VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

ADMINISTRATION & ZONING COMMITTEE

Monday, May 13, 2019 - 7:00 PM

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

AGENDA

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF PHONE PARTICIPATION (Roll Call)

APPROVAL OF AGENDA (Voice Vote)

APPROVAL OF MINUTES (Voice Vote)

1. Motion to approve Minutes from April 8, 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, B&F Construction

NEW BUSINESS

3. Discussion and Possible recommendation to the Village Board to approve **Ordinance 2019-13** An Ordinance of the Village of Poplar Grove, Illinois authorizing the issuance of a Catering Liquor License for Hydeout Bar & Grill

4. Discussion and Possible recommendation to the Village Board **Ordinance 2019-14** An Ordinance amending Title 2 - Business and License Regulations, Chapter 10- Comprehensive Regulation of Tobacco Products of the Village of Poplar Grove Code of Ordinances

5. Discussion and Possible recommendation to the Village Board to approve **Ordinance 2019-15** An Ordinance amending Chapter 2, Liquor Control, of Title 2 of the Village of Poplar Grove Code of Ordinance

6. Discussion and Possible recommendation to the Village Board to approve **Resolution 19-18** A Resolution of the Village of Poplar Grove, Illinois approving the Preliminary Plat of Etes Subdivision

7. Discussion and Possible recommendation to the Village Board to approve **Resolution 19-19** A Resolution of the Village of Poplar Grove, Illinois approving the Final Plat of Etes Subdivision and accepting certain Public Infrastructure Improvements associated therewith

8. Discussion and Possible recommendation to the Village Board to approve **Ordinance 2019-16** An Ordinance of the Village of Poplar Grove, Illinois amending Title 6 Chapter 3 Section 6-3-4 of the Village of Poplar Grove Code of Ordinances regarding Building Sewers and Connections.

ADJOURNMENT (Voice Vote)

KJ 05/10/2019

VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

ADMINISTRATION & ZONING COMMITTEE

Monday, April 08, 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 6:35 pm.

ROLL CALL
PRESENT
President Owen Costanza
Chairwoman Neeley Erickson
Trustee Erin Walsh
Trustee Sophia Ramdass
Trustee Eric Miller
Attorney Roxanne Sosnowski
Deputy Clerk Katie Jaster
Clerk Karri Anderberg
Carina Boyd
Mitch Hilden
Chris Dopkins
Ion Stear

ABSENT
Trustee Ron Quimby
Trustee Jeff Goings

PLEDGE OF ALLEGIANCE

APPROVAL OF PHONE PARTICIPATION (Roll Call)
None.

APPROVAL OF AGENDA (Voice Vote)

Motion made by Trustee Erickson, Seconded by Trustee Ramdass. Motion carried by voice vote.

APPROVAL OF MINUTES (Voice Vote)

1. Motion to approve minutes from March 11, 2019 meeting.
   Motion made by Trustee Walsh, Seconded by Trustee Erickson. Motion carried 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.*
None.

DEPARTMENT REPORTS

2. Code Enforcement & Building Permits, B&F Construction
   No questions.

NEW BUSINESS

3. Discussion and Possible Recommendation to the Village Board to approve **Ordinance 2019-10** An Ordinance granting a Special Use for a Discontinued Use (Livestock) within the GB, General Business District (5445 IL Route 173)

   Motion made by Trustee Erickson, Seconded by Trustee Walsh for discussion.

   Elizabeth Straw spoke to the Village Board about the history of the Simerl farm property. She explained to the Village Board about her nieces needs for having this Special Use and how it would benefit their family.

   Attorney Louis Ramon spoke about the Special Use and how they are little disappointed about the conditions that were set. Attorney Ramon spoke to the Village Board about our zoning for Agricultural and the uses under the code.

   Village Trustees confirmed with the Village Attorney Sosnowski about the current zoning code for this property and its legal nonconforming uses. Attorney Sosnowski explained to the Village Board about the conditions that were set forward by the Planning and Zoning Committee and how they were set by the applicant and the Commission Members agreed to the terms that were set originally by the applicant.

   Village Trustees spoke throughout the Committee and Attorney Sosnowski about adding additional buildings to the property and what the rules and regulations would be.

Trustee Erickson states she would like to add that the applicants can build additional buildings as long as it follows Village Codes with the proper building permits pulled.

Motion by Trustee Erickson to remove number 1 on the conditions, Seconded by Trustee Walsh.
Voting Yea: Trustee Erickson, Trustee Walsh, Trustee Ramdass
Voting Nay: Trustee Miller

Motion to approve the recommendation Ordinance 2019-10 by Trustee Erickson, Seconded by Trustee Walsh.
Voting Yea: Trustee Erickson, Trustee Walsh, Trustee Ramdass
Voting Nay: Trustee Miller

4. Discussion and Possible Recommendation to the Village Board to approve new liquor license for Class A, B, and D for Good JuJu, LLC
Motion made by Trustee Erickson, Seconded by Trustee Ramdass.
Motion made by Trustee Walsh to table this liquor license indefinitely, since the applicant is not ready, seconded by Trustee Erickson. Motion carried by voice vote.

5. Discussion and Possible Recommendation to the Village Board to approve amending the Hours of Sale for Title 2 Business and License Regulations, Chapter 2 Liquor Control Class D License from 9am to 7am.

Motion made by Trustee Miller, Seconded by Trustee Walsh for discussion.
President Costanza took the floor for discussion about changing the Liquor hours for here in the Village to 7 am.

Tony Dalpra took the floor at 7:10 pm to speak to the Village Board about the Liquor hours being changed from 9 am to 7 am. Tony Dalpra is speaking on behalf of Pacemaker and how it would benefit the whole Village, not just for one business. If Poplar Grove would accept the hour changes, then we could keep the business here in the Community and not to Belvidere (who just changed their hours) or to Wisconsin.

President Costanza spoke about how it would benefit the businesses who sold packaged goods to be able to sell at 7 am. President Costanza also stated that Pacemaker is looking at serving mimosas or bloody marys at 7 am.

Trustee Miller spoke the concerns about serving at 7 am, but not so much for packaged goods. Village Trustees spoke amongst themselves about the hour changes.

Motion made by Trustee Miller to amend Title 2 Chapter 2 Class B License Liquor hours to 7 am to sell packaged goods, Seconded by Trustee Ramdass. Motion failed, Trustee Miller, Trustee Ramdass voting yea and Trustee Erickson and Trustee Walsh voting No.

Trustees spoke amongst themselves about the amended ordinance change. Attorney Sosnowski will draft two ordinances for the Board meeting.

Motion made by Trustee Walsh to amend the Title 2 Chapter 2 Class D License Liquor hours to 7 am to serve liquor and packaged goods. .
Voting Yea: Trustee Erickson, Trustee Walsh, Trustee Ramdass
Voting Nay: Trustee Miller

ADJOURNMENT (Voice Vote)

Motion made by Trustee Miller, Seconded by Trustee Erickson. Motion carried by voice vote. Adjournment 7:32 pm.

KJ 05/08/2019

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: May 7, 2019

Re: Monthly Report – April

Summary

This month we issued Petry Homes three Temporary Certificate Occupancies. Dave Modrzejewski appeared in court this month regarding Forest Pallet. This month site tight garbage requirements were being addressed again as well as continuing the property maintenance complaints. We had a meeting with Countryside liquors regarding adding gaming to there facility. The number of permits, inspections and code enforcement equaled 184. This number increased from 116 last month to 184 this month.

Below are the statistics for the month of April.

Category

Complaints	10
Verbal/Written Warnings	91
Permits Issued	21
Court Tickets Issued	1
Meetings	3
Phone Calls/Admin. (Thursdays only)	5
B&F Inspections	53
Stop Work Orders	0
Total	**184**

Office & Shipping:
2420 Vantage Drive
Correspondence:
P.O. Box 5178

B&F CONSTRUCTION CODE SERVICES,
Building & Fire Protection Plan Review
Training • Inspections • Code Consulting

Phone (847) 428-7010
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E-mail bfccs@bfccs.org

MISCELLANEOUS PLAN REVIEWS
April 2019

VILLAGE OF
Poplar Grove
10-May-19

Permit #	Address	Type of Project		Fee	Date
2019-17	199 W Edson St	Solar energy system	$	50.00	4/1/2019
2019-18	103 Washington	Sewer line excavation	$	25.00	4/1/2019
2019-16	206 W Park	Sewer line excavation	$	25.00	4/1/2019
2019-19	115 Lopez Ln	Roof over deck	$	25.00	4/3/2019
2019-20	320 W Edson	Pool deck	$	25.00	4/3/2019
2019-21	310 Main St	Fence	$	25.00	4/8/2019
2019-23	205 Oak Leaf Dr	Fence	$	25.00	4/9/2019
2019-22	123 Sherman	Re-roof	$	25.00	4/10/2019
2019-24	212 N State St	Re-roof	$	25.00	4/10/2019
2019-25	13557 Harvest Way	Emergency water repair	$	25.00	4/12/2019
2019-27	404 Scarlet oak Dr	Shed	$	25.00	4/15/2019
2019-26	116 Sherman Ln	Above Ground Pool	$	25.00	4/15/2019
2019-28	213 N State	Siding	$	25.00	4/15/2019
2019-29	206 S State St	Sewer repair	$	25.00	4/16/2019
2019-30	14023 Ashwin Ln	Roof	$	25.00	4/17/2019
2019-31	13152 Leonard	Windows	$	25.00	4/17/2019
2019-32	381 Stone Hollow	Water heater	$	25.00	4/18/2019
2019-34	293 Oak St	Shed	$	25.00	4/23/2019
2019-33	407 Jayde Pl	Fence	$	25.00	4/23/2019
2019-38	226 English Oak	Deck around pool	$	25.00	4/30/2019
2019-36	216 Briarwood Dr	Pergola	$	25.00	4/30/2019
2019-35	103A W Edson	Windows	$	25.00	4/30/2019

Total: $ 575.00

B&F 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

Inspection Report By Developer
(04/01/2019 Thru 04/30/2019)
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:	**511 Birch Street**										
Permit Number:	**2018-105***										
4/9/2019	3121361				Residential		Concrete Pour/Garage	Approved	245998	☐	
Summary for 'PermitNumber' = 2018-105* (1 detail record)											
Developer:											
Address:	**515 Birch Street**										
Permit Number:	**2018-103***										
4/4/2019	3121361				Residential		Insulation	Approved	245986	☐	
4/9/2019	3121361				Residential		Concrete Pour/Garage	Approved	245996	☐	
Summary for 'PermitNumber' = 2018-103* (2 detail records)											
Developer:											
Address:	**519 Birch**										
Permit Number:	**2018-95***										
4/9/2019	3121361				Residential		Concrete Pour/Garage	Approved	245997	☐	
Summary for 'PermitNumber' = 2018-95* (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**313 Briarwood Drive**										
Permit Number:	**2019-13**										
4/9/2019	3121361				Residential		Porch Final	Approved	245991	☐	
Summary for 'PermitNumber' = 2019-13 (1 detail record)											
Developer:											
Address:	**307 Britnie Drive**										
Permit Number:	**2018-44**										
4/3/2019	3121361				Residential		Fence Final	Approved	245980	☐	
Summary for 'PermitNumber' = 2018-44 (1 detail record)											
Developer:											
Address:	**320 W. Edson**										
Permit Number:	**2019-20**										
4/25/2019	3121361				Residential		Post Holes - Deck	Approved	257177	☐	
Summary for 'PermitNumber' = 2019-20 (1 detail record)											
Developer:											
Address:	**231 English Oak Lane**										
Permit Number:	**2019-7***										
4/18/2019	3121361				Single Family		Footing	Approved	257162	☐	
4/22/2019	3121361				Single Family		Foundation Inspection	Approved	259310	☐	
4/24/2019	3121361				Single Family		Foundation Backfill	Approved	259314	☐	

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Summary for 'PermitNumber' = 2019-7* (3 detail records)											
Developer:											
Address:	**105 W. Grove**										
Permit Number:	**-**										
4/22/2019	3121361				Commercial Level 1		Consultation	Status Meeting	259312	☐	
Summary for 'PermitNumber' = - (1 detail record)											
Developer:											
Address:	**13557 Harvest Way**										
Permit Number:	**2019-25**										
4/16/2019	3121361				Residential		Water Service	Failed	257087	☐	
Summary for 'PermitNumber' = 2019-25 (1 detail record)											
Developer:											
Address:	**411 Hughes Parkway**										
Permit Number:	**2018-91***										
4/12/2019	3123543				Residential		Concrete Pour sidewalk	Approved	259300	☐	
Summary for 'PermitNumber' = 2018-91* (1 detail record)											
Developer:											
Address:	**415 Hughes Parkway**										
Permit Number:	**2018-96***										
4/3/2019	3121361				Residential		Mechanical Final	Approved	245981	☐	
4/3/2019	3121361				Residential		Plumbing Final	Approved	255884	☐	

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
4/3/2019	3121361				Residential		Electric Final	Approved	245981	☐	
4/3/2019	3121361				Residential		Building Final	Failed	245982	☐	
4/12/2019	3121361				Residential		Concrete Pour sidewalk	Approved	259301	☐	

Summary for 'PermitNumber' = 2018-96* (5 detail records)

Developer:

Address: **419 Hughes Parkway**
Permit Number: **2018-92***

4/3/2019	3121361				Residential		Plumbing Final	Approved	255882	☐	
4/3/2019	3121361				Residential		Building Final	Failed	245984	☐	
4/3/2019	3121361				Residential		Electric Final	Failed	245983	☐	
4/3/2019	3121361				Residential		Mechanical Final	Failed	245983	☐	
4/9/2019	3121361				Residential		Building Final	Failed	245994	☑	
4/12/2019	3121361				Residential		Concrete Pour sidewalk	Approved	259302	☐	

Summary for 'PermitNumber' = 2018-92* (6 detail records)

Developer:

Address: **423 Hughes Parkway**
Permit Number: **2018-97***

4/12/2019	3121361				Residential		Concrete Pour sidewalk	Approved	259303	☐	
4/16/2019	3121361				Residential		Concrete Pour sidewalk	Approved	259306	☐	

Summary for 'PermitNumber' = 2018-97* (2 detail records)

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**427 Hughes Parkway**										
Permit Number:	**2018-93***										
4/12/2019	3121361				Residential		Concrete Pour sidewalk	Approved	259304	☐	
4/17/2019	3121361				Residential		Concrete Pour sidewalk	Approved	259308	☐	
Summary for 'PermitNumber' = 2018-93* (2 detail records)											
Developer:											
Address:	**112 Lopez Lane**										
Permit Number:	**2019-14**										
4/19/2019	3121361				Residential		Insulation	Approved	259309	☐	
4/19/2019	3121361				Residential		Building Rough	Approved	259309	☐	
4/19/2019	3121361				Residential		Electrical Rough	Approved	259309	☐	
4/30/2019	3121361				Residential		Electric Final	Approved	259315	☐	
4/30/2019	3121361				Residential		Building Final	Approved	259315	☐	
4/30/2019	3121361				Residential		Mechanical Final	Approved	259315	☐	
Summary for 'PermitNumber' = 2019-14 (6 detail records)											
Developer:											
Address:	**115 Lopez Lane**										
Permit Number:	**2019-19**										
4/9/2019	3121361				Residential		Roof Rough	Approved	245995	☑	
4/9/2019	3121361				Residential		Roof Rough	Failed	245992	☐	
4/24/2019	3121361				Residential		Roof Final	Approved	259313	☐	

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Summary for 'PermitNumber' = 2019-19 (3 detail records)											
Developer:											
Address:	**310 W. Main Street**										
Permit Number:	**2019-21**										
4/15/2019	3121361				Residential		Post Holes - Fence	Approved	259305	☐	
Summary for 'PermitNumber' = 2019-21 (1 detail record)											
Developer:											
Address:	**205 Oak Leaf Drive**										
Permit Number:	**2019-23**										
4/16/2019	3121361				Residential		Post Holes - Fence	Approved	259307	☐	
Summary for 'PermitNumber' = 2019-23 (1 detail record)											
Developer:											
Address:	**5151 Orth Road**										
Permit Number:	**2019-9**										
4/9/2019	3121361				Commercial Level 1		Boiler	Failed	260109	☐	
4/12/2019	3121361				Commercial Level 1		Boiler	Approved	260131	☑	
Summary for 'PermitNumber' = 2019-9 (2 detail records)											
Developer:											
Address:	**206 W. Park**										
Permit Number:	**2019-16**										
4/10/2019	3121361				Residential		Sewer Repair	Approved	260112	☐	

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Summary for 'PermitNumber' = 2019-16 (1 detail record)											
Developer:											
Address:	**396 W. Park**										
Permit Number:	**-**										
4/22/2019	3121361				Residential		Shed Final	Failed	259311	☐	
Summary for 'PermitNumber' = - (1 detail record)											
Developer:											
Address:	**336 Springmeadow Drive**										
Permit Number:	**2019-12**										
4/11/2019	3121361				Residential		Electrical Rough	Approved	257155	☐	
4/11/2019	3121361				Residential		Building Rough	Approved	257155	☑	
Summary for 'PermitNumber' = 2019-12 (2 detail records)											
Developer:											
Address:	**206 S. State Street**										
Permit Number:	**2019-29**										
4/17/2019	3121361				Residential		Sewer Repair	Failed	259451	☐	
4/18/2019	3121361				Residential		Sewer Repair	Failed	260143	☑	
4/19/2019	3121361				Residential		Sewer Repair	Approved	258910	☑	
Summary for 'PermitNumber' = 2019-29 (3 detail records)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**212 N. State Street**										
Permit Number:	**2019-24**										
4/18/2019	3121361				Residential		Roof Final	Approved	257163	☐	
Summary for 'PermitNumber' = 2019-24 (1 detail record)											
Developer:											
Address:	**381 Stone Hollow**										
Permit Number:	**2019-32**										
4/24/2019	3121361				Residential		Water Heater	Approved	260035	☐	
Summary for 'PermitNumber' = 2019-32 (1 detail record)											
Developer:											
Address:	**103 Washington**										
Permit Number:	**2019-18**										
4/2/2019	3121361				Residential		Sewer Repair	Failed	259049	☐	
4/3/2019	3121361				Residential		Sewer Repair	Approved	255883	☑	
Summary for 'PermitNumber' = 2019-18 (2 detail records)											
Developer:											
Address:	**381 Westergren Way**										
Permit Number:	**2018-100***										
4/3/2019	3121361				Residential		Plumbing Final	Approved	255885	☐	
4/4/2019	3121361				Residential		Electric Final	Approved	245989	☐	

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
4/4/2019	3121361				Residential		Mechanical Final	Approved	245989	☐	
4/4/2019	3121361				Residential		Building Final	Failed	245990	☐	
4/9/2019	3121361				Residential		Concrete Pour sidewalk	Approved	245999	☐	
4/9/2019	3121361				Residential		Building Final	Failed	245993	☑	

Summary for 'PermitNumber' = 2018-100* (6 detail records)

Developer:

Address: **389 Westergren Way**
Permit Number: **2018-102***

4/18/2019	3121361				Residential		Concrete Pour sidewalk	Approved	257161	☐	

Summary for 'PermitNumber' = 2018-102* (1 detail record)

Developer:

Address: **393 Westergren Way**
Permit Number: **2018-94***

4/4/2019	3121361				Residential		Insulation	Approved	245987	☑	

Summary for 'PermitNumber' = 2018-94* (1 detail record)

Developer:

Address: **397 Westergren Way**
Permit Number: **2018-98***

4/4/2019	3121361				Residential		Insulation	Approved	245988	☑	

Summary for 'PermitNumber' = 2018-98* (1 detail record)

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

Summary for 'Developer'

Total Inspections
Total Reinspections
Total Amount

GRAND TOTALS

Total Inspections
Total Reinspections
Total Amount

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

2420 Vantage Drive
Elgin, IL 60124

847-428-7010 Main
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INSPECTION REPORT

Date Range: 04/01/2019 - 04/30/2019

Poplar Grove - Code Enforcement

Tuesday, April 2, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Modrzejewski	Approved	257138	0.00
Summary for 'Inspection Date' = 4/2/2019 (1 detail record)					0				0.00

Thursday, April 4, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Modrzejewski	Approved	257145	0.00
Summary for 'Inspection Date' = 4/4/2019 (1 detail record)					0				0.00

Thursday, April 11, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Modrzejewski	Approved	257156	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Modrzejewski	Approved	257156	0.00
Summary for 'Inspection Date' = 4/11/2019 (2 detail records)					0				0.00

Poplar Grove - Code Enforcement

Thursday, April 18, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Modrzejewski	Approved	257164	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Modrzejewski	Approved	257164	0.00
Summary for 'Inspection Date' = 4/18/2019 (2 detail records)					0				0.00

Thursday, April 25, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Modrzejewski	Approved	257178	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Modrzejewski	Approved	257178	0.00
Summary for 'Inspection Date' = 4/25/2019 (2 detail records)					0				0.00

Total Inspections	**8**
Total Reinspections	**0**
Total Amount Due	**0.00**

Poplar Grove - Code Enforcement - Travel - 1 x 5 = 5.00

+24.17

29.17

B & F Construction Code Services, Inc.

Project Report

Project Number: 3121469

Report Date Range: 04/01/2019 - 04/30/2019

Inspection Report By Project Code

Employee 1431 **David Modrzejewski**

Date	Inspection Description		Address	Start Time	End Time	Total Time
4/2/2019						
04/02/2019	Code Compliance	Commercial	200 Hill Street	8:30	10:00	1.50
				Total Time For Date 4/2/2019:		**1.50**
4/4/2019						
04/04/2019	Code Compliance	Commercial	200 Hill Street	8:30	14:15	5.75
				Total Time For Date 4/4/2019:		**5.75**
4/11/2019						
04/11/2019	Code Compliance	Commercial	200 Hill Street	8:30	9:10	0.67
04/11/2019	Code Compliance	Commercial	200 Hill Street	9:30	14:45	5.25
				Total Time For Date 4/11/2019:		**5.92**
4/18/2019						
04/18/2019	Code Compliance	Commercial	200 Hill Street	8:30	9:00	0.50
04/18/2019	Code Compliance	Commercial	200 Hill Street	9:45	14:30	4.75
				Total Time For Date 4/18/2019:		**5.25**
4/25/2019						
04/25/2019	Code Compliance	Commercial	200 Hill Street	8:30	9:00	0.50
04/25/2019	Code Compliance	Commercial	200 Hill Street	9:15	14:30	5.25
				Total Time For Date 4/25/2019:		**5.75**

Total Hours for Project 3121469: **24.17**

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: 04/01/2019 - 04/30/2019

Village of Poplar Grove

Tuesday, April 2, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
103 Washington	2019-18	Residential	Sewer Repair		☐	Odonnell	Failed	259049	45.00
Summary for 'Inspection Date' = 4/2/2019 (1 detail record)					0				**45.00**

Wednesday, April 3, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
307 Britnie Drive	2018-44	Residential	Fence Final		☐	Panzloff	Approved	245980	35.00
415 Hughes Parkway	2018-96*	Residential	Mechanical Final		☐	Panzloff	Approved	245981	0.00
415 Hughes Parkway	2018-96*	Residential	Electric Final		☐	Panzloff	Approved	245981	0.00
415 Hughes Parkway	2018-96*	Residential	Building Final	price adj.	☐	Panzloff	Failed	245982	510.00
419 Hughes Parkway	2018-92*	Residential	Mechanical Final		☐	Panzloff	Failed	245983	0.00
419 Hughes Parkway	2018-92*	Residential	Electric Final		☐	Panzloff	Failed	245983	0.00
419 Hughes Parkway	2018-92*	Residential	Building Final	price adj.	☐	Panzloff	Failed	245984	545.00
419 Hughes Parkway	2018-92*	Residential	Plumbing Final		☐	Del Principe	Approved	255882	0.00
103 Washington	2019-18	Residential	Sewer Repair		☑	Del Principe	Approved	255883	45.00

415 Hughes Parkway	2018-96*	Residential	Plumbing Final	☐	Del Principe	Approved	255884	0.00
381 Westergren Way	2018-100*	Residential	Plumbing Final	☐	Del Principe	Approved	255885	0.00
Summary for 'Inspection Date' = 4/3/2019 (11 detail records)				1				1,135.00

Thursday, April 4, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
515 Birch Street	2018-103*	Residential	Insulation		☐	Panzloff	Approved	245986	0.00
393 Westergren Way	2018-94*	Residential	Insulation		☑	Panzloff	Approved	245987	45.00
397 Westergren Way	2018-98*	Residential	Insulation		☑	Panzloff	Approved	245988	45.00
381 Westergren Way	2018-100*	Residential	Mechanical Final		☐	Panzloff	Approved	245989	0.00
381 Westergren Way	2018-100*	Residential	Electric Final		☐	Panzloff	Approved	245989	0.00
381 Westergren Way	2018-100*	Residential	Building Final		☐	Panzloff	Failed	245990	0.00
Summary for 'Inspection Date' = 4/4/2019 (6 detail records)					2				90.00

Tuesday, April 9, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
313 Briarwood Drive	2019-13	Residential	Porch Final		☐	Panzloff	Approved	245991	35.00
115 Lopez Lane	2019-19	Residential	Roof Rough		☐	Panzloff	Failed	245992	35.00
381 Westergren Way	2018-100*	Residential	Building Final		☑	Panzloff	Failed	245993	45.00
419 Hughes Parkway	2018-92*	Residential	Building Final		☑	Panzloff	Failed	245994	45.00
115 Lopez Lane	2019-19	Residential	Roof Rough		☑	Panzloff	Approved	245995	35.00
515 Birch Street	2018-103*	Residential	Concrete Pour/Garage		☐	Panzloff	Approved	245996	0.00
519 Birch	2018-95*	Residential	Concrete Pour/Garage		☐	Panzloff	Approved	245997	0.00

511 Birch Street	2018-105*	Residential	Concrete Pour/Garage		☐	Panzloff	Approved	245998	0.00
381 Westergren Way	2018-100*	Residential	Concrete Pour sidewalk		☐	Panzloff	Approved	245999	0.00
5151 Orth Road	2019-9	Commercial Level 1	Boiler	manley hangers	☐	Del Principe	Failed	260109	80.00
Summary for 'Inspection Date' = 4/9/2019 (10 detail records)					3				275.00

Wednesday, April 10, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
206 W. Park	2019-16	Residential	Sewer Repair		☐	Del Principe	Approved	260112	45.00
Summary for 'Inspection Date' = 4/10/2019 (1 detail record)					0				45.00

Thursday, April 11, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
336 Springmeadow Dri	2019-12	Residential	Electrical Rough	Rec.rm.buildout in b	☐	Modrzejewski	Approved	257155	35.00
336 Springmeadow Dri	2019-12	Residential	Building Rough	Rec.rm.buildout in b	☑	Modrzejewski	Approved	257155	45.00
Summary for 'Inspection Date' = 4/11/2019 (2 detail records)					1				80.00

Friday, April 12, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
411 Hughes Parkway	2018-91*	Residential	Concrete Pour sidewalk		☐	Panzloff	Approved	259300	0.00
415 Hughes Parkway	2018-96*	Residential	Concrete Pour sidewalk		☐	Panzloff	Approved	259301	0.00
419 Hughes Parkway	2018-92*	Residential	Concrete Pour sidewalk		☐	Panzloff	Approved	259302	0.00
423 Hughes Parkway	2018-97*	Residential	Concrete Pour sidewalk		☐	Panzloff	Approved	259303	0.00
427 Hughes Parkway	2018-93*	Residential	Concrete Pour sidewalk		☐	Panzloff	Approved	259304	0.00
5151 Orth Road	2019-9	Commercial Level 1	Boiler	manley hangers	☑	Del Principe	Approved	260131	80.00

Summary for 'Inspection Date' = 4/12/2019 (6 detail records)	1	**80.00**

Monday, April 15, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
290 E. Park	-	Commercial Level 1	Meeting (Building)	Countryside Liquor	☐	Garrett	Status Meeting	-	200.00
310 W. Main Street	2019-21	Residential	Post Holes - Fence		☐	Panzloff	Approved	259305	35.00
Summary for 'Inspection Date' = 4/15/2019 (2 detail records)					0				**235.00**

Tuesday, April 16, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
13557 Harvest Way	2019-25	Residential	Water Service		☐	Patton	Failed	257087	45.00
423 Hughes Parkway	2018-97*	Residential	Concrete Pour sidewalk		☐	Panzloff	Approved	259306	0.00
205 Oak Leaf Drive	2019-23	Residential	Post Holes - Fence		☐	Panzloff	Approved	259307	35.00
Summary for 'Inspection Date' = 4/16/2019 (3 detail records)					0				**80.00**

Wednesday, April 17, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
427 Hughes Parkway	2018-93*	Residential	Concrete Pour sidewalk		☐	Panzloff	Approved	259308	0.00
206 S. State Street	2019-29	Residential	Sewer Repair		☐	Principali	Failed	259451	45.00
Summary for 'Inspection Date' = 4/17/2019 (2 detail records)					0				**45.00**

Thursday, April 18, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
389 Westergren Way	2018-102*	Residential	Concrete Pour sidewalk		☐	Modrzejewski	Approved	257161	0.00

231 English Oak Lane	2019-7*	Single Family	Footing	☐	Modrzejewski	Approved	257162	1,125.00
212 N. State Street	2019-24	Residential	Roof Final	☐	Modrzejewski	Approved	257163	35.00
206 S. State Street	2019-29	Residential	Sewer Repair	☑	Del Principe	Failed	260143	45.00
Summary for 'Inspection Date' = 4/18/2019 (4 detail records)				1				**1,205.00**

Friday, April 19, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
206 S. State Street	2019-29	Residential	Sewer Repair		☑	Patton	Approved	258910	45.00
112 Lopez Lane	2019-14	Residential	Building Rough	bdrm add in basemn	☐	Panzloff	Approved	259309	45.00
112 Lopez Lane	2019-14	Residential	Electrical Rough	bdrm add in basemn	☐	Panzloff	Approved	259309	45.00
112 Lopez Lane	2019-14	Residential	Insulation	bdrm add in basemn	☐	Panzloff	Approved	259309	45.00
Summary for 'Inspection Date' = 4/19/2019 (4 detail records)					1				**180.00**

Monday, April 22, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
231 English Oak Lane	2019-7*	Single Family	Foundation Inspection		☐	Panzloff	Approved	259310	0.00
396 W. Park	-	Residential	Shed Final		☐	Panzloff	Failed	259311	35.00
105 W. Grove	-	Commercial Level 1	Consultation	deck expan.	☐	Panzloff	Status Meeting	259312	45.00
Summary for 'Inspection Date' = 4/22/2019 (3 detail records)					0				**80.00**

Wednesday, April 24, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
115 Lopez Lane	2019-19	Residential	Roof Final		☐	Panzloff	Approved	259313	35.00
231 English Oak Lane	2019-7*	Single Family	Foundation Backfill		☐	Panzloff	Approved	259314	0.00

381 Stone Hollow	2019-32	Residential	Water Heater		☐	Del Principe	Approved	260035	45.00
Summary for 'Inspection Date' = 4/24/2019 (3 detail records)					0				**80.00**

Thursday, April 25, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
320 W. Edson	2019-20	Residential	Post Holes - Deck		☐	Modrzejewski	Approved	257177	35.00
Summary for 'Inspection Date' = 4/25/2019 (1 detail record)					0				**35.00**

Tuesday, April 30, 2019

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
112 Lopez Lane	2019-14	Residential	Building Final	bdrm add in basemn	☐	Panzloff	Approved	259315	45.00
112 Lopez Lane	2019-14	Residential	Mechanical Final	bdrm add in basemn	☐	Panzloff	Approved	259315	45.00
112 Lopez Lane	2019-14	Residential	Electric Final	bdrm add in basemn	☐	Panzloff	Approved	259315	45.00
Summary for 'Inspection Date' = 4/30/2019 (3 detail records)					0				**135.00**

Total Inspections	**62**
Total Reinspections	**10**
Total Amount Due	**3,825.00**

ORDINANCE NUMBER: 2019-13

AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE, ILLINOIS AUTHORIZING THE ISSUANCE OF A CATERING LIQUOR LICENSE

WHEREAS, the Village of Poplar Grove, Illinois ("Village") Code of Ordinances ("Code") provides for a Catering liquor license (Section 2-2-4) which allows for the sale of alcoholic beverages for consumption at one-day events held at locations within the Village; and

WHEREAS, Hydeout Bar and Grill ("Applicant") has applied for a Catering liquor license for an event to be held on June 15, 2019 at the Poplar Grove Lions Park, Poplar Grove, Illinois; and

WHEREAS, the Applicant has submitted all necessary documents and paid all necessary fees; and

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

1. The above recitals are incorporated herein and made a part hereof.

2. Applicant is hereby granted a one-day Catering license for an event to be held on June 15, 2019 at the Poplar Grove Lions Park, Poplar Grove, IL 61065 from 9:00 a.m. to 11:00 p.m.

3. The event hours shall be restricted to 9:00 a.m. to 11:00 p.m. All alcoholic beverages sold pursuant to this license shall be sold and consumed in a cordoned off area that is clearly separate from the rest of the event and no person under legal drinking age is allowed into the area unless accompanied by a parent or guardian.

4. Applicant shall be subject to complying with all applicable provisions of Chapter 2 of the Village Code of Ordinances regarding Alcoholic Beverages.

5. 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.

6. This Ordinance shall be in full force and effect after its approval, passage and publication in pamphlet form as required by law.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2019

AS FOLLOWS:

VOTING “AYE”: _____

_____

VOTING “NAY”: _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2019

ATTEST:

_____ _____

CLERK PRESIDENT

ORDINANCE NUMBER: 2019-14

AN ORDINANCE AMENDING TITLE 2 – BUSINESS AND LICENSE REGULATIONS, CHAPTER 10 – COMPREHENSIVE REGULATION OF TOBACCO PRODUCTS OF THE VILLAGE OF POPLAR GROVE CODE OF ORDINANCES

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

WHEREAS, Title 2 – Business and License Regulations, Chapter 10 – Regulation of Tobacco Products, of the Code governs the sale of tobacco and related products; and

WHEREAS, the Village wishes to amend various provision of Chapter 10 to be in conformance with Public Act 101-0002 which was recently enacted by the Illinois General Assembly and which amends Illinois laws regarding tobacco use, possession and sale; and

WHEREAS, the Village has determined it is in the best interest of the Village and its citizens to enact such amendments.

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

1. The above recitals are incorporated herein and made a part hereof.

2. That Title 2 – Business and License Regulations, Chapter 10 – Comprehensive Regulation of Tobacco Products, of the Code of Ordinances is hereby amended to read as follows (additions being underlined and bold and any deletions being stricken):

2-10-1: LEGISLATIVE FINDINGS, DECLARATION, AND PURPOSE:

The Surgeon General finds cigarette smoking and other tobacco use by minors a grave public health problem. Therefore, the purpose of this chapter is to implement a strict and enforceable system to prevent the illegal sale of ~~cigarettes and other~~ tobacco products**, alternative nicotine products and electronic cigarettes** to minors.

The enactment of this chapter intends to further the health, welfare and safety of the residents of the Village of Poplar Grove, Boone County, Illinois, particularly those residents under ~~eighteen (18)~~ **twenty-one (21)** years of age.

2-10-2: DEFINITIONS:

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them:

COMPLIANCE CHECK	An inspection conducted with the intention of assessing retail sales of tobacco products**, alternative nicotine**

	products and electronic cigarettes to minors and enforcing age-of-sales laws. Compliance checks are conducted by having designated persons under the age of **twenty-one (18)** ~~eighteen (18)~~ years of age attempt to purchase tobacco products**, alternative nicotine products and/or electronic cigarettes** from vendors.
LICENSE	A license issued by the Village of Poplar Grove for the retail sale of tobacco products**, alternative nicotine products and/or electronic cigarettes**.
LICENSES	The holder of a valid license for the retail sale of tobacco products**, alternative nicotine products and/or electronic cigarettes**.
MINOR	Any person under the age of **twenty-one (21)** ~~eighteen (18)~~ years of age.
PUBLIC PLACE	An area to which the public is invited or in which the public is permitted, including but not limited to any right-of-way, mall or shopping center, park, playground, and any other property owned by the city, any school district, or any park district.
SELF-SERVICE DISPLAYS	Open displays of tobacco products**, alternative nicotine products and/or electronic cigarettes** and point-of-sale tobacco promotional products that the public has access to without intervention of a store employee.
TOBACCO PRODUCTS	**Any product containing or made from tobacco that is intended for human consumption, whether smoked, heated, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, including, but not limited to, cigarettes, cigars, little cigars, chewing tobacco, pipe tobacco, snuff, snus, and any other smokeless tobacco product which contains tobacco that is finely cut, ground, powdered, or leaf and intended to be placed in the oral cavity. "Tobacco product" includes any component, part, or accessory of a tobacco product, whether or not sold separately.** ~~Any substance containing tobacco leaf, including, but not limited to, cigarettes, cigars, pipe tobacco, snuff, chewing tobacco or dipping tobacco.~~
VENDING MACHINE	Any mechanical, electric or electronic, self-service device which, upon insertion of money, tokens or any form of payment, dispenses tobacco products**,**

	alternative nicotine products and/or electronic cigarettes.

2-10-3: LICENSE REQUIRED:

It shall be unlawful to sell or offer for sale at retail, give away, deliver or to keep with the intention of selling at retail, giving away or delivering tobacco products**, alternative nicotine products and/or electronic cigarettes** within the village without having first obtained a valid tobacco retailer's license from the village for each location in which tobacco products**, alternative nicotine products and/or electronic cigarettes** are sold. All such licenses must be renewed annually. Such license shall be in addition to any other license required by this code.

2-10-4: RETAIL REGISTRATION FEE:

The fee for a one-year (1-year) tobacco retailer's registration fee is twenty dollars ($20.00) for each tobacco retail location.

2-10-5: NON-TRANSFERABILITY OF LICENSE:

A tobacco retail registration fee is non-transferable, except a new license will be issued to a tobacco retailer who changes location.

2-10-6: PROHIBITED SALES:

It shall be unlawful for any person to sell, offer for sale, give away or deliver tobacco products**, alternative nicotine products and/or electronic cigarettes** to any person under the age of ~~eighteen (18)~~ **twenty-one (21)** years.

2-10-7: POSTING OF WARNING SIGNS AS PRESCRIBED BY STATE LAW:

Signs informing the public of the age-of-sale restrictions shall be posted by every licensee at or near every display of tobacco products**, alternative nicotine products and/or electronic cigarettes** which offers tobacco products**, alternative nicotine products and/or electronic cigarettes** for sale. Each sign shall be plainly visible and shall state:

"THE SALE OF TOBACCO PRODUCTS**, ALTERNATIVE NICOTINE PRODUCTS AND/OR ELECTRONIC CIGARETTES** TO PERSONS UNDER **TWENTY-ONE** ~~EIGHTEEN~~ YEARS OF AGE IS PROHIBITED BYLAW"

The text of such signs must be in red letters on a white background, and said letters must be at least one inch (1") high.

2-10-8: IDENTIFICATION REQUIRED:

No licensee shall sell or permit to be sold ~~cigarettes or other~~ tobacco products**, alternative nicotine products and/or electronic cigarettes** to an individual appearing younger than the age of ~~twenty-seven (27)~~ **thirty (30)** without requesting and examining

photographic identification establishing the purchaser's age as ~~eighteen (18)~~ **twenty-one (21)** years of age or greater.

2-10-9: MINIMUM AGE TO PURCHASE TOBACCO PRODUCTS:

It shall be unlawful for any person under the age of ~~eighteen (18)~~ **twenty-one (21)** years to purchase tobacco products**, alternative nicotine products and/or electronic cigarettes** or to misrepresent their age or use any false or altered identification with the intention of purchasing tobacco products**, alternative nicotine products and/or electronic cigarettes**.

2-10-10: MINIMUM AGE TO SELL TOBACCO PRODUCTS, ALTERNATIVE NICOTINE PRODUCTS AND/OR ELECTRONIC CIGARETTES:

It shall be unlawful for any licensee, officer, associate, member, representative, agent or employee of such licensee to engage, employ or permit any person under eighteen (18) years of age to sell tobacco products**, alternative nicotine products and/or electronic cigarettes** on any vendor's premises. There is a statutory exemption for a family owned and operated business.

2-10-11: VENDING MACHINES ~~PROHIBITED~~:

~~Tobacco vending machines or any other devices for the sale or distribution of tobacco products are prohibited.~~

Tobacco products, electronic cigarettes, and alternative nicotine products may be sold through a vending machine only if such tobacco products, electronic cigarettes, and alternative nicotine products are not placed together with any non-tobacco product, other than matches, in the vending machine and the vending machine is in any of the following locations: (1) Places to which persons under 21 years of age are not permitted access at any time; and (2) Places where alcoholic beverages are sold and consumed on the premises and vending machine operation is under the direct supervision of the owner or manager."

2-10-12: TOBACCO SAMPLES AND CERTAIN FREE DISTRIBUTIONS PROHIBITED:

It shall be unlawful for any licensee or any person, business, or tobacco retailer to distribute, give away, or deliver tobacco products**, alternative nicotine products and/or electronic cigarettes** free of charge, or deliver any coupon or rebate for tobacco products**, alternative nicotine products and/or electronic cigarettes** to any person on any right-of-way, park, playground or other property owned by the village, any school district; any park district or any public library.

2-10-13: OUT-OF-PACKAGE SALES PROHIBITED:

It is unlawful to sell cigarettes out of the manufacturer's package with required health warnings. It is unlawful to sell cigarettes individually or in packages of fewer than twenty (20) cigarettes per package.

2-10-14: VENDOR-ASSISTED SALES:

It shall be unlawful for any licensee, person, business, or tobacco retailer to sell, permit to be sold, or offer for sale any tobacco product**, alternative nicotine products and/or electronic cigarettes** by means of self-service displays or any other means other than vendor-assisted sales **or vending machines pursuant to Section 2-10-11**.

2-10-15: RESPONSIBILITY FOR AGENTS AND EMPLOYEES:

Every act or omission of any nature constituting a violation of any provisions of this chapter by any officer, director, manager or other agent or employee of any licensee shall be deemed and held to be the act of such licensee; and such licensee shall be punishable in the same manner as if such act or omission had been done or omitted by the licensee personally.

2-10-16: LEFT INTENTIONALLY BLANK. ~~POSSESSION BY MINORS PROHIBITED:~~

~~A. It shall be unlawful for any person under the age of eighteen (18) years to possess any tobacco products.~~

~~B. It shall not be a violation of this section for a minor to possess any tobacco product where:~~

~~1. Such use takes place under the direct supervision and approval of the parent, parents, or legal guardian of the minor; and~~

~~2. Such use takes place in the privacy of a home or established place of worship or tribal meeting place; provided, however, where such use takes place in an established place of worship or tribal meeting place, such use shall not be a violation only where use is in the performance of a religious service or tribal ceremony and the religious group or tribe is legally established and recognized by the State of Illinois.~~

2-10-17: INSPECTION:

It shall be the duty of the liquor commissioner or code enforcement officer which are hereby authorized and empowered to conduct annual, random, unannounced inspections of all places wherein such tobacco products are licensed to be sold, for the purpose of ascertaining whether the laws of the state and of the village in relation to the same, are being complied with at such place.

2-10-18: SALES/DISTRIBUTION VIOLATION:

The ~~city~~ **Village** attorney, liquor commissioner, or code enforcement officer shall initiate enforcement against any person who violates any provision of this chapter, and shall conduct hearings upon the license-holder's request. The law enforcement agency shall have the authority to enforce this chapter.

Any person who shall knowingly violate, or shall knowingly cause the violation of any provision of this chapter other than the purchasing ~~and possession~~ sections (Sec. 2-10-

6 ~~and Sec. 2-10-16, respectively~~), is guilty of a petty offense for which the offender may be fined an amount as follows:

A. **For the first offense in a 24-month period, the person shall be fined $200 if his or her employer has a training program that facilitates compliance with minimum-age tobacco laws** ~~In the case of a first violation, any person shall be fined not less than one hundred dollars ($100.00) and not more than five hundred dollars ($500.00)~~ and shall be notified in writing of penalties levied for further violations.

B. **For the second offense in a 24-month period, the person shall be fined $400 if his or her employer has a training program that facilitates compliance with minimum-age tobacco laws.** ~~In the case of a second violation within a two-year (2-year) period, any person shall be fined not less than two hundred fifty dollars ($250.00) and not more than five hundred dollars ($500.00).~~

C. **For the third offense in a 24-month period, the person shall be fined $600 if his or her employer has a training program that facilitates compliance with minimum-age tobacco laws.** ~~In the case of a third violation or subsequent offense within a two-year (2-year) period, any person shall be fined not less than five hundred dollars ($500.00) and not more than one thousand dollars ($1,000.00).~~

D. **For the fourth or subsequent offense in a 24-month period, the person shall be fined $800 if his or her employer has a training program that facilitates compliance with minimum-age tobacco laws.**

For the purposes of this subsection, the 24-month period shall begin with the person's first violation of the Act. The penalties in this subsection are in addition to any other penalties prescribed under the Cigarette Tax Act [35 ILCS 130/1 et seq.] and the Tobacco Products Tax Act of 1995 [5 ILCS 143/3-5 et seq.].

2-10-19: SUSPENSION AND REVOCATION OF LICENSE:

Any licensee who violates this Chapter is guilty of a petty offense. For the purposes of this subsection, the 24-month period shall begin with the person's first violation of the Act. The penalties in this subsection are in addition to any other penalties prescribed under the Cigarette Tax Act and the Tobacco Products Tax Act of 1995

A license shall be suspended or revoked for any violation of this chapter after notice and opportunity to be heard as follows:

A. **For the first offense in a 24-month period, the retailer shall be fined $200 if it does not have a training program that facilitates compliance with minimum-age tobacco laws** ~~In the case of a first violation, the licensee shall be fined two hundred dollars ($200.00)~~ and shall be notified in writing of penalties levied for further violations.

B. **For the second offense in a 24-month period, the retailer shall be fined $400 if it does not have a training program that facilitates compliance with minimum-age**

tobacco laws ~~In the case of a second violation, the licensee shall be fined five hundred dollars ($500.00)~~ and the tobacco license shall be suspended for not less than thirty (30) consecutive business days nor more than three (3) months. Tobacco retailers must remove all tobacco merchandise**, tobacco products, alternative nicotine products and/or electronic cigarettes** from all areas accessible to the public while the license is suspended.

C. **For the third offense within a 24-month period, the retailer shall be fined $600 if it does not have a training program that facilitates compliance with minimum-age tobacco laws** ~~In the case of a third violation, the licensee shall be fined one thousand dollars ($1,000.00)~~ and the tobacco license shall be suspended for not less than six (6) months nor more than eighteen (18) months from the date of suspension. Tobacco retailers must remove all tobacco merchandise**, tobacco products, alternative nicotine products and/or electronic cigarettes** from all areas accessible to the public while the license is suspended.

D. For the fourth or subsequent offense in a 24-month period, the retailer shall be fined $800 if it does not have a training program that facilitates compliance with minimum-age tobacco laws ~~In the case of a fourth violation, the licensee shall be fined one thousand dollars ($1,000.00)~~ and the license shall be revoked. All tobacco merchandise**, tobacco products, alternative nicotine products and/or electronic cigarettes** must be removed from all areas accessible to the public.

Any licensee found to have violated any of the provisions of this chapter shall pay to the village costs of the hearing on such violation. Costs may include, but not be limited to: court reporter's fees, the cost of preparing and mailing notices and orders and all other miscellaneous expenses incurred by the village or such lesser sum as the ~~city~~ **Village** attorney may allow.

The licensee shall pay said costs to the village within thirty (30) days of notification of the costs. Failure to pay said costs within thirty (30) days of notification is a violation of this chapter and may cause the levy of an additional fine.

2-10-20: PURCHASE/~~POSSESSION~~ VIOLATIONS:

Any person under the age of ~~eighteen (18)~~ **twenty-one (21)** years that violates the purchasing ~~and possession~~ sections (Sec. 2-10-6 ~~and Sec. 2-10-16, respectively~~) of this chapter will be subject to the following penalties:

A. For the first violation, a fine of twenty-five dollars ($25.00) or the completion of an approved smoking cessation program;

B. For the second violation, a fine of not less than fifty dollars ($50.00) and not more than one hundred dollars ($100.00) and the completion of an approved smoking cessation program.

C. For the third and subsequent violations, a fine of not less than one hundred dollars ($100.00) and not more than three hundred dollars ($300.00), and the completion of an approved smoking cessation program, and not less than twenty (20) hours of community service.

2-10-21: NON-RETALIATION:

No person or employer shall discharge, refuse to hire, or in any manner retaliate against any employee, applicant for employment, or customer because such employee, applicant or customer reported violations of any provisions of this chapter.

2-10-22: SEVERABILITY:

If any provision, clause, sentence, or paragraph of this chapter or the application thereof to any person or circumstance shall be held to be invalid, such invalidity shall not affect the provisions of this chapter which can be given effect without the invalid provision or application, and to this end the provisions are declared to be severable."

3. All other ordinances of the Village shall remain in effect as previously enacted except that those ordinances, or parts thereof, in conflict are hereby repealed to the extent of such conflict.

4. This Ordinance shall be in full force and effect as of July 1, 2019 after its passage, approval, and publication in pamphlet form as provided by law.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2019

AS FOLLOWS:

VOTING "AYE": _____

_____

VOTING "NAY": _____

_____

ABSENT, ABSTAIN, OTHER _____

APPROVED_____, 2019

ATTEST:

_____ _____

CLERK PRESIDENT

ORDINANCE NO. 2019-15

AN ORDINANCE AMENDING CHAPTER 2, LIQUOR CONTROL, OF TITLE 2 OF THE VILLAGE OF POPLAR GROVE CODE OF ORDINANCES

WHEREAS, on January 16, 2019, the Village of Poplar Grove Board of Trustees passed ordinance 2019-02 as part of its comprehensive review of the Village of Poplar Grove Code of Ordinances;

WHEREAS, certain liquor license fees contained in Ordinance 2019-02 were inadvertently amended in error; and

WHEREAS, the Village has determined that other revisions are necessary to Title 2, Chapter 2 to correct additional errors; and

WHEREAS, the Village now desires the amend Ordinance 2019-2 to correct certain liquor license fees, language clarifications and number of licenses allowed.

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

SECTION 1: Chapter 2 of Title 2 shall be amended as follows (NOTE: strike-through language shall be deleted; bolded language to be added):

2-2-4: LICENSE CLASSIFICATIONS, FEES, NUMBER ISSUED:

A. Classes: Licenses to sell alcoholic beverages shall be and is hereby divided into the following classes:

Class A: A class A license shall authorize the retail sale of alcoholic liquor for consumption on the premises as well as retail sale of alcoholic liquor in packages or bottles not for consumption on the premises, each day of the week except Sunday. A class A license holder shall have a fully-operational kitchen, including but not limited to, the following equipment: hood exhaust system and ANSEL system, on premises where alcoholic liquor is consumed on premises. Such license may also permit such sales in packages or bottles on the premises, immediately adjacent to those licensed premises where alcoholic liquor is consumed, when such premises are operated under the same name, same ownership, and within the same common building, each day of the week except Sundays. The fee for a class A license shall be $900.00 per year.

Class B: A class B license shall be for retail sale of alcoholic liquor, for sale only in packages or bottles, and not for consumption on the premises, each day of the week except Sunday. Such license may permit distribution of free samples to customers for consumption on premises. The fee for a class B license shall be $**500.00** ~~$850.00~~.

Class C: A class C license shall be for the retail sale of alcoholic spirits containing less than twelve percent (12%) alcohol by volume only for consumption on the premises, each day of the week except Sunday. The fee for a class C license shall be $700.00.

Class D: A class D license shall permit the retail sale of alcoholic liquor on Sunday and

shall require a prospective licensee to acquire a class A,B,C, F and G license with an additional fee of $**100.00** ~~$150.00~~.

Class E: A class E license shall authorize the retail sale of alcoholic beverages on a one day basis only. This license shall be renewable for up to three (3) consecutive days by the same license holder upon application being made to the Village Clerk. The hours of sale for a class E license shall be 11:00 am to 11:00 pm. The fee for a class E license shall be $100.00 per day. No application of a class E license shall be granted more than four (4) licenses for the year beginning July 1 of the current calendar year through June 30 of the next calendar year. Any not-for-profit organization may request a waiver of the license fee for the Board of Trustees of the Village of Poplar Grove at the time of their application. Any not-for-profit seeking said waiver shall be a registered 501(c) organization with the Internal Revenue Service.

Class F: A class F license shall authorize the consumption of beer, wine or other alcoholic liquor containing less than twelve percent (12%) alcohol by volume which has been brought onto the premises of a business operating as a public accommodation as defined in section 11-42-10.1 of the Illinois Municipal Code by a patron or patrons for their personal consumption while being served a meal in said establishment. The license holder is only allowed to provide glasses, ice and an ice holder for the patrons. The license holder, its agents, and/or its employees may open, but shall be prohibited from serving, pouring, and/or storing any alcoholic liquor for its patrons. It shall be unlawful for the license holder, its agents and/or its employees to permit any patron to leave the licensed premises with open alcoholic liquor, and the license holder shall require that patrons who leave with such of their own alcoholic liquor that has not been consumed to do so only in sealed or unopened containers in compliance with Illinois law. No consumption of alcoholic liquor shall be permitted on the premises unless it is served as a complement to the sale of food. The annual fee for a class F license shall be $150.00.

Class G: A class G license shall authorize the retail sale and consumption on the premises as well as the adjacent golf course specified in the application of alcoholic beverages for consumption on the premises as well as the retail sale of such beverages, and where the bar area is contiguous with the rest of the premises and golf course. The annual fee for a class G license shall be **$900.00** ~~$1000.00~~. ~~Sales shall occur only between April 1 of the calendar year and November 30 of the same calendar year. If the holder of a class G license wishes to serve between December 1 of a calendar year and March 31 of the next calendar year ("Prohibited Dates"), the class G license holder shall pay an additional fee of $200.00 prior to serving alcoholic beverages during the Prohibited Dates, unless said service of alcoholic beverages does not exceed three (3) days per week during the Prohibited Dates.~~

Class H: Any holder of a class A, C or G license may apply for a class H license to cater an event and operate on any public or private property authorized by the liquor commissioner. The annual fee for a class H license shall be $250.00.

Class I: Any person or entity having a valid state and local liquor license (issued by a municipality other than the Village of Poplar Grove) in connection with the operation of a restaurant, club, package liquor store, or tavern may obtain a class I license by paying an annual fee of $**250.00**~~500.00~~. Such license shall authorize the licensee to operate catering services on

public or private property as authorized by the liquor commissioner. A class I license may not be used more than five (5) days in any year, with a year being defined as July 1 through June 30. If a class I licensee wishes to use said license more than five (5) nonconsecutive days per year, the licensee can purchase additional days at a cost of $100.00 per day. An applicant of a class I license shall apply for said license through the village clerk at least thirty (30) days prior to the first date of use. Failure to apply within said timeframe shall result in an automatic denial of the applicant's application. Any application denied for failure to file timely may be re-filed without prejudice in accordance with the rules of a class I license.

Class J: Class J licenses shall authorize the sale of alcoholic beverage in a beer garden attached to the premises of the holder of a class A license. Licenses shall be subject to the following conditions and restrictions, in addition, but not limited to. those conditions and restrictions required as part of the village of Poplar Grove zoning application process contained in Title 8, Zoning of the Village of Poplar Grove code of ordinances:

1. Any open unroofed area in which alcoholic beverages are served or consumed pursuant to this license shall conform to the following:

a. The open unroofed area shall be particularly described and adjacent to and operated as a part of the premises licensed to sell alcoholic liquor on the premises and shall have obtained all permits or approvals required by the ordinances of the village code, village or other governmental authority.

b. The open unroofed area shall be no greater than one-half (1/2) the other floor space of the licensed premises.

c. The open unroofed area shall have a maximum capacity as defined by the fire inspector which shall be separately posted at the entrance to the open unroofed area.

d. Any part of the open unroofed area not blocked by a building shall be surrounded by a fence or other barrier approved by the liquor commissioner which shall contain the required number of fire exits. All fences or other barriers shall comply with the ordinances of the village regarding vision, clearance and required distances from corners.

e. All electrical wiring shall comply with the codes of the village.

f. All combustible rubbish shall be stored in a noncombustible container, and the license holder shall be responsible for keeping the area in a clean and sightly condition.

g. The noise emanating from any open unroofed area where alcoholic beverages are served pursuant to this license shall not violate any of the provisions of the village code of ordinances pertaining to noise.

h. The license holder shall be responsible for preventing violations of this chapter.

i. No open unroofed area where alcoholic beverages are served pursuant to this license shall be permitted within one hundred feet (100) feet of land zoned for residential purposes.

The annual fee for a class J license shall be $100.00.

B. The total number of licenses per class to issue hereunder is as follows:

Class A – 7
Class B – ~~2~~ **5**
Class C – 2
Class D – No limit

Class E – No limit
Class F – 1
Class G – 2
Class H – No limit
Class I – No limit
Class J – No limit

C. Denial Of Request: The liquor commissioner, in the interest of the public health and safety, may deny the request. The liquor commissioner is specifically granted the authority to issue an order directing the licensee to cease operation after the special event has commenced, if, in the liquor commissioner's opinion, the event is jeopardizing the health and safety of the community.

D. Violation; Revocation: Such authorization is subject to all applicable ordinances, regulations, and statutes and if the licensee violates any ordinance, regulation or statute, the liquor commissioner may revoke the endorsement or the license as provided by ordinance and statute.

E. Class "BB" (Bar-Boutique Gaming) Licenses: Class "BB" shall authorize the retail sale of alcoholic liquor on the premises specified for consumption on the premises only, provided the licensed premises also has, locates, maintains and lawfully operates Video Gaming Terminals (as defined under the Illinois Video Gaming Act, ILCS Ch. 230, Act 40, §§ 1 et seq.) within the Class "BB" licensed establishment. The annual fee for such license shall be five thousand dollars ($5.000.00). The maximum number of Class "BB" licenses issued by the Village shall be one (1) at any given time. A Class "BB" License and the holder thereof, shall be subject to the following limitations:

1. The licensed premises shall not exceed 1,500 square feet.
2. The number of patrons on the licensed premises at any given time shall not exceed five (5) times the number of licensed Video Gaming Terminals at the premises.
3. Live music. DJ, karaoke, and/or juke boxes are prohibited on the licensed premises. Notwithstanding the foregoing, a music system, operated solely by the licensee, shall be permitted so long as such system is operated at such levels so as to not be heard outside of the licensed premises.
4. Licensee shall not be permitted to have a patio or beer garden of any kind.
5. No alcohol related signs which are visible from the outside of the licensed premises shall be permitted on the licensed premises.
6. No games, other than the video gaming terminals as defined under the Illinois Video Gaming Act, ILCS Ch. 230, Act 40, §§ 1 et seq., shall be permitted on the licensed premises, including, but not limited to, pool tables, dartboards, and shuffle board.

SECTION 2: This Ordinance shall become in full force and effect from and after its approval, passage and publication as required by law.

PASSES UPON MOTION BY: _____

SECONDED BY: _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2019

AS FOLLOWS:

VOTING "AYE:" _____
_____

VOTING "NAY:" _____
_____

ABSENT, ABSTAIN OR OTHER: _____

APPROVED THIS _____ DAY OF _____, 2019

_____
PRESIDENT

ATTEST:

_____
CLERK

RESOLUTION NUMBER: _____

A RESOLUTION OF THE VILLAGE OF POPLAR GROVE, ILLINOIS APPROVING THE PRELIMINARY PLAT OF ETES SUBDIVISION

WHEREAS, Linda and James Etes ("The applicant") has requested that the Village of Poplar Grove, Illinois ("Village") approve the Preliminary Plat of Etes Subdivision; and

WHEREAS, the Village Planner has recommended that the Village approve the Preliminary Plat of Etes Subdivision subject to the following conditions:

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

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

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

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

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

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

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

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

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

WHEREAS, the Village has determined it is in the best interests of the Village and its citizens to approve the Preliminary Plat of Etes Subdivision subject to the Village Planner's conditions.

NOW THEREFORE, BE IT RESOLVED by the President and Village Board of the Village of Poplar Grove, Illinois as follows:

1. The above recitals are incorporated herein and made a part hereof.

2. The Village hereby approves the Preliminary Plat of Etes Subdivision subject to the nine (9) conditions listed.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2019

AS FOLLOWS:

VOTING “AYE”: _____

_____

VOTING “NAY”: _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2019

ATTEST:

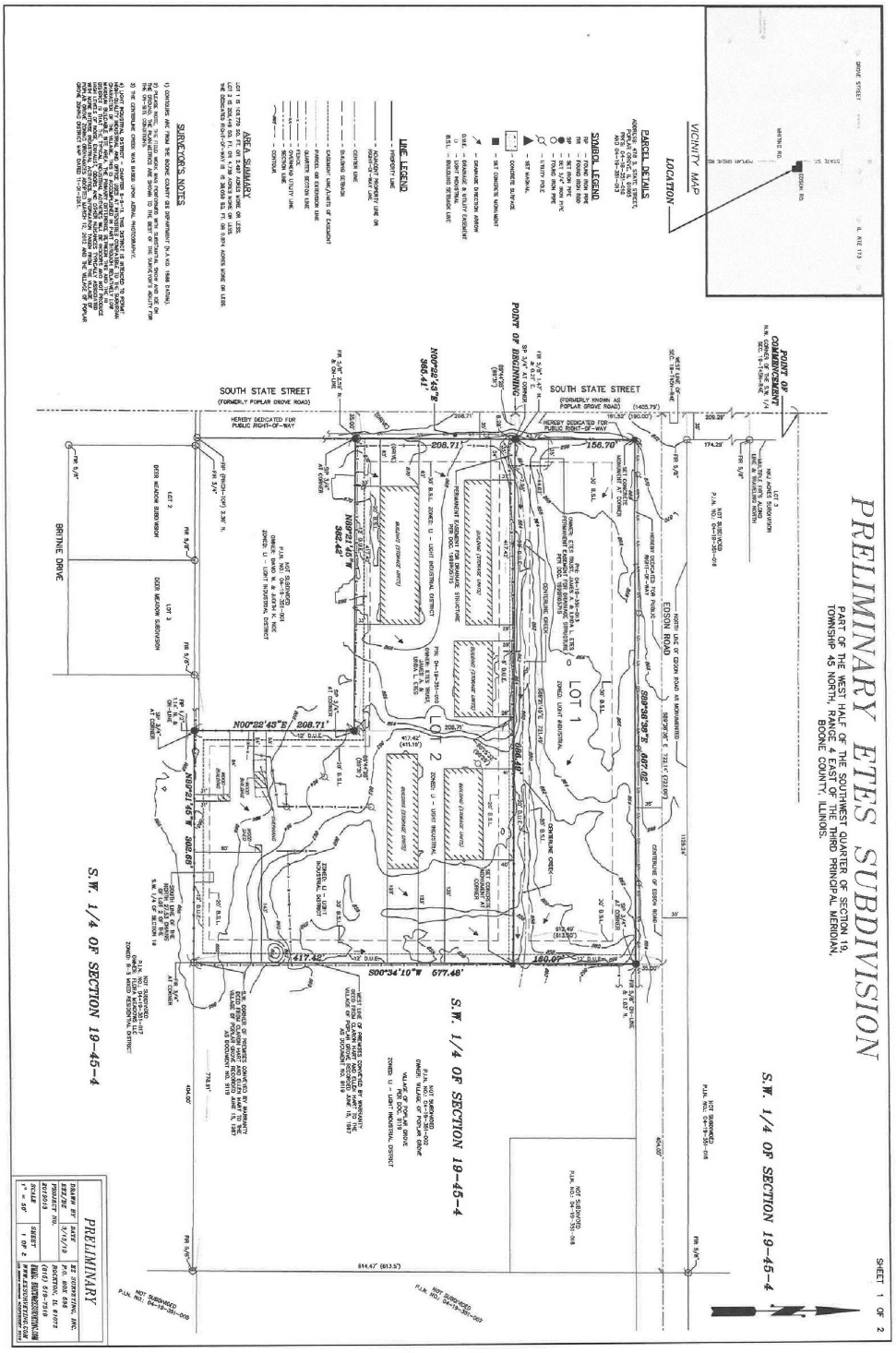
_____ _____

Karri Anderberg
VILLAGE CLERK

Owen Costanza
VILLAGE PRESIDENT

Resolution: _____

EXHIBIT A- Preliminary of Etes Subdivision



Resolution: _____

PRELIMINARY ETES SUBDIVISION

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

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

IN COMPLIANCE WITH PUBLIC ACT 85-1286 THIS IS TO FURTHER CERTIFY THAT THE LANDS EMBRACED WITHIN THE PLAT ARE LOCATED WITHIN NORTH BOONE SCHOOL DISTRICT #200.

BY: _____
JAMES A LINDA ETES
TRUSTEES OF THE ETES TRUST
1111 ETES DR
POPLAR GROVE, IL 61065

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

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

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

_____
NOTARY PUBLIC

LEGAL DESCRIPTION

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

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN SOUTH STATE STREET (FORMERLY KNOWN AS POPLAR GROVE ROAD) MARKING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST ON AN ASSUMED BEARING ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 1320.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 1320.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 1320.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 1320.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ON AN ASSUMED BEARING ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED TO THE VILLAGE OF POPLAR GROVE BY WARRANTY DEED WAS RECORDED JUNE 15, 1987 AS DOCUMENT NO. 8189 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID VAULT TO VILLAGE OF POPLAR GROVE PROPERTY, 515.5 FEET, MORE OR LESS, TO THE CENTER OF EDSON ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF EDSON ROAD, 733 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 190 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SITUATED IN BOONE COUNTY, ILLINOIS.

AND

PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWING: TO WIT: COMMENCING AT A POINT IN POPLAR GROVE ROAD MARKING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, ILLINOIS; RUNNING THENCE SOUTH ALONG THE WEST LINE THEREOF 1605.75 FEET TO A PLACE OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 1320.00 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 190.00 FEET TO A POINT; THENCE RUNNING SOUTHERLY AT AN ANGLE OF 89 DEGREES 30 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 733.71 FEET TO A POINT; RUNNING THENCE WESTERLY AT AN ANGLE OF 89 DEGREES 30 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 30.0 FEET TO A POINT; RUNNING THENCE NORTHERLY AT AN ANGLE OF 90 DEGREES 30 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 515.5 FEET TO A POINT; RUNNING THENCE WESTERLY ALONG SAID WEST LINE 2063.75 FEET TO THE PLACE OF BEGINNING, ABSOLUTE IN AND ALONG SAID WEST LINE 2063.75 FEET TO THE PLACE OF BEGINNING, BEING AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF WINNEBAGO)

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

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF POPLAR GROVE CORPORATE LIMITS WHICH HAS ADOPTED A POPLAR GROVE COUNTRYSIDE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER DECLARE THAT THE PROPERTY HEREON APPEARS TO BE IN ZONE X – AREAS TO BE OUTSIDE THE PERCENT EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 17007C0010C WITH THE EFFECTIVE DATE OF FEBRUARY 15, 2011.

DATED THIS 6TH DAY OF MARCH, 2019.

_____
ILLINOIS REGISTERED LAND SURVEYOR NO. 3721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-005866
EXPIRATION DATE IS APRIL 30, 2021

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

I, _____, VILLAGE ENGINEER FOR POPLAR GROVE, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE REGULATIONS GOVERNING PLACES OF SUBDIVIDED LAND TITLE 8 OF THE POPLAR GROVE MUNICIPAL CODE ADOPTED BY THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____, 2019.

_____
VILLAGE ENGINEER

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

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

_____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

POPLAR GROVE PUBLIC WORKS DEPARTMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

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

_____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

PUBLIC UTILITIES CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

COMMONWEALTH EDISON COMPANY
BY: _____
DATED: _____

NICOR GAS COMPANY
BY: _____
DATED: _____

FRONTIER COMMUNICATIONS
BY: _____
DATED: _____

COMCAST
BY: _____
DATED: _____

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

BY: _____

DISTRICT ENGINEER
ILLINOIS DEPARTMENT OF TRANSPORTATION

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

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

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

_____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

DATED THIS ____ DAY OF _____, 2019.

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

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

_____
COUNTY RECORDER

DRAINAGE AND UTILITY EASEMENT PROVISION

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF POPLAR GROVE AND TO ALL PUBLIC UTILITY COMPANIES OF WHATSOEVER NATURE, INCLUDING BUT NOT LIMITED TO, COMCAST, INC., AT&T, U-VERSE, FRONTIER COMMUNICATIONS, COMMONWEALTH EDISON COMPANY, AND NORTHERN ILLINOIS GAS COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS IN, OVER, ACROSS, UNDER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED DRAINAGE AND UTILITY EASEMENT FOR THE PURPOSE OF ESTABLISHING, CONSTRUCTING, OPERATING, REPAIRING, REMOVING, REPLACING AND MAINTAINING ALL NECESSARY FACILITIES FOR THE TRANSMISSION OF ELECTRICITY, COMMUNICATIONS, GAS, TELEPHONE OR STORM WATER UTILITY LINES, OR APPURTENANCES, SANITARY AND STORM SEWERS, MANHOLE VAULTS, STORM WATER DETENTION AND RETENTION, WATERMAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SNOW MELT SYSTEMS, AND ALL OTHER EQUIPMENT AND FACILITIES DEEMED NECESSARY BY THE VILLAGE AND UTILITIES AND SUCH OTHER EQUIPMENT AND FACILITIES DEEMED NECESSARY BY THE VILLAGE AND UTILITIES AND SUCH ACCESSORIES AS MAY BE NECESSARILY THEREWITH, WITH THE RIGHT OF ACCESS ACROSS THE LOTS, ESTATE PLATTED HEREON, FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID VILLAGE AND UTILITIES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, ROOTS OR SAPLINGS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER FACILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR IN THE FUTURE INTERFERE WITH THE AFORESAID USES AND RIGHTS WHERE AN EASEMENT IS USED FOR STORM SEWERS, OVERLAND SEWERS OR ANY OTHER UTILITY INSTALLATION, IT SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID VILLAGE SO AS NOT TO INTERFERE WITH OTHER UTILITY USES AND LIKEWISE, AFTER INSTALLATION OF SAID UTILITY, NO CHANGE SHALL BE MADE IN THE GRADE OVER ANY UNDERGROUND UTILITY OR STORM SEWER WITHOUT THE PRIOR APPROVAL OF SAID VILLAGE. FENCES SHALL NOT BE DEEMED UPON SAID EASEMENT EXCEPT WHERE SPECIFICALLY PERMITTED BY WRITTEN AUTHORITY OF THE VILLAGE OF POPLAR GROVE.

PRELIMINARY		
DRAWN BY	DATE	EZ SURVEYING, INC.
EES/BE	3/12/19	P.O. BOX 590
PROJECT NO.		ROCKTON, IL 61072
2019013		(815) 519-7219
SCALE	SHEET	EMAIL: EZSURVEY@AOL.COM
1" = 60'	2 OF 2	WWW.EZSURVEYING.COM

Memorandum

DATE: April 17, 2019

TO: Village of Poplar Grove Planning and Zoning Commission

FROM: Gina DelRose, Community Development Planner

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENTS

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


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

Public Health
Prevent. Promote. Protect.

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

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

April 1, 2019

FAX: 815-547-0789

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

Planning Services for Village of Poplar Grove

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

Dear Gina,

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

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

Thank you,

Amanda Mehl
Administrator of Public Health
skm

McMAHON
ENGINEERS ARCHITECTS

April 8, 2019

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

Re: Preliminary and Final Plats of Etes Subdivision

Dear Ms. DelRose:

Please allow this to acknowledge receipt of the following:

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

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

Preliminary Plat

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

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

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

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

Final Plat

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

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

Yours very truly,

McMAHON

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

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

Boone County
Soil & Water
Conservation District

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

12 April 2019

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

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

Dear Ms. DelRose:

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

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

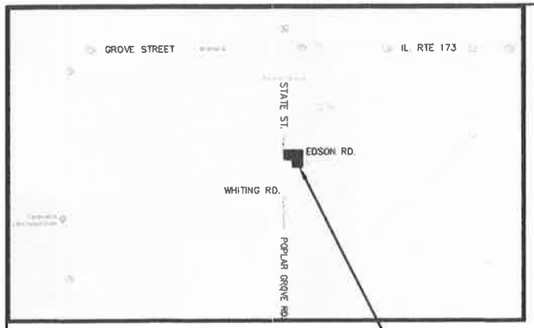
Thank you for the opportunity to comment.

Sincerely:

James Mulcahy

PRELIMINARY ETES SUBDIVISION

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



VICINITY MAP

LOCATION

PARCEL DETAILS

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

SYMBOL LEGEND

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

LINE LEGEND

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

AREA SUMMARY

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

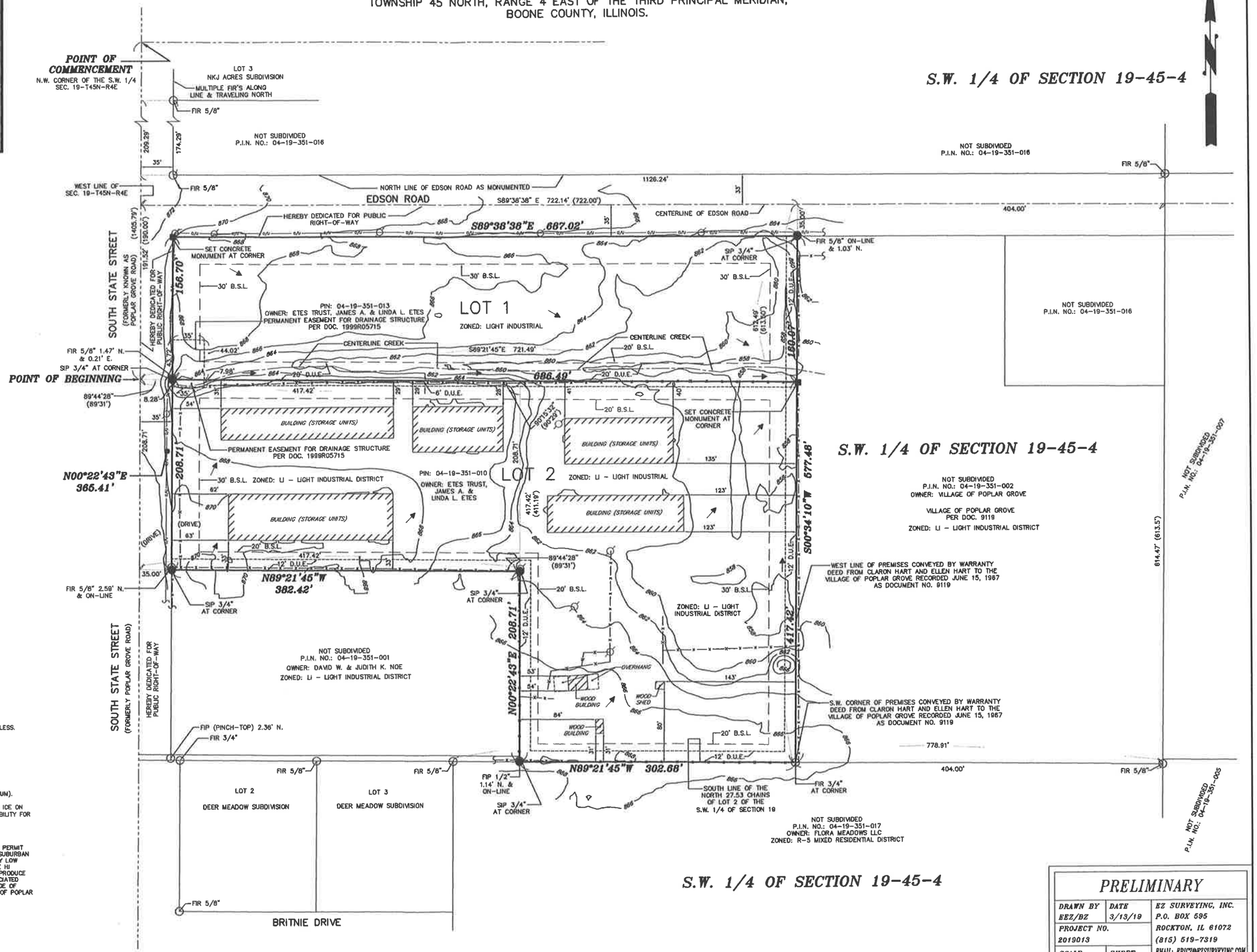
SURVEYOR'S NOTES

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

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

3) THE CENTERLINE CREEK WAS BASED UPON AERIAL PHOTOGRAPHY.

4) LIGHT INDUSTRIAL DISTRICT – CHAPTER 6-6-11. THIS DISTRICT IS INTENDED TO PERMIT HIGH-QUALITY INDUSTRIAL AND OFFICE USES AT INTENSITIES COMPATIBLE TO THE SUBURBAN CHARACTER OF THE VILLAGE. THIS IS ACCOMPLISHED IN PART THROUGH RELATIVELY LOW MAXIMUM BUILDABLE SITE AREA. THE PRIMARY DIFFERENCE BETWEEN THIS AND THE HI DISTRICT IS THAT THE TYPICAL INDUSTRIAL ACTIVITIES WILL BE INDOORS AND NOT PRODUCE HIGH LEVELS OF NOISE, EXHAUST, ODORS AND OTHER NUISANCES TYPICALLY ASSOCIATED WITH MORE INTENSE INDUSTRIAL ACTIVITIES. INFORMATION TAKEN FROM THE VILLAGE OF POPLAR GROVE ZONING ORDINANCES ADOPTED MARCH 12, 2012 AND THE VILLAGE OF POPLAR GROVE ZONING DISTRICT MAP DATED 11-01-2011.



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

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PRELIMINARY ETES SUBDIVISION

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

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

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

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

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

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

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

_____
NOTARY PUBLIC

LEGAL DESCRIPTION

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

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

AND

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WINNEBAGO)

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

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

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

DATED THIS 4TH DAY OF MARCH, 2019.

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

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

DATED THIS ____ DAY OF _____, 2019.

_____
VILLAGE ENGINEER

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

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

_____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

POPLAR GROVE PUBLIC WORKS DEPARTMENT

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

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

_____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

PUBLIC UTILITIES CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

COMMONWEALTH EDISON COMPANY

_____
BY:
_____
DATED:

NICOR GAS COMPANY

_____
BY:
_____
DATED:

FRONTIER COMMUNICATIONS

_____
BY:
_____
DATED:

COMCAST

_____
BY:
_____
DATED:

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

BY:
_____
DISTRICT ENGINEER
ILLINOIS DEPARTMENT OF TRANSPORTATION

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

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

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

_____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

DATED THIS ____ DAY OF _____, 2019.

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

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

_____
COUNTY RECORDER

DRAINAGE AND UTILITY EASEMENT PROVISION

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

PRELIMINARY		
DRAWN BY EEZ/BZ	DATE 3/13/19	EZ SURVEYING, INC.
PROJECT NO. 2019013		P.O. BOX 595 ROCKTON, IL 61072 (815) 519-7319
SCALE 1" = 60'	SHEET 2 OF 2	EMAIL: ERIC@EZSURVEYING.COM WWW.EZSURVEYING.COM

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RESOLUTION NUMBER: _____

A RESOLUTION OF THE VILLAGE OF POPLAR GROVE, ILLINOIS APPROVING THE FINAL PLAT OF ETES SUBDIVISION AND ACCEPTING CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS ASSOCIATED THEREWITH

WHEREAS, Linda and James Etes ("The applicant") has requested that the Village of Poplar Grove, Illinois ("Village") approve the Final Plat of Etes Subdivision; and

WHEREAS, The applicant has requested that the Village accept the Public Improvements ("Public Improvements"), as depicted on Final Plat of Etes Subdivision; and

WHEREAS, the Village Planner has recommended that the Village approve the Final Plat of Etes Subdivision subject to the following conditions:

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

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

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

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

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

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

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

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

9. The Public Utilities certificate block shall include MediaCom.

10. A Drainage certificate block shall be added.

11. A Planning certificate block shall be added.

12. The IDOT certificate block shall be removed.

WHEREAS, the Village has determined it is in the best interests of the Village and its citizens to approve the Final Plat of Etes Subdivision subject to the Village Planner's conditions.

NOW THEREFORE, BE IT RESOLVED by the President and Village Board of the Village of Poplar Grove, Illinois as follows:

Resolution: _____

1. The above recitals are incorporated herein and made a part hereof.

2. The Village hereby approves the Final Plat of Etes Subdivision subject to the twelve (12) conditions listed.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2019

AS FOLLOWS:

VOTING "AYE": _____

_____

VOTING "NAY": _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2019

ATTEST:

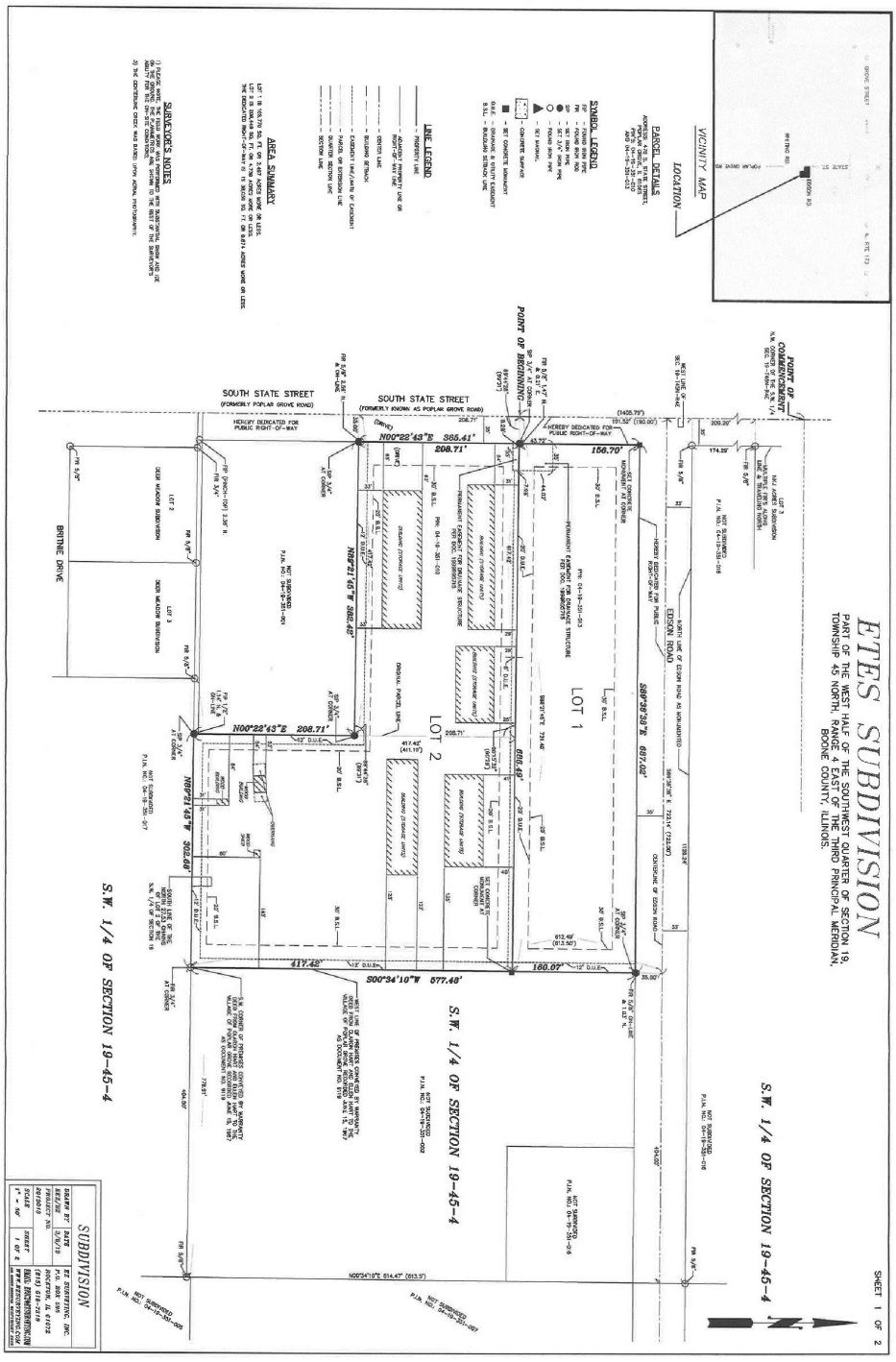
_____ _____

Karri Anderberg
VILLAGE CLERK

Owen Costanza
VILLAGE PRESIDENT

Resolution: _____

EXHIBIT A- Submitted Final Plat of Etes Subdivision



Resolution: _____

ETES SUBDIVISION

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

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

IN COMPLIANCE WITH PUBLIC ACT 90-396 THIS IS TO FURTHER CERTIFY THAT THE LANDS EMBRACED WITHIN THE PLAT ARE LOCATED WITHIN NORTH BOONE SCHOOL DISTRICT #200.

BY: _____
JAMES & LINDA ETES
TRUSTEES OF THE ETES TRUST
P.O. BOX 595
POPLAR GROVE, IL 61065

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

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

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

_____
NOTARY PUBLIC

LEGAL DESCRIPTION

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

PART OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN SOUTH STATE STREET (FORMERLY KNOWN AS POPLAR GROVE ROAD) MARKING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, RUNNING THENCE SOUTH ALONG THE WEST LINE THEREOF, 1400.39 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY AT AN ANGLE OF 89 DEGREES 20 MINUTES MEASURED COUNTER-CLOCKWISE FROM A PROLONGATION OF THE LAST DESCRIBED COURSE, 1320.00 FEET; THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES 39 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 1320.00 FEET TO A POINT MARKING THE NORTHEAST CORNER OF LOT 2 OF THE SOUTHWEST 1/4 OF SECTION 19, THENCE WESTERLY ALONG THE NORTH LINE OF THE NORTH 22.50 RODS OF LOT 3 OF THE SOUTHWEST 1/4 OF SECTION 19, THENCE EASTERLY ALONG SAID LINE OF SAID NORTH 22.50 RODS TO THE SOUTHWEST CORNER OF THE PREMISES CONVEYED BY WARRANTY DEED FROM CLARION HART AND ELLEN HART TO THE VILLAGE OF POPLAR GROVE, BY SAID WARRANTY DEED WAS RECORDED JUNE 15, 1897 AS DOCUMENT NO. 6169 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PREMISES CONVEYED BY SAID WARRANTY DEED, 1320.00 FEET TO THE NORTHWEST CORNER OF SAID PREMISES; THENCE EASTERLY ALONG THE CENTER LINE OF EDSON ROAD, 330 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 190 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SITUATED IN BOONE COUNTY, ILLINOIS.

AND

PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWING, TO WIT: COMMENCING AT A POINT IN SOUTH STATE STREET (FORMERLY KNOWN AS POPLAR GROVE ROAD) MARKING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, AFORESAID; THENCE EASTERLY ALONG THE NORTH LINE THEREOF, 1400.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY AT AN ANGLE OF 89 DEGREES 20 MINUTES MEASURED COUNTER-CLOCKWISE FROM A PROLONGATION OF THE LAST DESCRIBED COURSE, 1320.00 FEET; THENCE EASTERLY AT AN ANGLE OF 89 DEGREES 39 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 330.00 FEET TO A POINT MARKING THENCE NORTHERLY AT AN ANGLE OF 90 DEGREES 21 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 417.43 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, WHICH POINT IS 2082.71 FEET SOUTH OF THE PLACE OF BEGINNING; RUNNING THENCE NORTHERLY ALONG SAID WEST LINE 208.71 FEET TO THE PLACE OF BEGINNING, ALL LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF WINNEBAGO)

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

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF POPLAR GROVE CORPORATE LIMITS WHICH HAS ADOPTED A POPLAR GROVE COMPREHENSIVE PLAN AND MAY AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS SCHEDULE, 65ILCS 5/11-12-5.

WE FURTHER DECLARE THAT THE PROPERTY HEREON APPEARS TO BE IN ZONE X – AREAS TO BE OUTSIDE THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP #'S: 17007C0015C WITH THE EFFECTIVE DATE OF FEBRUARY 15, 2011.

DATED THIS 4TH DAY OF MARCH, 2019.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020.
PROFESSIONAL DESIGN FIRM EXPIRE NO.: 184-005858
EXPIRATION DATE IS APRIL 30, 2020

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

DATED THIS _____ DAY OF _____, 2019.

_____
VILLAGE ENGINEER

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

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

_____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

POPLAR GROVE PUBLIC WORKS DEPARTMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

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

_____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

PUBLIC UTILITIES CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

COMMONWEALTH EDISON COMPANY

BY: _____
DATED: _____

NICOR GAS COMPANY

BY: _____
DATED: _____

FRONTIER COMMUNICATIONS

BY: _____
DATED: _____

COMCAST

BY: _____
DATED: _____

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

BY: _____

DISTRICT ENGINEER
ILLINOIS DEPARTMENT OF TRANSPORTATION

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

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

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

_____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

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

DATED THIS _____ DAY OF _____, 2019.

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 2019 AT _____ O'CLOCK _____ M., AND RECORDED IN PLAT INDEX FILE ENVELOPE _____ AS DOCUMENT NO. _____.

_____
COUNTY RECORDER

DRAINAGE AND UTILITY EASEMENT PROVISION

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RECITED FOR AND GRANTED TO THE VILLAGE OF POPLAR GROVE AND TO ALL PUBLIC UTILITY COMPANIES OF ANY AND ALL OPERATING LABOR FRANCHISE GRANTED WITHIN THE LIMITS FROM THE VILLAGE, INCLUDING, BUT NOT LIMITED TO, COMCAST, AT&T, MEDIACOM, FRONTIER COMMUNICATIONS, COMMONWEALTH EDISON COMPANY, AND NORTHERN ILLINOIS GAS COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ALONG, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED DRAINAGE AND UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, REMOVING, REPLACING, OPERATING AND MAINTAINING ALL NECESSARY FACILITIES FOR TRANSMITTING AND DISTRIBUTING COMMUNICATIONS, GAS, TELEPHONE OR OTHER UTILITY SERVICES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WORK, STORM WATER DETENTION AND RETENTION, WATERWAYS AND ANY AND ALL NECESSARY MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER APPURTENANCES AS MAY BE DEEMED NECESSARY BY THE VILLAGE AND THE RIGHT TO REMOVE TREES, BUSHES, UNDERGROWTH AND OTHER OBSTRUCTIONS AS MAY BE DEEMED NECESSARY BY THE VILLAGE AND GRANTEES MAY ENTER NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREIN GRANTED TO SAID VILLAGE AND UTILITIES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER GROWTH ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWERS OR WITHOUT LIMITATION, UTILITY INSTALLATIONS OF, ON, OVER, UNDER, THROUGH OR ACROSS SAID EASEMENTS. NO STRUCTURE SHALL BE ERECTED OR PLACED ON SAID EASEMENTS, BUT SHALL MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR STORM SEWERS, SANITARY SEWERS OR ANY OTHER UTILITY INSTALLATION, IT SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID VILLAGE SO AS NOT TO INTERFERE WITH OTHER UTILITY LINES AND DRAINAGE. AFTER INSTALLATION OF SAID UTILITY LINES, THE FINAL SURFACE OF THE EASEMENT SHALL BE GRADED AND SEEDED OR SODDED BY THE LOT OWNER AND MAINTAINED BY THE LOT OWNER. THE PROPERTY WITHIN SAID EASEMENT, HOWEVER, REMAINS THE PROPERTY OF THE LOT OWNER, EXCEPT WHERE SPECIFICALLY PERMITTED BY WRITTEN AUTHORITY OF THE VILLAGE OF POPLAR GROVE.

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

Memorandum

DATE: April 17, 2019

TO: Village of Poplar Grove Planning and Zoning Commission

FROM: Gina DelRose, Community Development Planner

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. The Public Utilities certificate block shall include MediaCom.

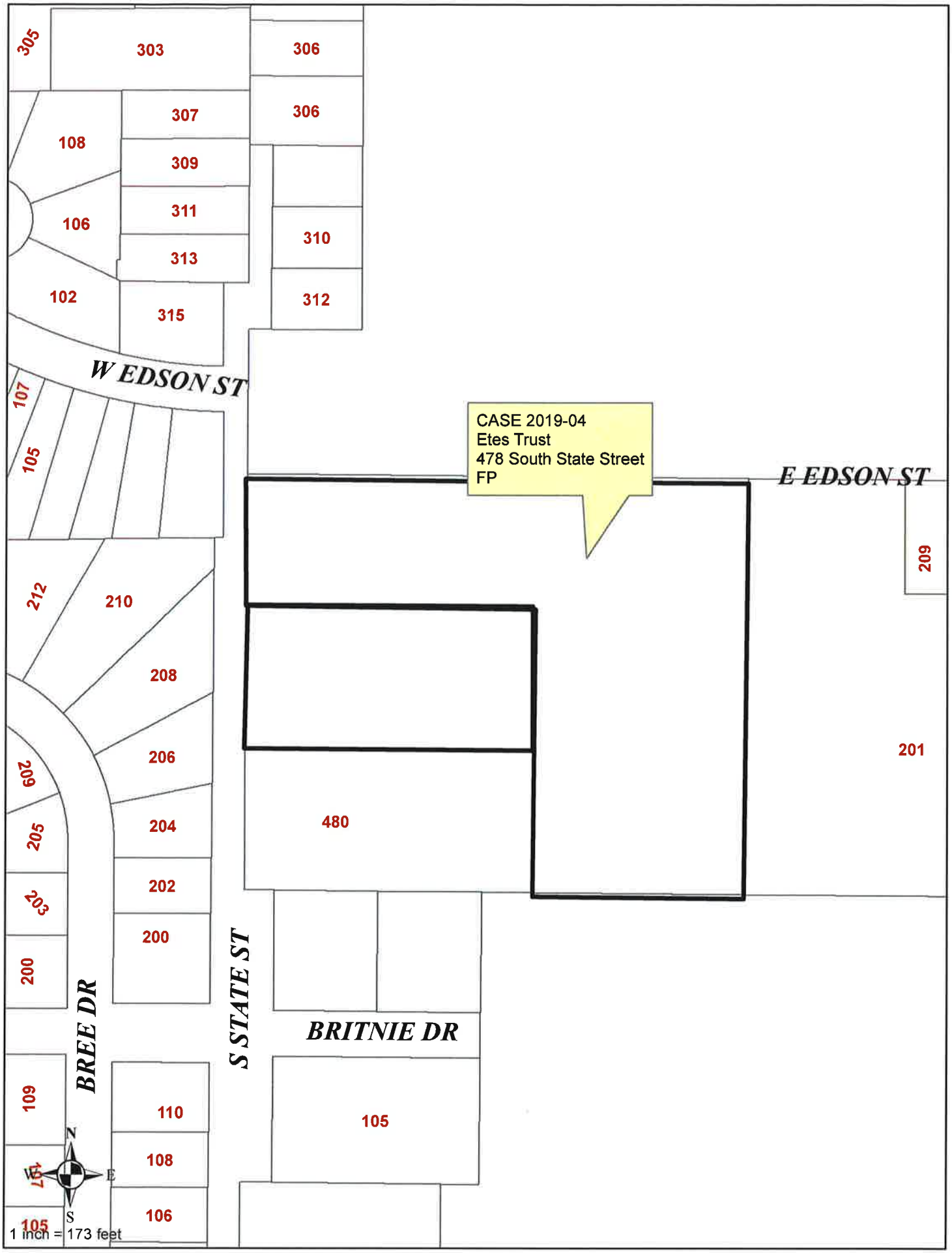
10. A Drainage certificate block shall be added.

11. A Planning certificate block shall be added.

12. The IDOT certificate block shall be removed.

ATTACHMENTS

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


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W EDSON ST
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CASE 2019-04
Etes Trust
478 South State Street
FP
E EDSON ST
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209
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202
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480
201
S STATE ST
BREE DR
BRITNIE DR
109
110
108
107
106
105
105
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S
1 inch = 173 feet


CASE 2019-04
Etes Trust
478 South State Street
FP
S STATE ST
S STATE ST
BRITNIE DR
480
351-010
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351-013
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1082.99
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209.71
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204
202
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110
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1 inch = 115 feet

Public Health
Prevent. Promote. Protect.

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

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

April 1, 2019

FAX: 815-547-0789

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

Planning Services for Village of Poplar Grove

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

Dear Gina,

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

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

Thank you,

Amanda Mehl
Administrator of Public Health
skm

McMAHON
ENGINEERS | ARCHITECTS

April 8, 2019

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

Re: Preliminary and Final Plats of Etes Subdivision

Dear Ms. DelRose:

Please allow this to acknowledge receipt of the following:

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

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

Preliminary Plat

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

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

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

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

Final Plat

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

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

Yours very truly,

McMAHON

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

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

Boone County
Soil & Water
Conservation District

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

12 April 2019

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

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

Dear Ms. DelRose:

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

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

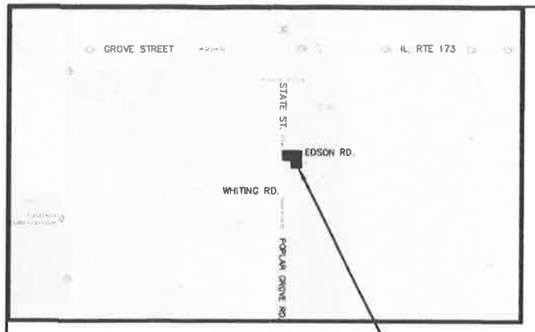
Thank you for the opportunity to comment.

Sincerely:

James Mulcahy

ETES SUBDIVISION

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



VICINITY MAP

LOCATION

PARCEL DETAILS

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

SYMBOL LEGEND

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

LINE LEGEND

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

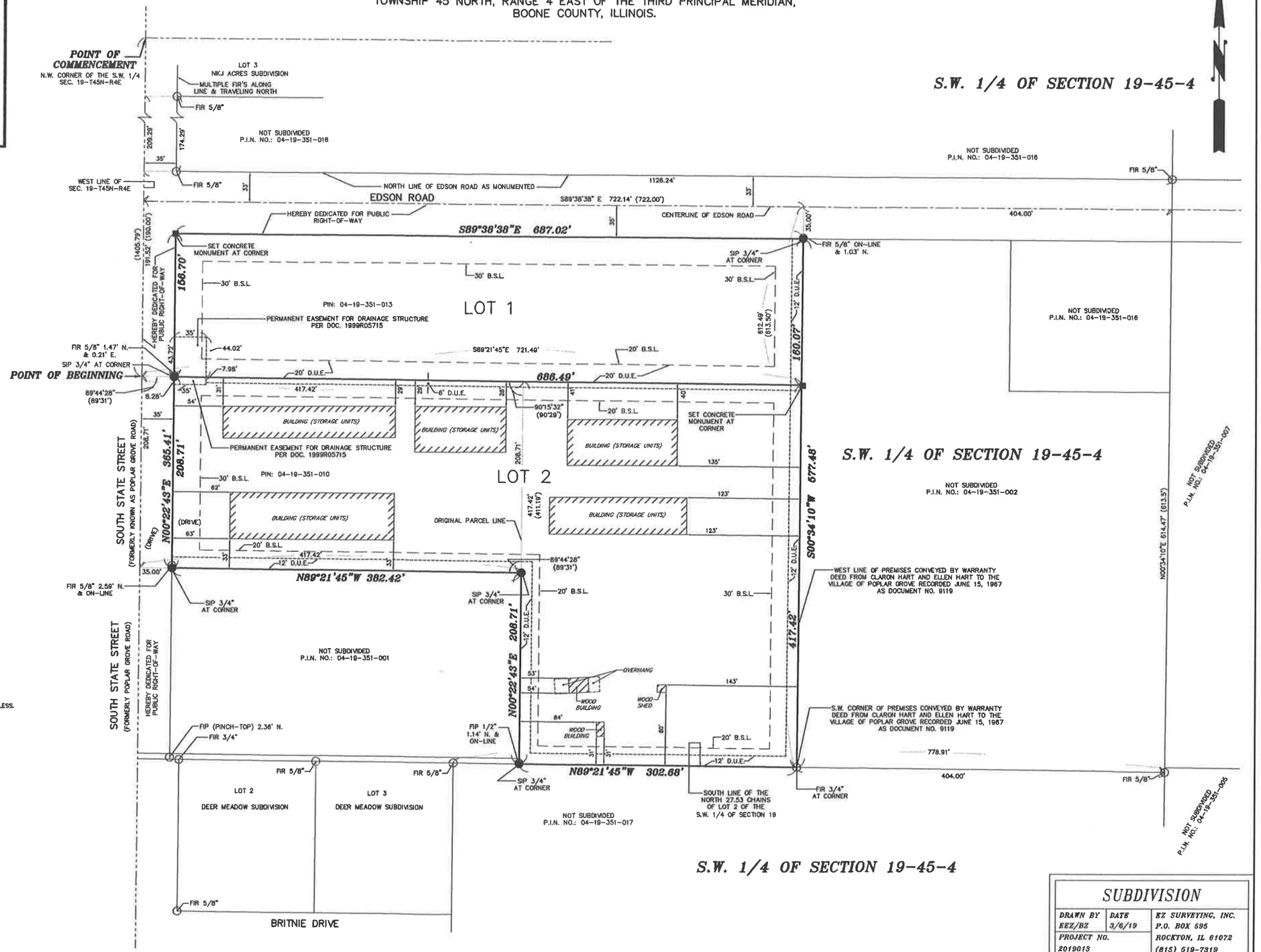
AREA SUMMARY

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

SURVEYOR'S NOTES

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

3) THE CENTERLINE CREEK WAS BASED UPON AERIAL PHOTOGRAPHY.



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

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ETES SUBDIVISION

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

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

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

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

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

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

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

_____
NOTARY PUBLIC

LEGAL DESCRIPTION

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

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

AND

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WINNEBAGO)

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

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

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

DATED THIS 4TH DAY OF MARCH 20

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

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

DATED THIS ____ DAY OF _____, 2019.

_____
VILLAGE ENGINEER

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

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

_____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

POPLAR GROVE PUBLIC WORKS DEPARTMENT

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

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

_____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

PUBLIC UTILITIES CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

COMMONWEALTH EDISON COMPANY

_____
BY:
_____
DATED:

NICOR GAS COMPANY

_____
BY:
_____
DATED:

FRONTIER COMMUNICATIONS

_____
BY:
_____
DATED:

COMCAST

_____
BY:
_____
DATED:

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

BY:

_____
DISTRICT ENGINEER
ILLINOIS DEPARTMENT OF TRANSPORTATION

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

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

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

_____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

DATED THIS ____ DAY OF _____, 2019.

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF BOONE)

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

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

_____
COUNTY RECORDER

DRAINAGE AND UTILITY EASEMENT PROVISION

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

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

ORDINANCE NUMBER: 2019-16

AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE, ILLINOIS AMENDING TITLE 6 CHAPTER 3 SECTION 6-3-4 OF THE VILLAGE OF POPLAR GROVE CODE OF ORDINANCES REGARDING BUILDING SEWERS AND CONNECTIONS

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

WHEREAS, Title 6 of the Code governs Public Ways and Properties; and

WHEREAS, Chapter 3 governs Sewer Use and Construction; and

WHEREAS, Section 6-3-4 governs Building Sewers and Connections; and

WHEREAS, the Village desires to amend its section governing Building Sewers and Connections; and

WHEREAS, the Village has determined it is in the best interest of the Village and its citizens to enact an ordinance providing for the foregoing.

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

1. The above recitals are incorporated herein and made a part hereof.

2. Section 6-3-4 of the Code Building Sewers and Connections is hereby amended in its entirety to read as follows:

L. "Building Sewer Maintenance and Repair":

(1) All costs and expense incident to the installation, collection and maintenance and repair of the building sewer shall be borne by the owner. The owner shall indemnify the Village from any loss or damage that may directly or indirectly be occasioned by the installation of the building sewer.

(2) All repairs and replacements of building sewers or drains from the Buffalo box to the building shall be made by and at the expense of the owner of the premises served, and shall comply with all the regulations and requirements of this Code, including permits. Whenever a building sewer or drain is obstructed or otherwise found to be broken or defective, so that sewage or drainage escapes into the surrounding soil or into adjacent premises, repair or replacement of sewers or drains shall be performed by the owner within ten days after receipt of written notice from the Village, unless the conditions resulted from improvements constructed by the Village or through operations allowed in right-of-way through permits issued by the Village. In those circumstances, repairs shall be the responsibility of the Village or the permittee.

(3) The proper maintenance and operation of a building sewer to the point of connection to the Buffalo box shall be the responsibility of the owner of the premises served by such sanitary sewer pipes. Maintenance includes, but is not limited to, preventing any obstruction or extraneous materials or flows from entering such facilities, protecting such facilities from any damage, and keeping same free from defects or malfunctions. The premise owner shall make necessary provisions and take necessary precautions to assure that such sewer facilities are at all times capable of satisfactorily performing the services and adequately discharging the functions and producing the final results and purposes such facilities are intended to perform, discharge or produce.

(4) Maintenance of the premise owner's service line shall include rodding due to blockage or root intrusion emanating from private or public trees and/or repairs due to a collapsed pipe. Maintenance of the privately owned and maintained sewer service line shall include all pipe and structures beginning with the connection to the Buffalo box to and including the building connection and will be the responsibility of the premise owner.

(5) The Village may, in the case of an emergency, repair any sewer line connected to the public sanitary sewer. If the Village does such repairs, the cost of such repair work shall be paid to the Village by the owner of the premises served for the service within 30 days after the Village issues an invoice for the costs, unless a different repayment timeframe and/or mechanism is approved by the Poplar Grove Board of Trustees.

(6) The costs of cleanup on private property and repair for any backup due to the condition of the sewer service line shall be borne by the premise owner.

(7) All repairs to that portion of the main sewer line or pipe encompassed within its outer circumference, as extended longitudinally, shall be made by and at the expense of the Village. All repairs to that portion of the sewer service line at the Buffalo box and to the building, shall be made by and at the expense of the owner of the premises served. All repairs to the sewer service line shall be made by and at the expense of the Village.

(8) In the event that a protruding break-in connection of a sewer service line requires repair, it shall be the responsibility of the Village to remove the protruding pipe from the sewer main and to install a properly installed Wye or Tee connection with saddle, properly cored hole into the public main, and proper method of securing the saddle to the main.

3. 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.

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

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2019

AS FOLLOWS:

VOTING "AYE": _____

_____

VOTING "NAY": _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2019

ATTEST:

_____ _____

CLERK PRESIDENT