

October 8, 2025

Ken Garret
Zoning Administrator
Village of Poplar Grove
B&F Construction Services
2420 Vantage Drive
Elgin, IL 60124

Cathy Stephens
Permit Solutions
100 North Ave.
Tallmadge OH 44278

RE: McDonald's – Special Use Application

Response to Civil Engineering Comments

1. The Village Landscape plan requirements are very comprehensive and utilizes a point system to determine whether enough landscaping has been provided. Upon review of the provided landscape plan, the Building Foundation and Paved Areas are in compliance. The Street frontages are not in compliance. In this case, since there are two frontages each street frontage will need to comply. Please review section 8-10-2. There are two options in this case. Revise the drawing to comply with the ordinance or request a zoning variance from this section. Unfortunately, the notice published did not include any variances, as we had not completed our review prior to the notice being prepared to determine if any variances would be required. Below is the link for the particular section from the zoning code.

https://library.municode.com/il/poplar_grove/codes/code_of_ordinances?nodeId=CD_TITVIII_ZO_CH10SIDE_ST_8-10-2LA

Response:

Route 76 frontage = $185.06' / 100 * 40 = 74$ points required: 210 PROVIDED

Unnamed frontage south of site = $412' / 100 * 40 = 165$ points required: 225 PROVIDED

2. The Landscape Ordinance also requires a buffer yard between the GB Zoning District and any R District of R-1, R-2 and R-3. This applies to side and rear yards. This will require a revised drawing to comply or seek a zoning variance.

Response:

North Buffer yard = $55' * 1.5 = 83$ points required: 115 PROVIDED

East Buffer yard = $195' * 1.5 = 293$ points required: 375 PROVIDED

3. The brand set of drawings included the signage information. There are a couple of areas where the signs are not in compliance. These signs will need to be revised for

compliance or a zoning variance can be requested. The Curb Side, Courier Parking and Roll Forward Signage are limited to 3 square feet in size. The proposed signs are 36 inch x 14 inch causing them to be slightly greater the maximum of 3 square feet. The Mobile Order Sign and McDelivery signs are projecting signs, which are only allowed if a freestanding/monument sign cannot be installed on the site. These areas are identified by the parking signs and not sure if the projecting signs are necessary. Of course, that is 1 Proposed McDonalds your decision. Again, this will require compliance or seek a zoning variance. Below is the link for the particular section from the zoning code. https://library.municode.com/il/poplar_grove/codes/code_of_ordinances?nodeId=CD_TITVIII_ZO_CH11SI

4. The outdoor digital pre browse and outdoor digital menu board dimensions are not legible. Provide an updated drawing so the dimensions are legible.

Response to 3 & 4: All comments have been addressed in updated Signage Plan Book

5. Provide an elevation drawing of the proposed light standards being used as part of the lighting plan.

Response: Included

6. A sample board of all exterior materials shall be presented to the Planning and Zoning Committee at the public hearing.

Response: Noted

7. The area by the trash corral and shed are located adjacent to the building where they are typically in the rear of the lot. It is also located adjacent to the accessible parking spaces. Is this area being used for deliveries? If so, that might not be the best location for accessible parking. Identify how supplies are delivered.

Response: The location of the trash corral and shed are located adjacent to the building due to safety concerns for employees during ice/snow weather conditions. McDonald's typically schedules deliveries during times of low customer traffic such as at night. It is not anticipated that deliveries will conflict with access to the handicap parking spaces.

8. As previously mentioned, the orientation of the building is where the drive through lane is adjacent to the front of the building. This causes the elevation from route 76 to be of the drive through lane versus the front of the building where the drive through

lanes are typically along the side and rear. I am assuming the design is based on limitations of the site. Indicate the reasoning of this for the committee.

Response: Alternate building orientations were discussed during the conceptual planning phase of this development. The currently proposed orientation was decided on due to site constraints.

9. The stacking of each drive thru lane must be designed to accommodate ten vehicles. I believe the intent has been made. The two lanes converge into one lane and then travel to the window.

Response: Noted.

10. All roof top equipment shall be properly screened from view from all sides.

Response: Done

11. Provide an Illinois Department of Natural Resources report (IDNR) regarding the Endangered Species Act.

Response: See Attached Report

12. Please provide a more detailed floor plan indicating the names of each area/rooms so the Planning and Zoning Commissioners can fully understand the plan easily

Response: Floor plan has been updated accordingly.

13. There has been discussion about hours of operation. Please include a summary of the operation of the restaurant with the application.

Response:

See Attached

14. The Plat of Subdivision shall include the proposed new street name.

Response: Noted. The proposed street name is "Tailwind Way". The plat included in this submittal package includes the street name.

Engineer Comments:

- The Plat of Subdivision shall include the proposed new street name.

Response: Noted. The proposed street name is "Tailwind Way". The plat included in this submittal package includes the street name.

- We generally concur with the findings of the Traffic Impact Study. On page 22 of the

study, the author indicates that "all turn movement queues will be accommodated by the available turn lane storage" for the access roadway to IL 76. We would like to have assurances that the queue does not obstruct the exit only driveway for the McDonald's site.

Response: The 95th percentile max. queuing for both turn lanes (2 cars each) is shown on the site plan (C200).

- A stormwater management report is needed to support the proposed detention facilities and pipe sizes/slopes. That report can be submitted with final plan documents.

Response: Noted. A report has been completed and is currently being coordinated with IDOT for compliance with their drainage checklist standards. A final report will be provided prior to final plan documents.

- Utility locations should be revised to the satisfaction of the Village.

Response: The proposed utility plan has been revised pursuant to engineering comments provided to us on the 30% plans.

- Off-site sanitary sewer plans will need to be provided. They do intend to provide those sheets as there is a match line along the southern property line...they really aren't needed for the purposes of the public hearing, but I wanted to point it out in case one of the commissioners has questions.

Response: See sheets C410 for the off-site sanitary sewer extension plan and C600 for the profile.

Please reach out if you have any additional comments, questions, or would like to discuss further.

Respectfully,

Cathy Stephens

SUMMARY OF OPERATION:

Operator / Ownership:

The restaurant will be operated by an independent McDonald's franchisee under agreement with McDonald's USA, LLC. The operator will be responsible for day-to-day management, staffing, and compliance with corporate operational standards. This location will not be corporate-owned.

Hours of Operation:

The first year McDonald's ask the Owner Operators to try operating 24 hrs. After that, Typical hours of operation are 4:00 AM to 12:00 PM, seven days a week. Final hours may vary slightly based on local demand.

Number of Employees:

The restaurant will employ approximately 45 team members, including full-time and part-time positions. Staffing levels will vary by shift, with approximately 10–15 employees per shift.

Deliveries:

Deliveries are scheduled 2–3 times per week, typically during off-peak hours to minimize impact on customers and traffic.

Delivery trucks access the site through the designated service drive and utilize the loading area shown on the site plan. Trucks park temporarily in this area while unloading, which generally takes less than one hour per delivery.

Employee Parking:

Employee parking will be located in the rear or side of the building, separate from customer parking areas to maintain easy customer access to the drive-thru and main entrances.

Additional Information:

- The restaurant will feature dual drive-thru lanes to improve efficiency and reduce on-site queuing.
- Outdoor lighting and signage will comply with local ordinances and McDonald's design standards.
- Trash and recycling will be stored in an enclosed area screened from public view.
- Landscaping will be installed per approved site plans to maintain an attractive and well-kept appearance.