



October 10, 2025

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

Chris Dopkins, P.E.
Village Engineer
McMahon Engineers & Architects
1700 Hutchins Road
Machesney Park, IL 61115

RE: McDonald's – Special Use Application
Response to Civil Engineering Comments
Atwell Project Number: 25006700

Planning & Engineering Review Comments

1. 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.

2. 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.

3. The stacking of each drive through 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.



4. 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.
5. 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).
6. 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.
7. 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.
8. 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.

Fire Department Review Comments

1. Provide turning radius of 50' per D103.3.
Response: The proposed cul de sac has been revised to a 50' radius. See sheet C210 for the proposed fire truck path of travel.
2. Provide proper quantity of fire hydrants and spaced per appendix B and C respectively.
Response: The proposed building is 4,180 square feet and construction type V-B. Per Table 105.1(2) of the 2021 IFC, the required fire flow is 1,500 GPM for a duration of 2 hours. Per Table 102.1, the maximum hydrant spacing for the required fire flow and building square footage is 500 feet and the maximum distance of buildings to hydrants is 250 feet. There are two existing hydrants located near the subject site within Route 76 right-of-way. One is located just south of the site in front of the existing dollar general and the second is located approximately 168 feet north of the site. The proposed McDonald's building is fully located within 250 feet of either of hydrants. Therefore, an additional hydrant is not currently proposed for this site, nor the proposed Tailwind Way right-of-way. See sheet C210 for the location of existing and their proximity of the proposed building.



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

Respectfully,

ATWELL, LLC

Carl Romero, PE

Project Manager

Birmingham, AL