale slaughterhouses and meat processing facilities. The ability to have locally-sourced meat is desirable. These facilities often accept both livestock from local farms to be slaughtered and processed, as well as animals from local hunters to be processed. Instead of industrial-sized slaughterhouses that ship

meat products across the country, an indoor retail sales/slaughterhouse operates on a much smaller scale. It serves the local community as well as offering retail items that may be used for the cooking and processing of meat at home.

The Illinois Department of Agriculture provides for two different licenses for slaughterhouses.

Type 1: Establishments issued a Type 1 license shall be permitted to receive live animals and or poultry and/or meat and poultry products for slaughter and processing, under inspection, by Department Personnel. Meat and/or poultry products that are produced, under inspection, and properly labeled are eligible for sale in intrastate commerce.

Type 2: Establishments issued a Type 2 license shall be permitted to receive live animals and/or poultry and/or meat and poultry products for slaughter and processing as a service only. Animals and poultry and/or animal and poultry products may be presented for slaughter and/or processing by the owner for the owner's own personal use in his or her household. Meat and/or poultry products processed and/or produced in a Type 2 establishment are not eligible for sale in commerce.

In order to ensure that the land use does not inadvertently become more like a large scale "industrial" slaughter-house or have negative impacts to neighboring properties, a minimum of 11 operating requirements must be met. Depending on the location and business plan, more conditions may be placed during the special use process. Only Type 1 licenses are permitted in order to ensure that there will be a retail aspect to the building. The other 10 requirements that are part of the text amendment address noise, aesthetics and impacts to the community. Even though slaughtering and processing of animals will be occurring on site, requirements regarding when live animals can be brought on-site, how long they can be kept, when they can be slaughtered, fencing and setbacks will help reduce the noticeability of the land use. In order to alleviate potential sound and odor nuisances, requirements addressing holding pens, manure and refuse removal are listed as well.

RECOMMENDATION:

The planning staff recommends approval of case 2020-04 for the Zoning Ordinance text amendment for Indoor Retail Sales/Slaughterhouse.

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. Letter from McMahon Engineers, Chelsea Bullen, dated June 12, 2020
2. E-mail from the Boone County Health Department, Michelle Gibson, dated June 15, 2020.

McMAHON
ENGINEERS ARCHITECTS

June 12, 2020

Ms. Gina DelRose
Community Development Planner
401 Whitney Blvd.
Suite 300
Belvidere, IL 61008

Re: Kramer Text Amendment Request

Dear Ms. DelRose,

McMahon Associates, Inc. has reviewed the application, submitted by applicants Cassie Kramer and Aaron Ekberg, for Text Amendment to the Poplar Grove Zoning Ordinances to allow for a meat market/slaughterhouse business in the General Business District. McMAHON has no objections to allowing a meat market/slaughterhouse but would like to make the applicants aware of additional waterworks and sewerage considerations that may be applicable to them. Additional considerations are outlined in the Village's ordinance Chapter 2. Combined Waterworks and Sewerage System Ordinance and Chapter 3. Sewer Use and Construction Ordinance.

Chapter 2 Section 6-2-2 outlines the permit requirements to connect to waterworks and sewerage system. Their connection fees will be based on $5,000 multiplied by equivalent residential units (ERUs) calculated using generally accepted engineering practices. The ERUs for their water connection will be dependent on their anticipated average water use. The ERUs for their sewer connection will be based on both water use and anticipated average daily meat processing for sewer connection. Section 6-2-4 outlines rates and charges. High water usage or high strength wastes being discharged may result in additional charges imposed by the Village.

Chapter 3 Section 6-3-5 outlines wastes prohibited for discharge to the sewer system. It is anticipated this business type would discharge some of the wastes in this section. Wastes

include "...whole blood, paunch manure, hair and fleshings, entrails..." (Section 6-3-5(C)(4)), as well as unusual BOD concentrations or unusual concentrations of wastes (Section 6-3-5(D)(9)). In order to discharge these wastes, the Village may require this business install pretreatment measures, control their discharge, and/or require extra payment to cover the cost of treatment as outlined in Section 6-3-5(E).

If you have any questions or if you need any additional information, please contact me at (815) 636-9590.

Regards,
McMahon Associates, Inc.

Chelsea Bullen

Chelsea Bullen, P.E.
Project Engineer

Gina Delrose

From: Michelle Gibson
Sent: Monday, June 15, 2020 4:00 PM
To: Gina Delrose
Cc: Chris Elias; Owen Costanza; Amanda Mehl
Subject: Slaughter House
Attachments: doc05613220200615145247.pdf

Gina,

The Boone County Health Department has reviewed the Application for Text Amendment regarding adding slaughter houses to the definition of General Business and Light Industrial. As long as the proposed business follows all state and local regulations the health department does not have any comment at this time.

Sincerely,

Public Health
Prevent. Promote. Protect.
Boone County Health Department

FORWARD
BOONE COUNTY
COMMUNITY PARTNERS MOVING FORWARD, TOGETHER

CLICK HERE TO VIEW BOONE COUNTY'S COVID-19 REOPENING RESOURCES

If you have general questions regarding the 2019 Coronavirus pandemic, also known as COVID-19, please call our COVID-19 information line at **815-547-8561** or email us at: **COVID19@boonehealth.org**

Michelle Gibson
Environmental Center Supervisor
Boone County Health Department
1204 Logan Ave., Belvidere, IL 61008
P: 815.547.8565 F: 815.544.2050
mgibson@boonehealth.org
www.boonehealth.org

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

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ORDINANCE # 2020-_____

AN ORDINANCE AMENDING
TITLE 8, ZONING,
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 June 24, 2020 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 8-6-9 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
Indoor Retail Sales/Slaughterhouse

Section 2. 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
Indoor Retail Sales/Slaughterhouse

Section 3. 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										
Residential Land Uses											
Duplex				S	P	P					
Multi-family						P	S				

Land Uses	Zoning District										
	A-1	**RE**	**R-1**	**R-2**	**R-3**	**R-5**	**NB**	**GB**	**CB**	**LI**	**HI**
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	
Indoor retail sales/slaughterhouse								S		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

Land Uses	Zoning District										
	A-1	**RE**	**R-1**	**R-2**	**R-3**	**R-5**	**NB**	**GB**	**CB**	**LI**	**HI**
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-service storage facilities								S		S	

Land Uses	Zoning District										
	A-1	**RE**	**R-1**	**R-2**	**R-3**	**R-5**	**NB**	**GB**	**CB**	**LI**	**HI**
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 4. That Section 8-7-11 Indoor Retail Sales/Slaughterhouse 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:

8-7-11: Indoor Retail Sales/Slaughterhouse

A. Purpose: It is the intent of this Section to provide regulations regarding the processing of meat for individual customers and the on-site retail business. Indoor Retail Sales/Slaughterhouse shall be operated like a butcher shop with a processing area in the rear. Minimum requirements are meant to assist in the business appearing more as a butcher shop than a slaughterhouse, reducing potential negative impacts and visible signs of meat processing.

B. Minimum Requirements:

1. Must have a Type 1 License issued by the Illinois Department of Agriculture.
2. A portion of the building shall be dedicated to the indoor retail sales, i.e. meat products, cooking accessories, etc
3. Compliance with Title 6, Chapters 2 and 3 of the Village of Poplar Grove Municipal Code.
4. Live animals shall not be brought on-site between the hours of 7 pm and 6 am.
5. Except for active loading and unloading, live animals shall not be allowed outside the building. All holding pens shall be part of the same building as the indoor retail sales/slaughterhouse.
6. An 8’ privacy fence plus required landscaping shall be installed to screen animal handling from public view.
7. Live animals shall not be kept for longer than 24 hours.
8. Manure shall be removed from the premises daily.

9. Offal and butcher's refuse shall be removed from the premises in odor-proof containers.
10. No structure shall be within 150' of a residential property.

Section 5. That Section 8-7-12 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:

8-7-12: ***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 _____, 2020.

APPROVED by the President of the Village of Poplar Grove this ____ day of _____, 2020.

_____
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: June 25, 2020

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Recommendation for case: 2020-04, Kramer, Indoor Retail Sales/Slaughterhouse (TA)

REQUEST:
The applicants, Cassie Kramer and Aaron Ekberg, 7861 North Boone School Road, Capron, IL 61012 are proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to Sections 8-6-9(B) General Business District, 8-6-11(B) Light Industrial District, 8-6-13 Permitted Uses Table, 8-7-11 Indoor Retail Sales/Slaughterhouse and 8-7-12 Temporary Uses and Special Events in accordance with Section 8-5-4, Text Amendment. The request will permit meat processing facilities that are attached to on-site retail sales in the General Business and Light Industrial Districts by special use.

RECOMMENDATION:
The Planning and Zoning Commission motioned to approve case number 2020-04 as *amended*. Motion carried with a (6-0) roll call vote.

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
Indoor Retail Sales/Slaughterhouse

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
Wireless Communication Facility

2. Permitted by Special Use:
Public and Private Institutional
Indoor Retail Sales/Service
Indoor Entertainment Sales/Service
Animal Boarding
Parking Lot (off-site)
Rail Transit Station
Airport/Heliport
Rail Yard
Indoor Warehouse/Wholesale
Adult-use Cannabis Craft Grower
Adult-use Cannabis Cultivation Center
Adult-use Cannabis Dispensing Organization
Adult-use Cannabis Infuser Organization or Infuser
Adult-use Cannabis Processing Organization or Processer
Adult-use Cannabis Transporting Organization or Transporter
Indoor Retail Sales/Slaughterhouse

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	
Indoor retail sales/slaughterhouse								S		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

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
Wireless communication facility	P	P						P		P	P
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

Land Uses	Zoning District										
	A-1	RE	R-1	R-2	R-3	R-5	NB	GB	CB	LI	HI
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
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1. Must have a Type 1 License issued by the Illinois Department of Agriculture.
2. A portion of the building shall be dedicated to the indoor retail sales, i.e. meat products, cooking accessories, etc
3. Compliance with Title 6, Chapters 2 and 3 of the Village of Poplar Grove Municipal Code.
4. Live animals shall not be brought on-site between the hours of 7 pm and 6 am.
5. Except for active loading and unloading, live animals shall not be allowed outside the building. All holding pens shall be part of the same building as the indoor retail sales/slaughterhouse.
6. An 8' privacy fence plus required landscaping shall be installed to screen animal handling from public view.
7. Live animals shall not be kept for longer than 24 hours.
8. Manure shall be removed from the premises daily.
9. Offal and butcher's refuse shall be removed from the premises in odor-proof containers.
10. No structure shall be within 150' of a residential property.

8-7-~~11~~ 12: 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

_____

Jessica Roberts, Chair
Poplar Grove Planning and Zoning Commission