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To: Planning and Zoning Commission Members

From: Kenneth Garrett, Zoning Administrator

Date: October 9, 2025

RE: Special Use and Map Amendment – To develop a McDonalds Restaurant with a drive through lane located at 13675 Illinois Route 76, Poplar Grove.

Hearing Date: October 14, 2025 at 6:00 p.m.

The petitioner is requesting to develop a McDonalds Restaurant of 4,180 square feet with a drive through. As required by the Zoning Code all drive through restaurants must be approved for a Special Use Permit. A small portion of the site must be Re-Zoned (Map Amendment) from R-2 to General Business (GB).

Adjacent Zoning Districts

North General Business (GB)
South General Business (GB)
West General Business (GB)
East Single Family Residential 2 R-2

The proposed project includes the following:

1. Map Amendment/Zoning Change from R-2 to GB
2. Special Use Permit for a Drive Through Restaurant
3. Preliminary and Final Plat of Subdivision Approval

The Petitioner is proposing to develop a McDonalds Restaurant with a drive through. The location of the proposed site is adjacent to General Dollar Store to the South. There is currently an easement road to access the General Dollar Store. That current easement road will be altered and will become a public road and will end in a cul-de-sac as a part of this proposed development. It is anticipated at some time in the future when the adjacent parcel becomes developed the road will then be extended. There are no current plans for the road to be extended at this time.

The majority of the site is currently zoned General Business (GB) and the petitioner is requesting to rezone the remaining portion of the site from R-2 to General Business. This requires a map amendment. The area being re-zoned is approximately .30 acres to the east with a PIN Number 03-26-200-008. The PIN number for the current proposed site is 03-26-200-010. Both parcels are currently owned by Bel Air Estates LTD.

Proposed McDonalds Restaurant

The Planning and Zoning Commission is required to approve the preliminary Plat of Subdivision. The Village Board will approve the Final Plat of Subdivision.

The table below describes the bulk requirements for the GB Zoning district. There are no variations being requested with the development.

Bulk Requirments	GB Proposed	GB Required
Minimum Lot Size	1.9 Acres	15,000 sq ft
Minimum Lot Width	185 Feet	75 Feet
Minimum Street Frontage	185 Feet	75 Feet
Front Yard Setback	30	15
Side Yard	Greater Than 10 Feet	10 Feet
Rear Yard	Greater than 25 Feet	25 Feet
Paved Surface Setback	Compliant	3 Feet from the Side and 15 from the street
Landscaping	Compliant	Based on point system
Buffer Yards	Compliant	Where R-2 abuts GB

The orientation of the building is where the wide side of the restaurant faces Route 76 and the narrow side faces the new public road. Typically, the main street faces the narrow side, but due to site restrictions the wide side faces Route 76. In essence, the drive through lanes are typically along the sides of the building and rear. In this proposal, the drive through is along the side and front. This is just for information.

The drive through lane is a double drive lane that merges into one lane after your order has been placed. The village requires the ability to stack ten vehicles in the drive lane. This layout meets the intent of the requirement.

The proposed signage is in compliance with the Villages Sign Code. There is a monument sign located at the southwest corner of the site. There are a number of directional signs within the property. You will note on the submitted drawings, that there is signage for Mobile Signage and Pickup signage. All signage is required to be permananetly installed. On the sign package you will note there are some signs with a base that is movable, those are not allowed.

The parking requirements for a restaurant are one space for every 100 square feet of gross floor area. There are approximately 50 spaces being provided. Taking into account for the spaces being used for Mobile and Pickup spaces there is compliant parking for the project. FYI - the parking regulations do not address the Mobile and Pickup Spaces. I have deducated those spaces from the required spaces and the project still complies. The parking lot is behind the building indicated on the site plan to the rear of the principle building.

Proposed McDonalds Restaurant

There is a shed and storage area located behind the principle building. In the past, sheds and dumpster areas of this type were typically located at the rear of the property. This location was determined by the petitioner to the best location for safety reasons. The location is also adjacent to the accessible parking area. The developer has clarified the deliveries will be during off hours and will not impact accessible parking.

The proposed landscaping is compliant with the frontage, foundation, parking and buffer areas.

The proposed lighting plan is compliant with the Villages lighting requirements.

The petitioner is requesting to be able to operate the restaurant on a 24 hour 7 days a week schedule. That is allowed through the village's business license.

The exterior building material is a combination Brick Veneer, Aluminum Batten System and Metal Panel. We have requested the petitioner to bring a sample board to the hearing for the committee to review.

Recommendation: The Special Use Permit, map amendment and plat of subdivision are in substantial compliance with the village requirements. Staff recommends approval of the Special Use subject to the following conditions:

1. Approval from the Illinois Department of Transportation be received prior to issuing any Building Permits.
2. Approval from the Fire District shall be received prior to issuing any Building Permits.
3. The Village Enginners Report and recommendations shall be followed.

Should you have any questions regarding this report feel free to contact me at your convenience.

Respectfully Submitted,

Kenneth Garrett
Zoning Administrator – Village of Poplar Grove