

OFFICE & SHIPPING:
2420 Vantage Drive
CORRESPONDENCE:
P.O. BOX 5178
ELGIN, IL 60121-5178

B&F CONSTRUCTION CODE SERVICES, INC.
BUILDING & FIRE PROTECTION PLAN REVIEW
TRAINING • INSPECTIONS • CODE CONSULTING

PHONE (847) 428-7010
FAX (847) 428-3151
TOLL FREE 1-800-232-5523
E-MAIL bfccs@bfccs.org

To: Planning and Zoning Commission Members

From: Kenneth Garrett, Zoning Administrator

Date: October 9, 2025

RE: Proposed Special Use Permit for McDonalds – 13675 ILL Route 76 - Finding of Facts

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

Findings of Fact

Per section 8-5-7(D) and 8-7-7 of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

1. The establishment, maintenance or operation of the special use would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The Proposed property is zoned (GB) General Business and a restaurant is a permitted use per the zoning code. Because the proposed restaurant will have a drive through, it is required to have a Special Use Permit. Adjacent to this property to the South is the General Dollar Store also zoned GB. This development will not be detrimental or endanger the public health, safety, morals, comfort or general welfare; as a restaurant with a drive through is a common business use consistent with the other commercial uses in the surrounding area. The adjacent property which is zoned R-2, is approximately 127 acres and .30 acres will be rezoned (map Amendment) to GB. The adjacent property 03-26-200-008 and the proposed property 03-26-200-010 are both currently owned by Bel Air Estates LTD.

2. The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood.

The approval of this Special Use Permit will not affect the adjoining property owners. The properties adjacent to this property are zoned GB as well as R-2. The R-2 zoned property is currently undeveloped at this time. The property along ILL Route 76 is a commercial business corridor due to the number of commercial

users in the vicinity of this area. No properties will be impacted by this approval nor will property values be diminished.

3. The establishment of the special use will not impede the normal or orderly development and improvements of the surrounding property for uses permitted in the district.

The applicant has submitted a traffic study and there is no impact to the current operation of the surrounding properties. This development is an enhancement to the area.

4. Adequate utilities, access roads, drainage and/or necessary facilities will be provided.

There is currently an existing easement that is utilized for the Dollar General Stores customers to access the site. This proposed development of McDonalds to the North will develop that easement into a public road. The plat of subdivision has been submitted with the application. This development will provide the appropriate utilities, access roads and drainage. All access to both the Dollar General Store and the proposed McDonalds will utilize this new public road. There will be no direct access to this site from ILL Route 76 other than the new public road. To insure the improvements are adequate, the village engineer's recommendations shall be followed.

5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

The only egress from the site will be via the new public access road. The impact of the proposed project per the submitted traffic study will not create high traffic congestion on any public streets.

6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

The regulations of the particular zoning district are in compliance with the spirit of the district.

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