

# NORTH BOONE FIRE DISTRICT #3

Station #1 305 West Grove Street. Poplar Grove, IL  
61065

Station #1 Phone: 815-765-3366

Station #2 Phone: 815-765-2409

Fax: 815-765-9196

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BY: _____

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## Property owners & neighbors

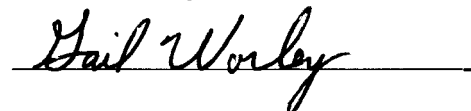
North Boone Fire Dist. #3 is proposing to build a NFPA (National Fire Protection Association) compliant training tower to the south of the fire station to train our firefighters as well as joint training with our neighboring departments . We are requesting to build this tower as we want to provide our community with well trained firefighters for the preservation of life and property of the community as well as the firefighters safety. The department has been using abandoned structures in the past but most of them are not in good condition when we receive them as they already have holes rotted in the floors and roofs alone with mold growing in them, also getting the permitting from the Illinois Historic Preservation Agency, EPA and the health department can take 6—12 months. This facility will provide 3 rooms for live fire training for fire attack as well a smoke generator for artificial smoke for search & rescue exercises with movable walls for different room simulations. Roof chop outs for ventilation exercises, areas for laddering and rappelling , confined space operations and other specialized training.

The tower will mainly be used for 2-3 hours in the evenings and occasionally on weekends .

This training facility is a steel constructed building similar to the fire station that will be color coded the same as the station so it will not degrade the looks of the area.

Please consider this to be another way that North Boone Fire Dist. #3 is committed to serving and making our community safe.

Gail Worley Chief



If you have any questions feel free to call me any time. 815-703-5063

IN THE MATTER OF THE APPLICATION OF THE )  
NORTH BOONE FIRE PROTECTION DISTRICT #3 )  
FOR AN AMENDMENT OF THE ZONING ORDINANCE )  
OF THE VILLAGE OF POPLAR GROVE, ILLINOIS )  
FOR A SPECIAL USE AND VARIATION )

**LEGAL NOTICE OF PUBLIC HEARING**

Notice is hereby given in compliance with the Village of Poplar Grove Zoning Ordinance, that a public hearing will be held before the Village of Poplar Grove Planning Commission in connection with this Ordinance which would result in a special use and variation for the following described real estate.

**LEGAL DESCRIPTION:**

Part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 24, Township 45 North, Range 3 East of the Third P.M., Village of Poplar Grove, Boone County, Illinois described as follows: Commencing at the Northwest corner of Section 24 aforesaid; thence North 89°28'01" East, along the North line of said section 3609.45 feet to the Point of Beginning for the parcel herein described; thence South 0°24'54" West 887.51 feet; thence North 89°20'54" East 294.65 feet; thence North 0°24'54" East along the West line of a parcel of land conveyed to the Village of Poplar Grove by Corporation Warranty Deed, recorded as document No. 89-3522 on September 22, 1989 in the Boone County Recorder's office, 886.86 feet; thence South 89°28'01" West 294.64 feet to the Point of Beginning.

**COMMON ADDRESS:** 305 W. Grove Street, Poplar Grove, IL 61065

**PERMANENT PARCEL INDEX NUMBER:** 03-24-201-004

The Petitioner is the North Boone Fire Protection District No. 3, which has owned the subject property since January 23, 2003 (Doc. No. 200301355 filed with the Boone County Recorder). The subject property is located at the southeast corner of the intersection of W. Grove Street (Ill. Route 173) and Hill Street, in the Village of Poplar Grove, and is zoned O-2 (Planned Office District) per the April 2009 Comprehensive Plan.

**Special Use.** The Petitioner is requesting a special use for the subject property, on which Petitioner has an established fire station, as provided in Village Code Section 8-5-5(B) to permit complimentary use as a training facility for the North Boone Fire Protection District No. 3 and other emergency response personnel and staff.

**Variation – Accessory Structure Height.** Village Code Section 8-1-4(D) of the Village Code in effect at that time Petitioner acquired the subject property provided that public buildings may be erected to a height not to exceed sixty (60) feet. In 2006, the Village adopted Village Code Section 8-6-3 providing a height standard for the subject property of thirty-five (35) feet for an accessory structure. The Petitioner is requesting a variation be granted to permit construction of an accessory structure (a training tower) to a height of forty-five (45) feet instead of the maximum thirty-five (35) foot height on the subject property.

The Petitioner's business offices are located at 305 W. Grove Street, Poplar Grove, IL 61065.

A public hearing on this Petition will be held on the 3rd day of August, 2010 at 7:00 P.M. by the Village's Planning Commission in the Village Hall for the Village of Poplar Grove, 200 Hill Street, Poplar Grove, IL 61065 at which time and place any person desiring to be heard may be present.

DATED THIS 6 DAY OF July, 2010.

by: Howard Yakey  
Howard Yakey, President  
North Boone Fire Protection District No. 3  
305 W. Grove Street  
Poplar Grove, IL 61065