VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

ADMINISTRATION & ZONING COMMITTEE

Monday, December 14, 2020 - 6:30 PM

200 N. Hill Street, Poplar Grove, IL 61065

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF PHONE PARTICIPATION (Roll Call)

APPROVAL OF AGENDA (Voice Vote)

APPROVAL OF MINUTES (Voice Vote)

1. Motion to approve November 09, 2020 Administration committee 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. Clerk, Karri Anderberg
3. Code & Permit, Ken Garrett

NEW BUSINESS

4. Discussion and possible recommendation to the Village Board to approve **Ordinance 20-35** an ordinance of the Village of Poplar Grove, Illinois establishing meeting dates and times of the Board of Trustees of the Village of Poplar Grove and its Committees and Commissions for the calendar year 2021
5. Discussion and possible recommendation to the village board to approve **Ordinance 20-36** an ordinance granting a map amendment from the GB, General Business District to the A-1, Agricultural/Rural District (15878 Poplar Grove Road)

ADJOURNMENT (Voice Vote)

KJA 12/11/2020

VILLAGE OF POPLAR GROVE

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ADMINISTRATION & ZONING COMMITTEE

Monday, November 09, 2020 - 6:30 PM

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

MINUTES

CALL TO ORDER
President Costanza called the meeting to order at 6:30 pm

ROLL CALL
PRESENT
President Owen Costanza
Finance Chairman Eric Miller
Chairman Ron Quimby
Trustee Jeff Goings
Trustee David Allgood
Trustee James Wehrle
Clerk Karri Anderberg
Attorney Roxanne Sosnowski
Public Works Director Mitch Hilden
Treasurer Carina Boyd
Engineer Chris Dopkins

APPROVAL OF PHONE PARTICIPATION (Roll Call)
no phone participation

APPROVAL OF AGENDA (Voice Vote)
Motion made by Chairman Miller, Seconded by Admin Chairman Quimby. Motion passed by voice vote

APPROVAL OF MINUTES (Voice Vote)
1. Motion to approve Admin and Zoning Committee minutes from October 12, 2020

Motion made by Trustee Allgood, Seconded by Trustee Goings. Motion passed by voice vote.

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

no public comment

DEPARTMENT REPORTS

2. Clerk, Karri Anderberg
   Clerk Anderberg is working with B&F to close out the summer permits.
3. Code and Permit, B&F
   No questions for B&F.

NEW BUSINESS

4. Discussion and possible revisions to lease for 100 South State Street
   Motion made by Admin Chairman Quimby, Seconded by Chairman Miller. Motion passed by voice vote.
   Treasurer Boyd stated that Majestic Cuts does want to renew for another year and she will pay property taxes.
5. Discussion on Sexual Harassment training
   reminder to all Staff, Trustees and Committee Members to complete their sexual harassment training by January 16, 2021. Treasurer Boyd will send the link to everyone. Per Boyd this will be about an hour long session and will have questions at the end.
6. Discussion on Committee of the Whole meetings
   Motion made by Admin Chairman Quimby, Seconded by Chairman Miller. Motion passed by voice vote.
   President Costanza would like to combine Admin and finance into one Committee of the Whole meeting starting on May 10, 2021. He stated we currently meet already on one night and would cut down on starting and stopping.

ADJOURNMENT (Voice Vote)

Motion made by Trustee Goings, Seconded by Trustee Allgood. Motion passed by voice vote. Meeting adjourned at 6:45 pm.

VILLAGE OF POPLAR GROVE

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200 Hill Street, Poplar Grove, IL 61065
Phone: (815) 765-3201 – Fax: (815)765-3571
www.villageofpoplargrove.com

November 2020

Clerk Monthly Report

General:

This month the state came in and gave us the application to clean up the back. We know have to tell them what we have and the earliest year that we have it. Then they will tell us what we can burn or sheard. This will be a on going project. The goal is to get this completed and everything burned/sheared by the time the public works building is finished. Clerks office was very busy with the tree lighting as well.

FOIA:

We had 2 FOIA requests in the month of November.

Permits:

For the month of November, we had 31 permits submitted and 2 new home permits submitted. We are continuing to work with our permit officer to close out the summers permits.

Code:

For the month of November, we sent out 10 code violation letters. 9 of the 10 have come into compliance. We will have 1 outstanding from the previous month.

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: December 4, 2020

Re: Monthly Report – November

Summary

This month, we are continuing to clean up temporary occupancies. Conference call was held to discuss grading approvals with Director Hilden and Engineer Dopkins. We have received the plat of survey for 201 N. State and are working on bringing this property into compliance. Working on resolving code violations at 4400 Illinois Route 76. The number of permits, inspections and code enforcement equaled 164. This number increased from 108 last month to 164 this month.

Below are the statistics for the month of November.

Category

Complaints	7
Verbal/Written Warnings	28
Permits Issued	32
Court Tickets Issued	0
Meetings	2
Phone Calls/Admin. (Mondays only)	3
B&F Inspections	92
Stop Work Orders	0
Total	***164***

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: 11/01/2020 - 11/30/2020

Village of Poplar Grove

Monday, November 2, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
228 Ridgestone Trail	2020-210	Residential	Building Final	Solar	☐	Panzloff	Approved	313030	45.00
228 Ridgestone Trail	2020-210	Residential	Electric Final	Solar	☐	Panzloff	Approved	313030	45.00
4541 Hams Dr	2020-235	Residential	Roof Rough		☐	Kasten	Approved	315816	35.00
Summary for 'Inspection Date' = 11/2/2020 (3 detail records)					0				**125.00**

Tuesday, November 3, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
409 Scarlett Oak	2020-232	Residential	Post Holes - Fence		☐	Garmoe	Approved	315052	35.00
Summary for 'Inspection Date' = 11/3/2020 (1 detail record)					0				**35.00**

Wednesday, November 4, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
108 W. Park Street	2020-228	Residential	Roof Rough		☐	Panzloff	Approved	301856	35.00
398 W. Park	2020-219	Residential	Roof Rough		☐	Panzloff	Approved	301857	35.00
417 Live Oak	2020-228	Residential	Roof Rough		☐	Panzloff	Approved	310065	35.00

Village of Poplar Grove

106 Orchard Street	2020-191	Residential	Driveway Final	☐	Panzloff	Approved	313032	35.00
406 Jade Place	2020-234	Residential	Post Holes - Deck	☐	Panzloff	Approved	313033	35.00
515 Birch Street	-	Residential	Concrete Pour sidewalk	☐	Panzloff	Failed	313034	35.00
385 Westergren Way	-	Residential	Concrete Pour sidewalk	☐	Panzloff	Failed	313036	35.00
Summary for 'Inspection Date' = 11/4/2020 (7 detail records)				**0**				**245.00**

Thursday, November 5, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
417 Live Oak	2020-205*	Residential	Underground Plumbing		☐	Del Principe	Approved	310065	0.00
515 Birch Street	-	Residential	Concrete Pour sidewalk		☑	Del Principe	Approved	313035	35.00
385 Westergren Way	-	Residential	Concrete Pour sidewalk		☑	Panzloff	Approved	313037	35.00
Summary for 'Inspection Date' = 11/5/2020 (3 detail records)					**2**				**70.00**

Friday, November 6, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
100 Bree	-	Residential	Roof Rough		☐	Panzloff	Failed	301861	35.00
417 Live Oak	2020-205*	Residential	Water Service		☐	Del Principe	Approved	310033	0.00
417 Live Oak	2020-205*	Residential	Sewer		☐	Del Principe	Approved	310033	0.00
238 Cress Creek	2020-06*	Residential	Plumbing Rough		☐	Del Principe	Approved	310060	0.00
452 Live Oak	2020-207*	Residential	Sewer		☐	Del Principe	Approved	310062	0.00
452 Live Oak	2020-207*	Residential	Water Service		☐	Del Principe	Approved	310062	0.00
420 Live Oak	2020-206*	Residential	Sewer		☐	Del Principe	Approved	310063	0.00
420 Live Oak	2020-206*	Residential	Water Service		☐	Del Principe	Approved	310063	0.00

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222 Cedar Bend Court	-	Residential	Stop Work Order	☐	Panzloff	Status Meeting	313040	35.00
233 Ridgestone	2020-200	Residential	Post Holes - Fence	☐	Panzloff	Approved	313041	35.00
237 Ridgestone Trail	2020-214	Residential	Post Holes - Fence	☐	Panzloff	Approved	313042	35.00
106 Orchard Street	2020-191	Residential	Post Holes - Fence	☐	Panzloff	Approved	313043	35.00
417 Live Oak	2020-205*	Residential	Concrete	☐	Panzloff	Approved	313044	0.00
238 Cress Creek	2020-06*	Residential	Electrical Rough	☐	Panzloff	Approved	313045	0.00
238 Cress Creek	2020-06*	Residential	Mechanical Rough	☐	Panzloff	Approved	313045	0.00
238 Cress Creek	2020-06*	Residential	Building Rough	☐	Panzloff	Approved	313045	0.00
Summary for 'Inspection Date' = 11/6/2020 (16 detail records)				0				**175.00**

Monday, November 9, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
215 Main Street	-	Residential	Fence Final		☐	Kasten	Approved	315835	35.00
108 W. Park Street	2020-107	Residential	Window Replacement		☐	Kasten	Approved	315836	35.00
108 W. Park Street	2020-107	Residential	Roof Final		☐	Kasten	Approved	315837	35.00
398 W. Park	2020-219	Residential	Roof Final		☐	Kasten	Approved	315838	35.00
Summary for 'Inspection Date' = 11/9/2020 (4 detail records)					0				**140.00**

Tuesday, November 10, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
394 Maple Leaf	2020-90*	Residential	Plumbing Final		☐	Del Principe	Approved	310071	0.00
419 Blue Spruce	2020-91*	Residential	Plumbing Final		☐	Del Principe	Approved	310072	0.00
Summary for 'Inspection Date' = 11/10/2020 (2 detail records)					0				**0.00**

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Wednesday, November 11, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
460 Stone Hollow	2020-45	Residential	Building Final	Solar	☐	Panzloff	Approved	313053	45.00
460 Stone Hollow	2020-45	Residential	Electric Final	Solar	☐	Panzloff	Approved	313053	45.00
202 starfire Road	2020-199	Residential	Building Final	Solar	☐	Panzloff	Approved	313054	45.00
202 starfire Road	2020-199	Residential	Electric Final	Solar	☐	Panzloff	Approved	313054	45.00
219 starfire Road	2020-198	Residential	Building Final	Solar	☐	Panzloff	Approved	313055	45.00
219 starfire Road	2020-198	Residential	Electric Final	Solar	☐	Panzloff	Approved	313055	45.00
Summary for 'Inspection Date' = 11/11/2020 (6 detail records)					0				270.00

Thursday, November 12, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
214 Bree	2020-240	Residential	Roof Rough		☐	Panzloff	Approved	301863	35.00
201 W. Park	2020-238	Residential	Roof Rough		☐	Panzloff	Approved	301864	35.00
422 Blue Spruce	2020-92*	Residential	Concrete Pour	Public & Private W	☐	Panzloff	Approved	313056	0.00
408 Scarlet Oak	2020-138*	Residential	Concrete Pre-Pour	Garage/Front Porch	☐	Panzloff	Approved	313057	0.00
452 Live Oak	2020-207*	Residential	Electric Service		☐	Panzloff	Approved	313058	0.00
238 Cress Creek	2020-06*	Residential	Insulation		☐	Panzloff	Approved	313063	0.00
Summary for 'Inspection Date' = 11/12/2020 (6 detail records)					0				70.00

Friday, November 13, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
5170 Whiting Road	2020-242	Residential	Roof Rough		☐	Panzloff	Approved	313064	35.00

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Summary for 'Inspection Date' = 11/13/2020 (1 detail record)					0				35.00

Monday, November 16, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Meeting (Building)		☐	Garrett	Status Meeting	-	25.00
406 Jade Place	2020-234	Residential	Deck Rough		☐	Panzloff	Approved	313065	35.00
302 Sherman	2020-145	Residential	Electric Final	Above Ground Pool	☐	Panzloff	Failed	313066	35.00
302 Sherman	2020-145	Residential	Building Final	Above Ground Pool	☐	Panzloff	Failed	313066	35.00
302 Sherman	2020-145	Residential	Mechanical Final	Above Ground Pool	☐	Panzloff	Failed	313066	35.00
130 Ray Street	2020-123	Residential	Roof Final		☐	Kasten	Approved	315847	35.00
128 Ray Street	2020-155	Residential	Roof Final		☐	Kasten	Approved	315848	35.00
201 W Park St	2020-238	Residential	Roof Final		☐	Kasten	Approved	315849	35.00
293 Oak Street	2020-16	Residential	Fence Final		☐	Kasten	Approved	315850	35.00
309 Oak Street	2020-36	Residential	Fence Final		☐	Kasten	Approved	315853	35.00
214 Bree	2020-240	Residential	Roof Final		☐	Kasten	Approved	315854	35.00
406 Jade Place	2020-234	Residential	Deck Rough		☐	Kasten	Approved as Noted	315855	35.00
Summary for 'Inspection Date' = 11/16/2020 (12 detail records)					0				410.00

Tuesday, November 17, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
409 Scarlet Oak Drive	2020-232	Residential	Fence Final		☐	Panzloff	Approved	313072	35.00
Summary for 'Inspection Date' = 11/17/2020 (1 detail record)					0				35.00

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Wednesday, November 18, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
432 Old Orchard	2020-233*	Residential	Footing		☐	Panzloff	Approved as Noted	313075	1,170.00
Summary for 'Inspection Date' = 11/18/2020 (1 detail record)					0				1,170.00

Thursday, November 19, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Meeting (Building)		☐	Garrett	Status Meeting	-	75.00
316 Oak Street	2020-253	Residential	Roof Rough		☐	Panzloff	Approved	301870	35.00
203 W. Park	2020-230	Residential	Roof Rough		☐	Panzloff	Failed	313077	35.00
Summary for 'Inspection Date' = 11/19/2020 (3 detail records)					0				145.00

Monday, November 23, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
5445 Route 173	2020-221	Residential	Building Final	Solar	☐	Panzloff	Approved	313082	45.00
5445 Route 173	2020-221	Residential	Electric Final	Solar	☐	Panzloff	Approved	313082	45.00
2901 Culver Court	2020-231	Residential	Building Final	Solar	☐	Panzloff	Approved	313083	45.00
2901 Culver Court	2020-231	Residential	Electric Final	Solar	☐	Panzloff	Approved	313083	45.00
394 Maple Leaf	2020-90*	Residential	Mechanical Final		☐	Panzloff	Approved	313084	0.00
394 Maple Leaf	2020-90*	Residential	Building Final		☐	Panzloff	Approved	313084	0.00
394 Maple Leaf	2020-90*	Residential	Electric Final		☐	Panzloff	Approved	313084	0.00
304 Ridgestone	2020-223	Residential	Deck Final		☐	Panzloff	Approved	313087	35.00
419 Blue Spruce	2020-91*	Residential	Building Final		☐	Panzloff	Approved	313088	0.00

Village of Poplar Grove

419 Blue Spruce	2020-91*	Residential	Mechanical Final		☐	Panzloff	Approved	313088	0.00
419 Blue Spruce	2020-91*	Residential	Electric Final		☐	Panzloff	Approved	313088	0.00
199 Red Oak Street	2020-250	Residential	Building Rough		☐	Kasten	Approved	315869	35.00
107 Park	2020-239	Residential	Roof Rough		☐	Kasten	Approved	315870	35.00
321 Greenview	2020-247	Residential	Roof Rough		☐	Kasten	Approved	315871	35.00
Summary for 'Inspection Date' = 11/23/2020 (14 detail records)					0				**320.00**

Wednesday, November 25, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
203 W. Park	2020-188	Residential	Fence Final		☐	Panzloff	Approved	313091	35.00
Summary for 'Inspection Date' = 11/25/2020 (1 detail record)					0				**35.00**

Monday, November 30, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
214 Sherman Lane	2020-259	Residential	Roof Rough		☐	Panzloff	Approved	301877	35.00
308 WHITE OAK	2020-265	Residential	Roof Rough		☐	Panzloff	Approved	301878	35.00
105 W. Park Street	2020-257	Residential	Roof Rough		☐	Panzloff	Approved	301879	35.00
315 W. Main Street	2020-252	Residential	Roof Rough		☐	Panzloff	Approved	301880	35.00
183 Red Oak	2020-256	Residential	Roof Rough		☐	Panzloff	Approved	301881	35.00
317 Oak Street	2020-258	Residential	Roof Rough		☐	Panzloff	Approved	301882	35.00
318 Oak	2020-254	Residential	Roof Rough		☐	Panzloff	Approved	301883	35.00
393 W. Park	2020-229	Residential	Roof Rough		☐	Panzloff	Approved	301884	35.00
212 starfire Road	2020-241	Residential	Window Replacement		☐	Panzloff	Approved	313092	35.00

Village of Poplar Grove

302 WHITE OAK	2020-226	Residential	Roof Final	☐	Kasten	Approved	315873	35.00
14056 Queenanns Way	2020-79	Residential	Building Final	☐	Kasten	Approved	315874	35.00
4118 Queenanns Way	2020-82	Residential	Fence Final	☐	Kasten	Approved	315875	35.00
4120 Queenanns Way	2020-172	Residential	Roof Final	☐	Kasten	Approved	315876	35.00
Summary for 'Inspection Date' = 11/30/2020 (13 detail records)				**0**				**455.00**

Total Inspections	**94**
Total Reinspections	**2**
Total Amount Due	**3,735.00**

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
(11/01/2020 Thru 11/30/2020)
Village of Poplar Grove, IL

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**515 Birch Street**										
Permit Number:	**-**										
11/4/2020	3121361				Residential		Concrete Pour sidewalk	Failed	313034	☐	
11/5/2020	3121361				Residential		Concrete Pour sidewalk	Approved	313035	☑	
Summary for 'PermitNumber' = - (2 detail records)											
Developer:											
Address:	**419 Blue Spruce**										
Permit Number:	**2020-91***										
11/10/2020	3121361				Residential		Plumbing Final	Approved	310072	☐	
11/23/2020	3121361				Residential		Electric Final	Approved	313088	☐	
11/23/2020	3121361				Residential		Mechanical Final	Approved	313088	☐	
11/23/2020	3121361				Residential		Building Final	Approved	313088	☐	
Summary for 'PermitNumber' = 2020-91* (4 detail records)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**422 Blue Spruce**										
Permit Number:	**2020-92***										
11/12/2020	3121361				Residential		Concrete Pour	Approved	313056	☐	
Summary for 'PermitNumber' = 2020-92* (1 detail record)											
Developer:											
Address:	**100 Bree**										
Permit Number:	**-**										
11/6/2020	3121361				Residential		Roof Rough	Failed	301861	☐	
Summary for 'PermitNumber' = - (1 detail record)											
Developer:											
Address:	**214 Bree**										
Permit Number:	**2020-240**										
11/12/2020	3121361				Residential		Roof Rough	Approved	301863	☐	
11/16/2020	3121361				Residential		Roof Final	Approved	315854	☐	
Summary for 'PermitNumber' = 2020-240 (2 detail records)											
Developer:											
Address:	**222 Cedar Bend Court**										
Permit Number:	**-**										
11/6/2020	3121361				Residential		Stop Work Order	Status Meeting	313040	☐	
Summary for 'PermitNumber' = - (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**238 Cress Creek**										
Permit Number:	**2020-06***										
11/6/2020	3121361				Residential		Electrical Rough	Approved	313045	☐	
11/6/2020	3121361				Residential		Plumbing Rough	Approved	310060	☐	
11/6/2020	3121361				Residential		Building Rough	Approved	313045	☐	
11/6/2020	3121361				Residential		Mechanical Rough	Approved	313045	☐	
11/12/2020	3121361				Residential		Insulation	Approved	313063	☐	
Summary for 'PermitNumber' = 2020-06* (5 detail records)											
Developer:											
Address:	**2901 Culver Court**										
Permit Number:	**2020-231**										
11/23/2020	3121361				Residential		Electric Final	Approved	313083	☐	
11/23/2020	3121361				Residential		Building Final	Approved	313083	☐	
Summary for 'PermitNumber' = 2020-231 (2 detail records)											
Developer:											
Address:	**321 Greenview**										
Permit Number:	**2020-247**										
11/23/2020	3121361				Residential		Roof Rough	Approved	315871	☐	
Summary for 'PermitNumber' = 2020-247 (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**4541 Hams Dr**										
Permit Number:	**2020-235**										
11/2/2020	3121361				Residential		Roof Rough	Approved	315816	☐	
Summary for 'PermitNumber' = 2020-235 (1 detail record)											
Developer:											
Address:	**200 Hill Street**										
Permit Number:	**-**										
11/16/2020	3121361				Commercial Level 1		Meeting (Building)	Status Meeting	-	☐	
11/19/2020	3121361				Commercial Level 1		Meeting (Building)	Status Meeting	-	☐	
Summary for 'PermitNumber' = - (2 detail records)											
Developer:											
Address:	**406 Jade Place**										
Permit Number:	**2020-234**										
11/4/2020	3121361				Residential		Post Holes - Deck	Approved	313033	☐	
11/16/2020	3121361				Residential		Deck Rough	Approved	313065	☐	
11/16/2020	3121361				Residential		Deck Rough	Approved as Noted	315855	☐	
Summary for 'PermitNumber' = 2020-234 (3 detail records)											
Developer:											
Address:	**417 Live Oak**										
Permit Number:	**2020-205***										
11/5/2020	3121361				Residential		Underground Plumbing	Approved	310065	☐	

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
11/6/2020	3121361				Residential		Sewer	Approved	310033	☐	
11/6/2020	3121361				Residential		Water Service	Approved	310033	☐	
11/6/2020	3121361				Residential		Concrete Basement/Garage	Approved	313044	☐	

Summary for 'PermitNumber' = 2020-205* (4 detail records)

Developer:

Address: **417 Live Oak**
Permit Number: **2020-228**

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
11/4/2020	3121361				Residential		Roof Rough	Approved	310065	☐	

Summary for 'PermitNumber' = 2020-228 (1 detail record)

Developer:

Address: **420 Live Oak**
Permit Number: **2020-206***

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
11/6/2020	3121361				Residential		Water Service	Approved	310063	☐	
11/6/2020	3121361				Residential		Sewer	Approved	310063	☐	

Summary for 'PermitNumber' = 2020-206* (2 detail records)

Developer:

Address: **452 Live Oak**
Permit Number: **2020-207***

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
11/6/2020	3121361				Residential		Water Service	Approved	310062	☐	
11/6/2020	3121361				Residential		Sewer	Approved	310062	☐	
11/12/2020	3121361				Residential		Electric Service	Approved	313058	☐	

Summary for 'PermitNumber' = 2020-207* (3 detail records)

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
	Address:	**215 Main Street**									
	Permit Number:	**-**									
11/9/2020	3121361				Residential		Fence Final	Approved	315835	☐	
Summary for 'PermitNumber' = - (1 detail record)											
Developer:											
	Address:	**315 W. Main Street**									
	Permit Number:	**2020-252**									
11/30/2020	3121361				Residential		Roof Rough	Approved	301880	☐	
Summary for 'PermitNumber' = 2020-252 (1 detail record)											
Developer:											
	Address:	**394 Maple Leaf**									
	Permit Number:	**2020-90***									
11/10/2020	3121361				Residential		Plumbing Final	Approved	310071	☐	
11/23/2020	3121361				Residential		Building Final	Approved	313084	☐	
11/23/2020	3121361				Residential		Mechanical Final	Approved	313084	☐	
11/23/2020	3121361				Residential		Electric Final	Approved	313084	☐	
Summary for 'PermitNumber' = 2020-90* (4 detail records)											
Developer:											
	Address:	**293 Oak Street**									
	Permit Number:	**2020-16**									
11/16/2020	3121361				Residential		Fence Final	Approved	315850	☐	

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Summary for 'PermitNumber' = 2020-16 (1 detail record)											
Developer:											
Address:	**309 Oak Street**										
Permit Number:	**2020-36**										
11/16/2020	3121361				Residential		Fence Final	Approved	315853	☐	
Summary for 'PermitNumber' = 2020-36 (1 detail record)											
Developer:											
Address:	**316 Oak Street**										
Permit Number:	**2020-253**										
11/19/2020	3121361				Residential		Roof Rough	Approved	301870	☐	
Summary for 'PermitNumber' = 2020-253 (1 detail record)											
Developer:											
Address:	**317 Oak Street**										
Permit Number:	**2020-258**										
11/30/2020	3121361				Residential		Roof Rough	Approved	301882	☐	
Summary for 'PermitNumber' = 2020-258 (1 detail record)											
Developer:											
Address:	**318 Oak**										
Permit Number:	**2020-254**										
11/30/2020	3121361				Residential		Roof Rough	Approved	301883	☐	
Summary for 'PermitNumber' = 2020-254 (1 detail record)											

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

Developer:

Address: 432 Old Orchard
Permit Number: 2020-233*

11/18/2020	3121361				Residential		Footing	Approved as Noted	313075	☐	

Summary for 'PermitNumber' = 2020-233* (1 detail record)

Developer:

Address: 106 Orchard Street
Permit Number: 2020-191

11/4/2020	3121361				Residential		Driveway Final	Approved	313032	☐	
11/6/2020	3121361				Residential		Post Holes - Fence	Approved	313043	☐	

Summary for 'PermitNumber' = 2020-191 (2 detail records)

Developer:

Address: 105 W. Park Street
Permit Number: 2020-257

11/30/2020	3121361				Residential		Roof Rough	Approved	301879	☐	

Summary for 'PermitNumber' = 2020-257 (1 detail record)

Developer:

Address: 107 Park
Permit Number: 2020-239

11/23/2020	3121361				Residential		Roof Rough	Approved	315870	☐	

Summary for 'PermitNumber' = 2020-239 (1 detail record)

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**108 W. Park Street**										
Permit Number:	**2020-107**										
11/9/2020	3121361				Residential		Roof Final	Approved	315837	☐	
11/9/2020	3121361				Residential		Window Replacement	Approved	315836	☐	
Summary for 'PermitNumber' = 2020-107 (2 detail records)											
Developer:											
Address:	**108 W. Park Street**										
Permit Number:	**2020-228**										
11/4/2020	3121361				Residential		Roof Rough	Approved	301856	☐	
Summary for 'PermitNumber' = 2020-228 (1 detail record)											
Developer:											
Address:	**201 W. Park**										
Permit Number:	**2020-238**										
11/12/2020	3121361				Residential		Roof Rough	Approved	301864	☐	
Summary for 'PermitNumber' = 2020-238 (1 detail record)											
Developer:											
Address:	**203 W. Park**										
Permit Number:	**2020-188**										
11/25/2020	3121361				Residential		Fence Final	Approved	313091	☐	
Summary for 'PermitNumber' = 2020-188 (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**203 W. Park**										
Permit Number:	**2020-230**										
11/19/2020	3121361				Residential		Roof Rough	Failed	313077	☐	
Summary for 'PermitNumber' = 2020-230 (1 detail record)											
Developer:											
Address:	**393 W. Park**										
Permit Number:	**2020-229**										
11/30/2020	3121361				Residential		Roof Rough	Approved	301884	☐	
Summary for 'PermitNumber' = 2020-229 (1 detail record)											
Developer:											
Address:	**398 W. Park**										
Permit Number:	**2020-219**										
11/4/2020	3121361				Residential		Roof Rough	Approved	301857	☐	
11/9/2020	3121361				Residential		Roof Final	Approved	315838	☐	
Summary for 'PermitNumber' = 2020-219 (2 detail records)											
Developer:											
Address:	**14056 Queenanns Way**										
Permit Number:	**2020-79**										
11/30/2020	3121361				Residential		Building Final	Approved	315874	☐	
Summary for 'PermitNumber' = 2020-79 (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**4118 Queenanns Way**										
Permit Number:	**2020-82**										
11/30/2020	3121361				Residential		Fence Final	Approved	315875	☐	
Summary for 'PermitNumber' = 2020-82 (1 detail record)											
Developer:											
Address:	**4120 Queenanns Way**										
Permit Number:	**2020-172**										
11/30/2020	3121361				Residential		Roof Final	Approved	315876	☐	
Summary for 'PermitNumber' = 2020-172 (1 detail record)											
Developer:											
Address:	**128 Ray Street**										
Permit Number:	**2020-155**										
11/16/2020	3121361				Residential		Roof Final	Approved	315848	☐	
Summary for 'PermitNumber' = 2020-155 (1 detail record)											
Developer:											
Address:	**130 Ray Street**										
Permit Number:	**2020-123**										
11/16/2020	3121361				Residential		Roof Final	Approved	315847	☐	
Summary for 'PermitNumber' = 2020-123 (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**183 Red Oak**										
Permit Number:	**2020-256**										
11/30/2020	3121361				Residential		Roof Rough	Approved	301881	☐	
Summary for 'PermitNumber' = 2020-256 (1 detail record)											
Developer:											
Address:	**199 Red Oak Street**										
Permit Number:	**2020-250**										
11/23/2020	3121361				Residential		Building Rough	Approved	315869	☐	
Summary for 'PermitNumber' = 2020-250 (1 detail record)											
Developer:											
Address:	**228 Ridgestone Trail**										
Permit Number:	**2020-210**										
11/2/2020	3121361				Residential		Electric Final	Approved	313030	☐	
11/2/2020	3121361				Residential		Building Final	Approved	313030	☐	
Summary for 'PermitNumber' = 2020-210 (2 detail records)											
Developer:											
Address:	**233 Ridgestone**										
Permit Number:	**2020-200**										
11/6/2020	3121361				Residential		Post Holes - Fence	Approved	313041	☐	
Summary for 'PermitNumber' = 2020-200 (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**237 Ridgestone Trail**										
Permit Number:	**2020-214**										
11/6/2020	3121361				Residential		Post Holes - Fence	Approved	313042	☐	
Summary for 'PermitNumber' = 2020-214 (1 detail record)											
Developer:											
Address:	**304 Ridgestone**										
Permit Number:	**2020-223**										
11/23/2020	3121361				Residential		Deck Final	Approved	313087	☐	
Summary for 'PermitNumber' = 2020-223 (1 detail record)											
Developer:											
Address:	**5445 Route 173**										
Permit Number:	**2020-221**										
11/23/2020	3121361				Residential		Building Final	Approved	313082	☐	
11/23/2020	3121361				Residential		Electric Final	Approved	313082	☐	
Summary for 'PermitNumber' = 2020-221 (2 detail records)											
Developer:											
Address:	**408 Scarlet Oak**										
Permit Number:	**2020-138***										
11/12/2020	3121361				Residential		Concrete Pre-Pour	Approved	313057	☐	
Summary for 'PermitNumber' = 2020-138* (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**409 Scarlet Oak Drive**										
Permit Number:	**2020-232**										
11/17/2020	3121361		21		Residential		Fence Final	Approved	313072	☐	
Summary for 'PermitNumber' = 2020-232 (1 detail record)											
Developer:											
Address:	**409 Scarlett Oak**										
Permit Number:	**2020-232**										
11/3/2020	3121361				Residential		Post Holes - Fence	Approved	315052	☐	
Summary for 'PermitNumber' = 2020-232 (1 detail record)											
Developer:											
Address:	**214 Sherman Lane**										
Permit Number:	**2020-259**										
11/30/2020	3121361				Residential		Roof Rough	Approved	301877	☐	
Summary for 'PermitNumber' = 2020-259 (1 detail record)											
Developer:											
Address:	**302 Sherman**										
Permit Number:	**2020-145**										
11/16/2020	3121361				Residential		Building Final	Failed	313066	☐	
11/16/2020	3121361				Residential		Mechanical Final	Failed	313066	☐	
11/16/2020	3121361				Residential		Electric Final	Failed	313066	☐	

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Summary for 'PermitNumber' = 2020-145 (3 detail records)											
Developer:											
Address:	**202 starfire Road**										
Permit Number:	**2020-199**										
11/11/2020	3121361				Residential		Electric Final	Approved	313054	☐	
11/11/2020	3121361				Residential		Building Final	Approved	313054	☐	
Summary for 'PermitNumber' = 2020-199 (2 detail records)											
Developer:											
Address:	**212 starfire Road**										
Permit Number:	**2020-241**										
11/30/2020	3121361				Residential		Window Replacement	Approved	313092	☐	
Summary for 'PermitNumber' = 2020-241 (1 detail record)											
Developer:											
Address:	**219 starfire Road**										
Permit Number:	**2020-198**										
11/11/2020	3121361				Residential		Electric Final	Approved	313055	☐	
11/11/2020	3121361				Residential		Building Final	Approved	313055	☐	
Summary for 'PermitNumber' = 2020-198 (2 detail records)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**460 Stone Hollow**										
Permit Number:	**2020-45**										
11/11/2020	3121361				Residential		Electric Final	Approved	313053	☐	
11/11/2020	3121361				Residential		Building Final	Approved	313053	☐	
Summary for 'PermitNumber' = 2020-45 (2 detail records)											
Developer:											
Address:	**201 W Park St**										
Permit Number:	**2020-238**										
11/16/2020	3121361				Residential		Roof Final	Approved	315849	☐	35.00
Summary for 'PermitNumber' = 2020-238 (1 detail record)											
Developer:											
Address:	**385 Westergren Way**										
Permit Number:	**-**										
11/4/2020	3121361				Residential		Concrete Pour sidewalk	Failed	313036	☐	
11/5/2020	3121361				Residential		Concrete Pour sidewalk	Approved	313037	☑	
Summary for 'PermitNumber' = - (2 detail records)											
Developer:											
Address:	**302 WHITE OAK**										
Permit Number:	**2020-226**										
11/30/2020	3121361				Residential		Roof Final	Approved	315873	☐	

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

Summary for 'PermitNumber' = 2020-226 (1 detail record)

Developer:

Address: **308 WHITE OAK**
Permit Number: **2020-265**

11/30/2020	3121361				Residential		Roof Rough	Approved	301878	☐	

Summary for 'PermitNumber' = 2020-265 (1 detail record)

Developer:

Address: **5170 Whiting Road**
Permit Number: **2020-242**

11/13/2020	3121361				Residential		Roof Rough	Approved	313064	☐	

Summary for 'PermitNumber' = 2020-242 (1 detail record)

Summary for 'Developer' =

Total Inspections	**94**
Total Reinspections	**2**

GRAND TOTALS

Total Inspections	**94**
Total Reinspections	**2**

ORDINANCE NO. 20-35

AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE, ILLINOIS ESTABLISHING MEETING DATES AND TIMES OF THE BOARD OF TRUSTEES OF THE VILLAGE OF POPLAR GROVE AND ITS COMMITTEES AND COMMISSIONS FOR CALENDAR YEAR 2021

WHEREAS, the Village of Poplar Grove, Illinois ("Village") is a municipal corporation organized under the laws of the State of Illinois; and,

WHEREAS, the Village is subject to the provisions of the Illinois Open Meetings Act (the "Act"); and

WHEREAS, pursuant to the Act, the Village is to give notice of an annual schedule of regular meetings of its Village Board, Village committees, and Village commissions.

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

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

2. That the dates and times of the regularly scheduled meetings of the Village Board of Trustees, Village committees and Village commissions for calendar year 2021 is as set forth in Exhibit A, attached hereto and incorporated herein.

3. All meetings of the Village Board of Trustees, Village committees and Village commissions shall be held at Village Hall, 200 N. Hill Street, Poplar Grove, IL 61065.

4. 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.

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

Passed and adopted by the Village Board of Trustees of the Village of Poplar Grove this _____ day of _____, 2020.

AYES:

NAYS:

ABSTENTIONS:

APPROVED:

PUBLISHED:

_____
Owen Costanza, Village President

ATTEST:

_____
Karri Anderberg, Village Clerk

EXHIBIT A-

2021 MEETING SCHEDULE

January 11, 2021 at 6:30PM – Finance Committee Meeting

January 11, 2021 at 6:30PM – Administration Meeting

January 20, 2021 at 7:00PM – Board Meeting

January 27, 2021 at 6:00PM – Planning and Zoning Committee Meeting

February 8, 2021 at 6:30PM – Finance Committee Meeting

February 8, 2021 at 6:30PM – Administration Meeting

February 17, 2021 at 7:00PM – Board Meeting

February 24, 2021 at 6:00PM – Planning and Zoning Committee Meeting

March 8, 2021 at 6:30PM – Finance Committee Meeting

March 8, 2021 at 6:30PM – Administration Meeting

March 17, 2021 at 7:00PM – Board Meeting

March 24, 2021 at 6:00PM – Planning and Zoning Committee Meeting

April 12, 2021 at 6:30PM – Finance Committee Meeting

April 12, 2021 at 6:30PM – Administration Meeting

April 21, 2021 at 7:00PM – Board Meeting

April 28, 2021 at 6:00PM – Planning and Zoning Committee Meeting

May 10, 2021 at 6:30PM – Committee Meeting

May 19, 2021 at 7:00PM – Board Meeting

May 26, 2021 at 6:00PM – Planning and Zoning Committee Meeting

June 14, 2021 at 6:30PM – Committee Meeting

June 16, 2021 at 7:00PM – Board Meeting

June 23, 2021 at 6:00PM – Planning and Zoning Committee Meeting

July 12, 2021 at 6:30PM – Committee Meeting

July 21, 2021 at 7:00PM – Board Meeting

July 28, 2021 at 6:00PM – Planning and Zoning Committee Meeting

August 9, 2021 at 6:30PM – Committee Meeting

August 18, 2021 at 7:00PM – Board Meeting

August 25, 2021 at 6:00PM – Planning and Zoning Committee Meeting

September 13, 2021 at 6:30PM – Committee Meeting

September 15, 2021 at 7:00PM – Board Meeting

September 22, 2021 at 6:00PM – Planning and Zoning Committee Meeting

October 11, 2021 at 6:30PM – Committee Meeting

October 20, 2021 at 7:00PM – Board Meeting

October 27, 2021 at 6:00PM – Planning and Zoning Committee Meeting

November 8, 2021 at 6:30PM – Committee Meeting

November 17, 2021 at 7:00PM – Board Meeting

November 24, 2021 at 6:00PM – Planning and Zoning Committee Meeting

December 13, 2021 at 6:30PM – Committee Meeting

December 15, 2021 at 7:00PM – Board Meeting

December 22, 2021 at 6:00PM – Planning and Zoning Committee Meeting

Memorandum

DATE: November 19, 2020

TO: Village of Poplar Grove Planning and Zoning Commission

FROM: Gina DelRose, Community Development Planner

SUBJECT: Staff advisory memo for case 2020-07; 15878 Poplar Grove Road

REQUEST AND LOCATION:
The applicant and property owner, Capron Rescue Squad, 15878 Poplar Grove Road, Poplar Grove, IL 61065 is requesting a map amendment (rezoning) on approximately 8 acres of land from the GB, General Business District to the A-1, Agricultural/Rural District in accordance with the Poplar Grove Zoning Ordinance, Section 8-5-5 Map Amendment. The property is located at the southwest corner of Quail Trap and Poplar Grove Roads and is commonly known as 15878 Poplar Grove Road. PIN: 03-13-200-005.

BACKGROUND:
The subject property is 7.89 acres in size and located at the southwest corner of Quail Trap and Poplar Grove Roads. It was annexed into the Village in 1999 and has been zoned commercial since at least 2010. The current property owner, Capron Rescue Squad acquired the property in 2009 and was granted a special use on December 10, 2012 to allow for emergency services to operate out of the residence per Ordinance 2020-041. If any of the agricultural buildings or residence is to be utilized for commercial purposes, then potentially extensive renovations will need to occur to meet building and fire codes.

The properties to the east and south are zoned General Business District while the property to the west is zoned Single Family Residential 1 District. Properties to the north are still under the jurisdiction of Boone County and are zoned Agricultural Preservation Area District. The only adjacent agricultural zoning is north of Quail Trap Road; however, all adjacent land uses are still agricultural in nature. The closest platted property is over 1,600 feet away within the Westergren Commons Subdivision. Municipal services that are needed to support commercial development are even further away.

The General Business District allows for personal and professional services, indoor retail sales/services, indoor repair sales/services and utilities by right and public/private institutional, outdoor retail sales/services, indoor lodging, offsite parking and self-storage facilities by special use. Development in the general business district can create 75% lot coverage, buildings can be 35 feet in height and be constructed 10 feet from the side lot line and 25 feet from the rear lot line. The Agricultural/Rural District allows for single-family detached, cultivation and agricultural retail by right and

husbandry, intensive agriculture and animal boarding by special use. Development in the Agricultural/Rural District does not have a lot coverage requirement and buildings can be 25 feet in height (except for agricultural structures) and constructed 20 feet from the side lot line and 50 feet from the rear lot line.

The adjacent property owners were sent certified notices on November 10, 2020 and the green cards have been returned. The request was published in the Boone County Journal on November 20, 2020. The appropriate village staff and other agencies were notified on November 9 2018. No objections from the agencies were received.

FINDINGS OF FACT:
To make a recommendation and to adopt the findings of fact, the Commission shall consider whether the change is consistent with the objectives of the Zoning Ordinance prescribed in Section 8-1-3. The objectives are as follows:

A. To promote and protect the public health, safety, morals, convenience and general welfare of the people.

The property is over 1,600 feet from the nearest platted property. All adjacent property is in agricultural production with the exception of a few farmsteads. Having a commercial development so far removed from the Village's infrastructure could create a negative impact on nearby agricultural landowners. The property can be rezoned back to general business at a more appropriate itme.

B. To secure adequate natural light, pure air and safety from fire and other dangers.

All new development shall adhere to the Zoning Ordinance, Subdivision Ordinance, Building Codes, Health Codes, Fire Codes, etc. All codes ensure that light, air and safety are being protected.

C. To protect the character and maintain the stability of residential, business and industrial areas within the Village of Poplar Grove and to promote the orderly development of the areas.

The Village's 2009 Comprehensive Plan calls for the property to remain general business. Due to its location along a major thoroughfare, general business zoning is appropriate when the property can be served by municipal utilities. However, at the present time, the property is not contiguous or nearby residential, commercial or industrial development, lessening the likelihood of a commercial development being successful.

D. To lessen or avoid the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters.

Rezoning the property will allow the continuation of row crop production and other agricultural land uses. These land uses oftentimes have minimal lot coverage and the vegetation aides in reducing the amount of stormwater runoff.

E. To limit congestion in the public streets and highways.

The property is a corner lot. To the north is Quail Trap Road which is a rural road and to the east is Poplar Grove Road, a north-south thoroughfare that crosses between rural and urban development. It is not uncommon for agricultural traffic to be found on both roads. Land uses permitted in the A-1 District, especially those on lots of less than 10 acres are not anticipated to create a large amount of traffic.

F. To prohibit uses or structures which are incompatible with the character of other appropriate existing or intended uses within specified zoning districts.

The current buildings are not compatible with the character of the General Business District and if the property were to be redeveloped under the regulations of the district then the property would be out of character to the surrounding area. Rezoning the subject property to the Agricultural/Rural District would allow the current use of the property to be in character with not only the zoning district but the surrounding area.

G. To provide for the gradual elimination of those existing uses of land, buildings and structures that do not conform to the standards of the zoning district in which they are located.

Although adjacent properties are zoned a mix of residential and commercial, all properties are in agricultural production. Due to the proximity of municipal services and the pace of development, the likelihood of the subject property and adjacent properties to be developed in the near future are minimal. Rezoning the subject property will allow for the continued use of agricultural production to occur until the appropriate time comes to rezone and redevelop the property.

H. To conserve and enhance the taxable value of land and buildings throughout the Village of Poplar Grove.

The property is not ready to be developed as a commercial development. Rezoning the property will allow the existing agricultural land uses to continue, keeping the property from falling into a state of disrepair from being vacant.

RECOMMENDATION:
The planning staff recommends approval of case 2020-07 for a map amendment from GB, General Business District to A-1, Agricultural/Rural District.

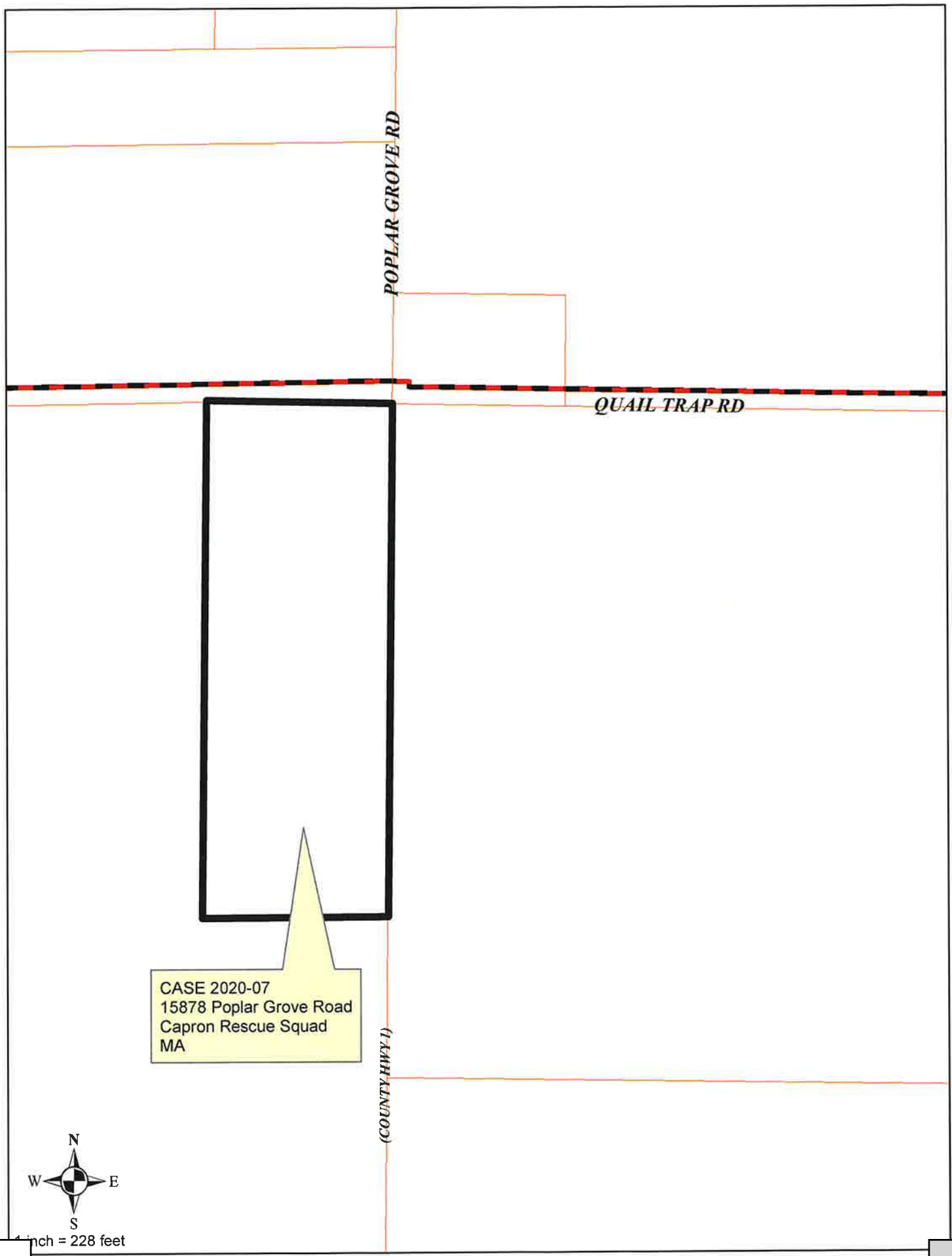
PLANNING AND ZONING COMMISSION/VILLAGE BOARD ACTION

The Commission shall hold a public hearing on the proposed map amendment, after which a recommendation will be made to grant or deny the map amendment application to the Village Board based on the findings of fact by the Commission. The Commission may make the recommendation at the same meeting, or choose to continue the proceedings at a later date. The Commission may request additional information as needed. Once a recommendation is made, the Commission shall record its conclusion as part of the meeting minutes and written findings of fact and forward such documentation to the Village Board. The Commission's failure to act or submit a report within sixty-five (65) days of the public hearing shall constitute a recommendation for the request.

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

ATTACHMENTS

1. Location Map submitted by Planning Staff.
2. Aerial Photo submitted by Planning Staff.
3. Poplar Grove Zoning Map submitted by Planning Staff.
4. Narrative submitted by the Applicant.
5. Letter from the Boone County Soil and Water Conservation District, Bill Hall, November 13, 2020.
6. Letter from Boone County Health Department, Amanda Mehl, November 13, 2020.


POPLAR GROVE RD
QUAIL TRAP RD
CASE 2020-07
15878 Poplar Grove Road
Capron Rescue Squad
MA
(COUNTY HWY 1)
N
W
E
S
1 inch = 228 feet


QUAIL TRAP RD
QUAIL TRAP RD
CASE 2020-07
15878 Poplar Grove Road
Capron Rescue Squad
MA
POPLAR GROVE RD
N
W
E
S
nch = 114 feet

MAIN ST
BEAVER DR
RAY ST
NORTH HILL ST
W GROVE ST
E GROVE ST
IL ROUTE 173
173
BIRCH ST
ELLINGSON RD
N STATE ST
POPLAR PKWY
DAY DR
SWAN ST
NINA BLVD
POPLAR GROVE RD
QUAIL TRAP RD
CENTERVILLE RD
T-31
R-1
R-2
R-3
R-5
GB
CB
NB
LI
RE

Gina Delrose

From: Norm Stimes <nstimes@hotmail.com>
Sent: Wednesday, October 28, 2020 2:10 PM
To: Gina Delrose
Subject: Brief Narrative,

The reasons we believe this property is best suited for a rezoning to Agricultural (A-1) is, the location, it is out in a rural area next to other fields of growing crops, the farm building are best suited for housing livestock, at this time the Village of Poplar Grove, Il does not have a need to install water and sewer lines to that general area with new homes being built elsewhere.

Sincerely,

Norm Stimes

Boone County
Soil & Water
Conservation District

211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 x3

November 13, 2020

SWCD NRI #: XXXX

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, Il 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to your office as indicated below:

X Our review does not apply in this instance.
____ Other (see attached)

Location of Site: 15878 Poplar Grove Road, Poplar Grove
PIN(S): 03-13-200-005

Contact	Petitioner	Owner
Jeff Reininger	Capron Rescue Squad	Same as Petitioner
17073 Beaverton Road Capron, IL 61012	15878 Poplar Grove Rd Poplar Grove, IL 61065	
815-703-5702	815-765-03030	

Request: Rezoning from General Business District to Agricultural/Rural District

Notes: Capron Rescue Squad utilizes the existing house but the remainder of the property is in row crop production. There are some unused agricultural buildings on-site. The rezoning will allow the property to revert back to agricultural purposes instead of being developed as a commercial use.

Sincerely,

Bill Hall

Bill Hall

Boone County Soil &

Water Conservation District

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.

November 13, 2020

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: 2020-07; Capron Rescue Squad (MA)

Dear Gina,

We are in receipt of a copy for a map amendment (rezoning) on approximately 8 acres of land from the GB, General Business District to the A-1, Agricultural/Rural District in accordance with the Poplar Grove Zoning Ordinance, Section 8-5-5 Map Amendment.

Our office has no objections or comments on this request.

Thank you,

Amanda Mehl
Administrator of Public Health
AT

Memorandum

DATE: December 3, 2020

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Findings of Fact and Recommendation for case: 2020-07; Capron Rescue Squad, 15878 Poplar Grove Road

REQUEST AND LOCATION:
The applicant and property owner, Capron Rescue Squad, 15878 Poplar Grove Road, Poplar Grove, IL 61065 is requesting a map amendment (rezoning) on approximately 8 acres of land from the GB, General Business District to the A-1, Agricultural/Rural District in accordance with the Poplar Grove Zoning Ordinance, Section 8-5-5 Map Amendment. The property is located at the southwest corner of Quail Trap and Poplar Grove Roads and is commonly known as 15878 Poplar Grove Road. PIN: 03-13-200-005.

FINDINGS OF FACT:
To make a recommendation and to adopt the findings of fact, the Commission shall consider whether the change is consistent with the objectives of the Zoning Ordinance prescribed in Section 8-1-3. The objectives are as follows:

A. To promote and protect the public health, safety, morals, convenience and general welfare of the people.

The property is over 1,600 feet from the nearest platted property. All adjacent property is in agricultural production with the exception of a few farmsteads. Having a commercial development so far removed from the Village's infrastructure could create a negative impact on nearby agricultural landowners. The property can be rezoned back to general business at a more appropriate time.

B. To secure adequate natural light, pure air and safety from fire and other dangers.

All new development shall adhere to the Zoning Ordinance, Subdivision Ordinance, Building Codes, Health Codes, Fire Codes, etc. All codes ensure that light, air and safety are being protected.

C. To protect the character and maintain the stability of residential, business and industrial areas within the Village of Poplar Grove and to promote the orderly development of the areas.

The Village's 2009 Comprehensive Plan calls for the property to remain general business. Due to its location along a major thoroughfare, general business zoning is appropriate when the property can be served by municipal utilities. However, at the present time, the property is not contiguous or nearby residential, commercial or industrial development, lessening the likelihood of a commercial development being successful.

D. To lessen or avoid the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters.

Rezoning the property will allow the continuation of row crop production and other agricultural land uses. These land uses oftentimes have minimal lot coverage and the vegetation aides in reducing the amount of stormwater runoff.

E. To limit congestion in the public streets and highways.

The property is a corner lot. To the north is Quail Trap Road which is a rural road and to the east is Poplar Grove Road, a north-south thoroughfare that crosses between rural and urban development. It is not uncommon for agricultural traffic to be found on both roads. Land uses permitted in the A-1 District, especially those on lots of less than 10 acres are not anticipated to create a large amount of traffic.

F. To prohibit uses or structures which are incompatible with the character of other appropriate existing or intended uses within specified zoning districts.

The current buildings are not compatible with the character of the General Business District and if the property were to be redeveloped under the regulations of the district then the property would be out of character to the surrounding area. Rezoning the subject property to the Agricultural/Rural District would allow the current use of the property to be in character with not only the zoning district but the surrounding area.

G. To provide for the gradual elimination of those existing uses of land, buildings and structures that do not conform to the standards of the zoning district in which they are located.

Although adjacent properties are zoned a mix of residential and commercial, all properties are in agricultural production. Due to the proximity of municipal services and the pace of development, the likelihood of the subject property and adjacent properties to be developed in the near future are minimal. Rezoning the subject property will allow for the continued use of agricultural production to occur until the appropriate time comes to rezone and redevelop the property.

H. To conserve and enhance the taxable value of land and buildings throughout the Village of Poplar Grove.

The property is not ready to be developed as a commercial development. Rezoning the property will allow the existing agricultural land uses to continue, keeping the property from falling into a state of disrepair from being vacant.

RECOMMENDATION:
The planning staff recommends approval of case 2020-07 for a map amendment from GB, General Business District to A-1, Agricultural/Rural District

The motion to adopt the Findings of Fact as presented by staff for case 2020-07; Capron Rescue Squad, 15878 Poplar Grove Road, carried with a (5-0) roll call vote.

The motion to approve case 2020-07; Capron Rescue Squad, 15878 Poplar Grove Road, carried with a (5-0) roll call vote.

_____
Jessica Roberts, Chairman
Poplar Grove Planning and Zoning Commission

ORDINANCE # 2020_____

AN ORDINANCE GRANTING A MAP AMENDMENT FROM THE GB, GENERAL BUSINESS DISTRICT TO THE A-1, AGRICULTURAL/RURAL DISTRICT (15878 Poplar Grove Road)

WHEREAS, a written application has been made by the applicant and property owner, Capron Rescue Squad, 15878 Poplar Grove Road, Poplar Grove, IL 61065 for a zoning change from the GB, General Business District to the A-1, Agricultural/Rural District pursuant to applicable provisions of the Zoning Ordinance (Title 8 of the Village of Poplar Grove Municipal Code) of the Village of Poplar Grove, Illinois; and,

WHEREAS, the application for a zoning district change was published in a newspaper of general circulation that is distributed within the Village of Poplar Grove in accordance to Illinois State Statutes; and,

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the Village of Poplar Grove Planning and Zoning Commission held a public hearing on December 2, 2020 concerning the proposed map amendment; and,

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

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

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

Section 1. The zoning for the following property legally described as

> Part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 45 North, Range 3 East of the Third Principal Meridian, in Poplar Grove Township, Boone County, Illinois, beginning at an iron stake in the intersection of Poplar Grove Road and Quail Trap Road marking the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 13, Township 45 North, Range 3 East of the Third Principal Meridian in Poplar Grove Township, Boone County, Illinois; thence Westerly in Quail Trap Road along the North line of said Northeast Quarter of the Northeast Quarter of Section 13, at an angle of 89 degrees

02 minutes measured clockwise from the East line of said Northeast Quarter of the Northeast Quarter of Section 13, a distance of 352.0 feet to an iron stake; thence Southerly, parallel to the East line of said Quarter Quarter Section, at an angle of 90 degrees 58 minutes measured clockwise from the last described course, 976.0 feet to an iron stake; thence Easterly, parallel to the North line of said Quarter Quarter Section at an angle of 89 degrees 02 minutes measured clockwise from the last described course, 352.0 feet to an iron stake set in Poplar Grove Road, and being on the East line of said Quarter Quarter Section; thence Northerly in Poplar Grove Road and along the East line of said Quarter Quarter Section, at an angle of 90 degrees 58 minutes measured clockwise from the last described line, 976.0 feet to the Place of Beginning, all lying and being in the Northeast Quarter of the Northeast Quarter of Section 13, Township 45 North, Range 3 East of the Third Principal Meridian, situated in the County of Boone and State of Illinois. PIN: 03-13-200-005

is granted a zoning district change from GB, General Business District to the A-1, Agricultural/Rural District.

The Village of Poplar Grove Official Zoning Map shall be modified to reflect this zoning amendment.

A location map identifying the subject properties is herein attached and made a part of this Ordinance (attachment A).

Section 2. This Ordinance shall be in full force and effect from and after its passage, approval and publication in the pamphlet form as provided by law.

PASSED by the Village Board of the Village of Poplar Grove this ____ day of _____, 2020.

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

_____
Owen Costanza, Village President

ATTEST:

_____
Karri Anderberg, Village Clerk

Ayes:____ Nays: ____ Absent ____

Village Board Members Voting Aye:____

Village Board Members Voting Nay:____

Date Published: _____ Sponsor:_____

Attachment A

