VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

VILLAGE BOARD OF TRUSTEES

Wednesday, October 22, 2025 - 7:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF PHONE PARTICIPATION (Roll Call)

APPROVAL OF AGENDA (Voice Vote)

APPROVAL OF MINUTES (Voice Vote)

1. Motion to approve Board of Trustee Meeting Minutes from September 24, 2025.

PUBLIC COMMENT *Public Comment is encouraged. The Village Board will receive comments from the public, pursuant to State Statutes. Comments will be limited to five minutes on topics relating to the Village of Poplar Grove. Be further advised that matters brought up at this time may be referred to the appropriate committee or individual for further discussion or consideration.*

DEPARTMENT REPORTS

2. Eningeer, McMahon

3. PublicWorks, Howe

4. WasteWater, Test

UNFINISHED BUSINESS

5. Motion to disucss Hiring Policy

6. Motion to discuss Lions Park Agreement

NEW BUSINESS

7. Motion to approve **Ordinance 2025-27**, an ordinance of the Village of Poplar Grove authorizing a special use permit for a restaurant with drive-through for the property commonly known as 13675 IL Route 76, Poplar Grove, IL, with PIN 03-26-200-010, and for an approximately 0.30 acre portion of the property with PIN 03-26-200-008 located in the GB (General Business) District.

8. Motion to approve **Ordinance 2025-28**, an ordinance rezoning an approximately 0.30-acre portion of the property with PIN 03-26-200-008 from R-2 (Single Family Residential 2 District) to GB (General Business) in the Village of Poplar Grove, Boone County, Illinois.

9. Motion to discuss/approve check disbursement for payments scheduled to be paid October 23, 2025, in the amount of $394,576.36 in AP checks, $22,694.83 in EFTs, $16,806.60 in Insurance, and estimated payroll of $56,947.71 for a total of $491,025.50

10. Motion to discuss Raffle Permit Ordinance

11. Motion to discuss Hall Rentals

12. Motion to discuss ADT Quote for security/fire and cameras

13. Motion to discuss liability insurance quote for the Village of Poplar from IMLRMA and ICRMT

14. Motion to discuss permit inspection, code enforcement and zoning services

GOOD OF THE VILLAGE

Trick-Or-Treating - October 31, 2025 - 4:00 pm to 7:00 pm
Board of Trustee Meeting - November 12, 2025- 7:00 pm
Board of Trustees Meeting - November 19, 2025-7:00 pm
Village Hall closed for Thanksgiving Holiday November 27-28, 2025

EXECUTIVE SESSION

15. Motion to go into exective session pursuant to 5 ILCS 120/2(c)(11) to discuss litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

NEW BUSINESS

16. Motion to approve **Resolution 2025-24**, a resolution of the Village of Poplar Grove, Illinois, approving and authorizing the Village President to execute a settlement agreement with Louis Tenore, Jr.

17. Motion to approve **Resolution 2025-25**, a resolution of the Village of Poplar Grove, Illinois, approving and authorizing the Village President to execute a settlement agreement with Kristen Lee Tenore.

ADJOURNMENT (Voice Vote)

KJM 10/17/2025

VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

VILLAGE BOARD OF TRUSTEES

Wednesday, September 24, 2025 - 7:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

AGENDA

CALL TO ORDER
President Richardson called the meeting to order at 7:00 pm.

ROLL CALL
PRESENT
President Kristi Richardson
Admin Chairman Owen Costanza
Finance Chairman Jeff Goings
Trustee Dan Cheek
Trustee Sinae Hubbard
Trustee Mark Vance
Attorney Laura Goding
Deputy Clerk Katie Jaster
David Howe
Chris Dopkins
ABSENT
Trustee David Allgood

PLEDGE OF ALLEGIANCE

APPROVAL OF PHONE PARTICIPATION (Roll Call)
Motion made by Admin Chairman Costanza to approve Trustee Goings as phone participate, Seconded by Trustee Vance.
Voting Yea: Admin Chairman Costanza, Trustee Cheek, Trustee Hubbard, Trustee Vance

APPROVAL OF AGENDA (Voice Vote)
Motion made by Admin Chairman Costanza, Seconded by Trustee Cheek.
Voting Yea: Admin Chairman Costanza, Finance Chairman Goings, Trustee Cheek, Trustee Hubbard, Trustee Vance

APPROVAL OF MINUTES (Voice Vote)
1. Motion to approve Board of Trustee Meeting Minutes from August 27, 2025

   Motion made by Trustee Vance, Seconded by Trustee Hubbard.
   Voting Yea: Admin Chairman Costanza, Finance Chairman Goings, Trustee Cheek, Trustee Hubbard, Trustee Vance

PUBLIC COMMENT *Public Comment is encouraged. The Village Board will receive comments from the public, pursuant to State Statutes. Comments will be limited to five minutes on topics relating to the Village of Poplar Grove. Be further advised that matters brought up at this time may be referred to the appropriate committee or individual for further discussion or consideration.*
None.

DEPARTMENT REPORTS
2. Public Works, Howe
   None.
3. Eningeer, McMahon
   Dopkins elaborated about the items listed within the engineer report.
4. Wastewater, Test
   None.

UNFINISHED BUSINESS
5. Motion to discuss/approve Resolution 2025-21 a resolution of the Village of Poplar Grove, Illinois to adopt and approve an electronic funds transfer (EFT)/automated clearing house (ACH) policy
   Motion made by Admin Chairman Costanza, Seconded by Trustee Cheek.
   Voting Yea: Admin Chairman Costanza, Finance Chairman Goings, Trustee Cheek, Trustee Hubbard, Trustee Vance

NEW BUSINESS
6. Motion to discuss R1 EV Bronze Designation
   Motion made by Admin Chairman Costanza, Seconded by Trustee Hubbard.
   Hailey Blanchard R1 representative presented to the Board.
   Consensus of the Board to move forward.

7. Motion to discuss Administrative Adjudication Processes
   Motion made by Admin Chairman Costanza, Seconded by Trustee Cheek.
   Discussion amongst Board members.
   Consensus of the Board to forward with Ordinance.

8. Motion to discuss/approve **Resolution 2025-22**, a resolution of the Village of Poplar Grove appointing individuals to the Village Planning and Zoning Commission
Motion made by Admin Chairman Costanza, Seconded by Trustee Vance.
Motion made by Admin Chairman Costanza to amend the mistype in Resolution 2025-22, Seconded by Trustee Vance.
Voting Yea: Admin Chairman Costanza, Finance Chairman Goings, Trustee Cheek, Trustee Hubbard, Trustee Vance

9. Motion to discuss/approve Offer letter for David Howe as Public Works Director
Motion made by Admin Chairman Costanza, Seconded by Trustee Hubbard.
Voting Yea: Admin Chairman Costanza, Finance Chairman Goings, Trustee Cheek, Trustee Hubbard, Trustee Vance

10. Motion to discuss/approve the offer letter for Karri Miller as Village Collector
Motion made by Admin Chairman Costanza, Seconded by Trustee Vance.
Voting Yea: Admin Chairman Costanza, Finance Chairman Goings, Trustee Vance
Voting Nay: Trustee Cheek
Voting Abstaining: Trustee Hubbard

11. Motion to discuss/approve the Offer letter to Katie Jaster as Deputy Clerk/Community Development Assistant
Motion made by Admin Chairman Costanza, Seconded by Trustee Cheek.
Voting Yea: Admin Chairman Costanza, Finance Chairman Goings, Trustee Cheek, Trustee Hubbard, Trustee Vance

12. Motion to dicuss/approve offer letter to Renee Lampe as Customer Service/Utility Billing Specialist
Motion made by Admin Chairman Costanza, Seconded by Trustee Hubbard.
Voting Yea: Admin Chairman Costanza, Finance Chairman Goings, Trustee Cheek, Trustee Hubbard, Trustee Vance

13. Motion to discuss/approve check disbursement for payments scheduled to be paid Sept 30, 2025 in the amount of $75,471.17 in AP checks, $729.77 in EFTs, $110.60 in Insurance and estimated payroll of $16,890.13 for a total of $93,201.67
Motion made by Admin Chairman Costanza, Seconded by Trustee Cheek.
Voting Yea: Admin Chairman Costanza, Finance Chairman Goings, Trustee Cheek, Trustee Hubbard, Trustee Vance

GOOD OF THE VILLAGE

Board of Trustee Meeting - October 8th, 2025 - 7:00 pm
Planning and Zoning Commission Meeting - October 14, 2025 - 6:00 pm
Board of Trustee Meeting - October 22nd, 2025 - 7:00 pm
Trick-Or-Treating - October 31, 2025 - 4:00 pm to 7:00 pm

ADJOURNMENT (Voice Vote)

Motion made by Trustee Hubbard, Seconded by Admin Chairman Costanza.
Voting Yea: Admin Chairman Costanza, Finance Chairman Goings, Trustee Cheek, Trustee Hubbard, Trustee Vance
Meeting adjourned at 7:28 pm

McMAHON
ENGINEERS ARCHITECTS

To: **The Village President and Board of Trustees**

From: **Chris Dopkins, P.E., Village Engineer**

Re: **Engineering Report – September 2025 Activity**

Date: **October 14, 2025**

Please allow this memorandum to provide a brief summary of major activity over the past month that involves the engineering department:

- **South Wastewater Treatment Plant**: Staff is currently in the process of reviewing past agreements to determine if any action is needed on the Village's behalf as a result of the permitted capacity reduction.

- **Candlewick Lake Interconnection Agreement:** Aqua Illinois has provided a draft agreement, and Staff is currently undertaking the review. We are hopeful to present the agreement to the Board for approval in November.

- **Sludge Application Permits:** DPW Howe has started discussions with area farmers to identify fields where the sludge can be spread, which has been a challenge. Staff has discussed the need to locate fields in the near future, and we are planning outreach efforts such that fall application is achievable. It will take the Agency approximately 3-4 months to process the permit once the application is received.

- **Surf Internet:** Surf has recently submitted revised plans which were reviewed and returned to Surf for revisions. We are getting close to issuing permits and we would expect Surf to begin work in late October or early November.

- **2025 Pavement Maintenance Program:** Work got underway and at time of the memorandum paving of Titleist is tentatively scheduled for the week of October 20th. Sidewalk work in Prairie Green and the other sections of town will start on the 16th and should wrap up on the 29th. The first pay application has been turned into the Village for review and payment.

- **Bel Air North Subdivision:** Earth excavation at the site is nearly complete. Sanitary sewer permits were received for the new subdivision, and we are pleased to advise that permits were also issued for past connections that were made at the Airport. The Developer has been making changes to the plans and we are hopeful that the changes can be approved yet this week and utility work will begin this week as well.

- **Frontier:** Frontier is in the process of upgrading its facilities within the Village to high speed fiber. Two plan sets have been approved and the Village is in the process of issuing permits to Frontier. Work will start in the State Street/IL 173 area of town and move south along State and west along Whiting Road from there.

- **Westergren Subdivision:** We are pleased to advise the New Leaf has expressed interest in continuing to construct homes along Sycamore and Hughes in Westergren. Staff has been meeting with New Leaf and we are currently determining what needs to be done w/ the infrastructure in order to facilitate the continued development of homes.

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200 N. Hill Street, Poplar Grove, IL 61065
Phone: (815) 765-3201 – Fax: (815)765-3571
https://www.poplargrove-il.gov/

Public Works Report – September 2025

Parks & Recreation

• Continued weekly mowing of all parks and public green spaces.
• Continued monthly weed control applications throughout Village parks and other areas.
• Mowed drainage ways.
• Cleared overgrowth at the Southwest Wastewater Treatment Plant (SWWTP).
• Mowed unmaintained lots in Burled Wood and Westergren.
• String-trimmed all park overgrowth.
• Final mowing and trimming for the season will take place in the coming weeks.

Roads & Infrastructure

• Continued replacement of damaged or aging signposts throughout the Village.
• Trimmed tree canopies in neighborhoods.
• Removed dead right-of-way trees.
• Boom mowing of tree lines along main roads scheduled for next month.
• Poured new sidewalk section on Summit.
• Cold patched roadways in Westergren and Breakaway Trail neighborhoods.
• Final roadside mowing for the season planned for mid-October.

Water & Sewer

• Performed water service shut-offs and other scheduled appointments.
• Responded to an electrical fault at the SWWTP; McGilvra repaired a fault in the main line that had taken pumps and VFDs offline.
• Addressed low-pressure reports from Contry traced to a level control issue at the Well 3 tower. The analog control system is being reviewed for upgrade to a digital PLC. A proposal from Sabel is expected in November.
• Pressure-tested the water system north of Route 173.
• Flushed all hydrants in Westergren to support ongoing development.
• Repaired a water service line at Lions Park.

Facilities & Equipment Repairs

• Comcast installation work continued at plants, wellhouses, and lift stations. Four lift stations and the SWWTP remain.
• Replaced mulch at Village Hall with river rock to reduce maintenance and improve appearance.
• Completed generator preventative maintenance at plants and lift stations.

• Cut back the north fence line and tree line at the SWWTP.
• Removed spoils pile inside the plant fence.

Administration & Planning

• Continued coordination with Comcast on the Village telecommunications system upgrade.
• Ongoing discussions with developers on potential and active projects.
• Continued coordination with New Leaf/Contry regarding lots in Westergren.
• Assessed curb and roadway conditions in Westergren.
• Updated Village logos and applied new decals to the Public Works Director's vehicle; remaining vehicles will be updated next month. New logos installed on Village Hall doors.

As always, please contact me with any questions or concerns. I am available to provide additional details on any past, current, or upcoming projects.

TEST Inc.
2323 Fourth Street, PO Box 483 Peru, IL 61354
Phone: 815-224-1650 Toll Free: 800-659-4659
www.testinc.com

October 17, 2025

Client: Village of Poplar Grove
Attn: Don Sattler, Village President
200 Hill Street
P.O. Box 01
Poplar Grove, IL 61065

Plant Type: Wastewater Treatment Plants: North: Class II Sequential batch reactors (SBR).
South: Class I Sequential batch reactors (SBR).
Water Treatment Plants: Well Supply with Chemical Addition in all 3 locations

For the water system you will find attached the daily inspection and monitoring reports for each of the water plants and the distribution system testing record. For the wastewater side we have included the monthly DMR for both wastewater plants.

Outlined below are the processes and actions taken during August2025 in Poplar Grove to improve the facilities equipment beyond required and routine maintenance, testing, inspection and reporting. At times we will also list upcoming needed improvements that may need attention by the Village.

We hired a new employee, so we've returned to full staff. He's been working out well and has taken a liking to the job. He previously worked in a lab, so he's familiar with a lot of the industry. He has been picking up on mechanical things quickly as well.

Lift Stations:

- Working with Comcast to locate proper placement of new dialer equipment.
- Cleaned and adjusted floats at all lift stations.
- Cleaned grease out for what we can with the basket.
- Collins is scheduled to come out for fall cleaning.
- Changed a level transducer at Waco lift station.
- Cleaned out control cabinets and installed some mouse deterrents
- Checked dialers.

North WWTP:

- All standard monthly checks/maintenance/cleaning and procedures were completed.
- Decanted digesters.
- Tested all emergency wash stations
- Had the SBR 3 Valve replaced and the SBR is working as it should.
- Sand filters were taken down and inspected for proper operation and everything is working as it should.
- Reached out to Gasvoda about the missing sand filter parts and have not had much luck.

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DMR Copy of Record

Form Approved OMB No. 2040-0004 expires on 07/31/2026

EPA may make all the information submitted through this form (including all attachments) available to the public without further notice to you. Do not use this online form to submit personal information (e.g., non-business cell phone number or non-business email address), confidential business information (CBI), or if you intend to assert a CBI claim on any of the submitted information. Pursuant to 40 CFR 2.203(a), EPA is providing you with notice that all CBI claims must be asserted at the time of submission. EPA cannot accommodate a late CBI claim to cover previously submitted information because efforts to protect the information are not administratively practicable since it may already be disclosed to the public. Although we do not foresee a need for persons to assert a claim of CBI based on the types of information requested in this form, if persons wish to assert a CBI claim we direct submitters to contact the NPDES eReporting Help Desk for further guidance. Please note that EPA may contact you after you submit this report for more information.

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Permit

Permit #:	IL0023451	Permittee:	POPLAR GROVE, VILLAGE OF	Facility:	POPLAR GROVE - NORTH WWTP, VILLAGE OF
Major:	No	Permittee Address:	200 NORTH HILL STREET POPLAR GROVE, IL 61065	Facility Location:	205 EDSON RD POPLAR GROVE, IL 61065
Permitted Feature:	001 External Outfall	Discharge:	001-0 STP OUTFALL		

Report Dates & Status

Monitoring Period:	From 08/01/25 to 08/31/25	DMR Due Date:	09/25/25	Status:	NetDMR Validated

Considerations for Form Completion

BOW ID: W0070150007; DMF LOAD LIMITS DISPLAYED.MONITORING LOCATION "1" IS FORMONTHLY AVERAGE AND DAILY MAXIMUM.MONITORING LOCATION "8" IS FORWEEKLY AVERAGE.

Principal Executive Officer

First Name:	Ion	Title:	Certified Operator	Telephone:	815-224-1650
Last Name:	Stear				

No Data Indicator (NODI)

Form NODI: –

Parameter Code	Parameter Name	Monitoring Location	Season #	Parameter NODI		Quantity or Loading Qualifier 1	Value 1	Qualifier 2	Value 2	Units	Quality or Concentration Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units	# of Ex.	Frequency of Analysis	Sample Type
00300	Oxygen, dissolved [DO]	1 - Effluent Gross	1	–	Sample						=	9.148	=	8.885	=	8.55	19 - mg/L		02/DA - 2 Days Every Week	GR - Grab
					Permit Req.						>=	6.0 MO AV MN	>=	4.5 MN WK AV	>=	4.0 DAILY MN	19 - mg/L	0	02/DA - 2 Days Every Week	GR - Grab
					Value NODI															
00400	pH	1 - Effluent Gross	0	–	Sample						=	7.25			=	7.77	12 - SU		02/DA - 2 Days Every Week	GR - Grab
					Permit Req.						>=	6.0 MINIMUM			<=	9.0 MAXIMUM	12 - SU	0	02/DA - 2 Days Every Week	GR - Grab
					Value NODI															
00530	Solids, total suspended	1 - Effluent Gross	0	–	Sample	<	6.45	=	11.217	26 - lb/d			<	2.875	=	5.0	19 - mg/L		02/DA - 2 Days Every Week	CP - Composite
					Permit Req.	<=	125.0 MO AVG	<=	250.0 DAILY MX	26 - lb/d			<=	12.0 MO AVG	<=	24.0 DAILY MX	19 - mg/L	0	02/DA - 2 Days Every Week	CP - Composite
					Value NODI															
00610	Nitrogen, ammonia total [as N]	1 - Effluent Gross	0	–	Sample	<	0.224	<	0.224	26 - lb/d			<	0.1	<	0.1	19 - mg/L		02/DA - 2 Days Every Week	CP - Composite
					Permit Req.	<=	16.0 MO AVG	<=	31.0 DAILY MX	26 - lb/d			<=	1.5 MO AVG	<=	3.0 DAILY MX	19 - mg/L	0	02/DA - 2 Days Every Week	CP - Composite
					Value NODI															
50050	Flow, in conduit or thru treatment plant	1 - Effluent Gross	0	–	Sample	=	0.269	=	0.389	03 - MGD									99/99 - Continuous	
					Permit Req.		Req Mon MO AVG		Req Mon DAILY MX	03 - MGD								0	99/99 - Continuous	
					Value NODI															
50060	Chlorine, total residual	1 - Effluent Gross	0	–	Sample															
					Permit Req.										<=	0.05 DAILY MX	19 - mg/L		01/30 - Monthly	GR - Grab
					Value NODI											9 - Conditional Monitoring - Not Required This Period				
		1 - Effluent			Sample										<	10.0	13 - #/100mL		01/30 - Monthly	GR - Grab
					Permit												13 -			

74055	**Coliform, fecal general**	Gross	0	--	Req. Value NODI									Req Mon DAILY MX	#/100mL	0	01/30 - Monthly	GR - Grab
80082	**BOD, carbonaceous [5 day, 20 C]**	1 - Effluent Gross	0	--	Sample	<	13.461	<	13.461	26 - lb/d	<	6.0	<	6.0	19 - mg/L		02/DA - 2 Days Every Week	CP - Composite
					Permit Req.	<=	104.0 MO AVG	<=	209.0 DAILY MX	26 - lb/d	<=	10.0 MO AVG	<=	20.0 DAILY MX	19 - mg/L	0	02/DA - 2 Days Every Week	CP - Composite
					Value NODI													

Submission Note

If a parameter row does not contain any values for the Sample nor Effluent Trading, then none of the following fields will be submitted for that row: Units, Number of Excursions, Frequency of Analysis, and Sample Type.

Edit Check Errors

No errors.

Comments

Attachments

No attachments

Report Last Saved By

POPLAR GROVE, VILLAGE OF

User:	ebumgarner
Name:	Elaine Bumgarner
E-Mail:	ebumgarner@testinc.com
Date/Time:	2025-09-18 15:34 (Time Zone: -05:00)

Report Last Signed By

User:	IONSTEAR
Name:	Ion Stear
E-Mail:	istear@testinc.com
Date/Time:	2025-09-23 11:59 (Time Zone: -05:00)

DMR Copy of Record

Form Approved OMB No. 2040-0004 expires on 07/31/2026

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Permit

Permit #:	**IL0023451**	Permittee:	POPLAR GROVE, VILLAGE OF	Facility:	POPLAR GROVE - NORTH WWTP, VILLAGE OF
Major:	No	Permittee Address:	200 NORTH HILL STREET POPLAR GROVE, IL 61065	Facility Location:	205 EDSON RD POPLAR GROVE, IL 61065
Permitted Feature:	INF Influent Structure	Discharge:	**INF-L** INFLUENT MONITORING		

Report Dates & Status

Monitoring Period:	**From 08/01/25 to 08/31/25**	DMR Due Date:	**09/25/25**	Status:	**NetDMR Validated**

Considerations for Form Completion

BOW ID: W0070150007

Principal Executive Officer

First Name:	Ion	Title:	Certified Operator	Telephone:	815-224-1650
Last Name:	Stear				

No Data Indicator (NODI)

Form NODI: --

Parameter Code	Parameter Name	Monitoring Location	Season #	Param. NODI		Quantity or Loading Qualifier 1	Value 1	Qualifier 2	Value 2	Units	Quality or Concentration Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units	# of Ex.	Frequency of Analysis	Sample Type
00310	**BOD, 5-day, 20 deg. C**	G - Raw Sewage Influent	0	--	Sample								=	137.375			19 - mg/L		02/DA - 2 Days Every Week	CP - Composite
					Permit Req.									Req Mon MO AVG			19 - mg/L	0	02/DA - 2 Days Every Week	CP - Composite
					Value NODI															
00530	**Solids, total suspended**	G - Raw Sewage Influent	0	--	Sample								=	186.25			19 - mg/L		02/DA - 2 Days Every Week	CP - Composite
					Permit Req.									Req Mon MO AVG			19 - mg/L	0	02/DA - 2 Days Every Week	CP - Composite
					Value NODI															
50050	**Flow, in conduit or thru treatment plant**	G - Raw Sewage Influent	0	--	Sample	=	0.271	=	0.397	03 - MGD									99/99 - Continuous	
					Permit Req.		Req Mon MO AVG		Req Mon DAILY MX	03 - MGD								0	99/99 - Continuous	
					Value NODI															

Submission Note

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Edit Check Errors

No errors.

Comments

Attachments

No attachments.

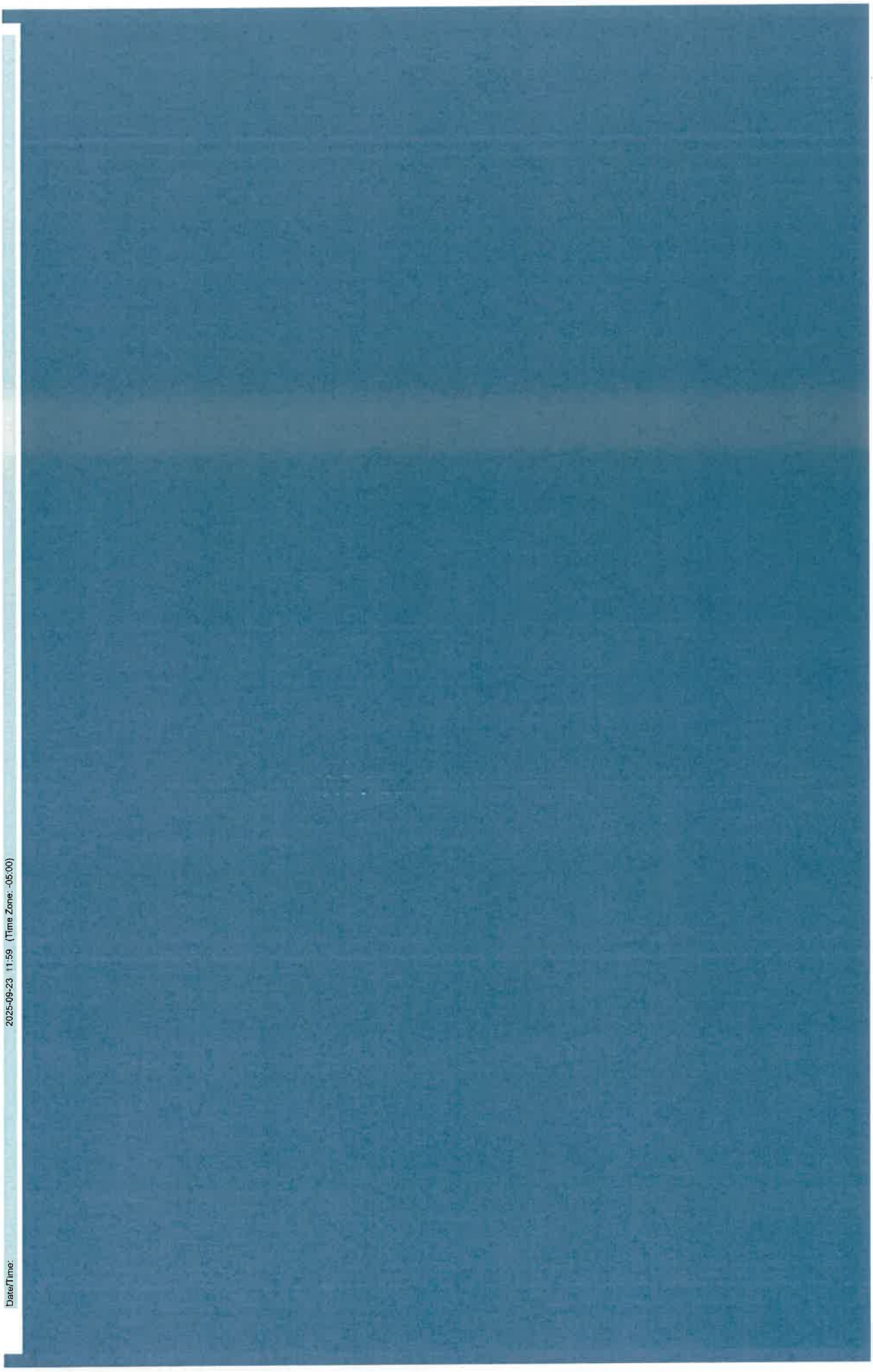
Report Last Saved By

POPLAR GROVE, VILLAGE OF

User:	ebumgarner
Name:	Elaine Bumgarner
E-Mail:	ebumgarner@testinc.com
Date/Time:	2025-09-18 15:34 (Time Zone: -05:00)

Report Last Signed By

User:	IONSTEAR
Name:	Ion Stear
E-Mail:	istear@testinc.com



Date/Time: 2025-09-23 11:59 (Time Zone: -05:00)

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Permit

Permit #:	IL0071447	Permittee:	POPLAR GROVE, VILLAGE OF	Facility:	POPLAR GROVE SOUTH STP, VILLAGE OF
Major:	Yes	Permittee Address:	200 HILL STREET, P.O. BOX 1 POPLAR GROVE, IL 61065	Facility Location:	12211 STATE ROUTE 76 POPLAR GROVE, IL 61065
Permitted Feature:	001 External Outfall	Discharge:	001-0 STP OUTFALL		

Report Dates & Status

Monitoring Period:	From 08/01/25 to 08/31/25	DMR Due Date:	09/25/25	Status:	NetDMR Validated

Considerations for Form Completion

BOW ID: W0070150006; DMF LOAD LIMITS DISPLAYED.

Principal Executive Officer

First Name:	Ion	Title:	Certified Operator	Telephone:	815-224-1650
Last Name:	Stear				

No Data Indicator (NODI)

Form NODI: –

Parameter Code	Parameter Name	Monitoring Location	Season #	Param. NODI		Quantity or Loading Qualifier 1	Quantity or Loading Value 1	Quantity or Loading Qualifier 2	Quantity or Loading Value 2	Quantity or Loading Units	Quality or Concentration Qualifier 1	Quality or Concentration Value 1	Quality or Concentration Qualifier 2	Quality or Concentration Value 2	Quality or Concentration Qualifier 3	Quality or Concentration Value 3	Quality or Concentration Units	# of Ex.	Frequency of Analysis	Sample Type
00300	**Oxygen, dissolved [DO]**	1 - Effluent Gross	1	–	Sample						=	9.109	=	8.945	=	8.85	19 - mg/L		03/DW - 3 Days Every Week	GR - Grab
					Permit Req.						>=	6.0 MO AV MN	>=	4.5 MN WK AV	>=	4.0 DAILY MN	19 - mg/L	0	03/DW - 3 Days Every Week	GR - Grab
					Value NODI															
00400	**pH**	1 - Effluent Gross	0	–	Sample						=	7.01			=	7.84	12 - SU		03/DW - 3 Days Every Week	GR - Grab
					Permit Req.						>=	6.0 MINIMUM			<=	9.0 MAXIMUM	12 - SU	0	03/DW - 3 Days Every Week	GR - Grab
					Value NODI															
00530	**Solids, total suspended**	1 - Effluent Gross	0	–	Sample	<	4.955	=	9.591	26 - lb/d			<	2.583	=	5.0	19 - mg/L		03/DW - 3 Days Every Week	CP - Composite
					Permit Req.	<=	250.0 MO AVG	<=	500.0 DAILY MX	26 - lb/d			<=	12.0 MO AVG	<=	24.0 DAILY MX	19 - mg/L	0	03/DW - 3 Days Every Week	CP - Composite
					Value NODI															
00600	**Nitrogen, total [as N]**	1 - Effluent Gross	0	–	Sample								=	16.15	=	16.8	19 - mg/L		01/30 - Monthly	CP - Composite
					Permit Req.									Req Mon MO AVG		Req Mon DAILY MX	19 - mg/L	0	01/30 - Monthly	CP - Composite
					Value NODI															
00610	**Nitrogen, ammonia total [as N]**	1 - Effluent Gross	1	–	Sample	<	0.192	<	0.192	26 - lb/d			<	0.1	<	0.1	19 - mg/L		03/DW - 3 Days Every Week	CP - Composite
					Permit Req.	<=	31.0 MO AVG	<=	113.0 DAILY MX	26 - lb/d			<=	1.5 MO AVG	<=	5.4 DAILY MX	19 - mg/L	0	03/DW - 3 Days Every Week	CP - Composite
					Value NODI															
00610	**Nitrogen, ammonia total [as N]**	8 - Other Treatment, Process Complete	1	–	Sample			<	0.192	26 - lb/d					<	0.1	19 - mg/L		03/DW - 3 Days Every Week	CP - Composite
					Permit Req.			<=	79.0 WKLY AVG	26 - lb/d					<=	3.8 WKLY AVG	19 - mg/L	0	03/DW - 3 Days Every Week	CP - Composite
					Value NODI															
X 00665	**Phosphorus, total [as P]**	1 - Effluent Gross	0	–	Sample	=	2.636			26 - lb/d			=	1.374			19 - mg/L		03/DW - 3 Days Every Week	CP - Composite
					Permit Req.	<=	21.0 MO AVG			26 - lb/d			<=	1.0 MO AVG			19 - mg/L	1	03/DW - 3 Days Every Week	CP - Composite
					Value															

					NODI																		
50050	**Flow, in conduit or thru treatment plant**	1 - Effluent Gross	0	--	Sample	=	0.23	=	0.324	03 - MGD											99/99 - Continuous	
					Permit Req.		Req Mon MO AVG		Req Mon DAILY MX	03 - MGD										0	99/99 - Continuous	
					Value NODI																		
50060	**Chlorine, total residual**	1 - Effluent Gross	0	--	Sample																		
					Permit Req.											<=	0.05 DAILY MX	19 - mg/L		CL/OC - Chlorination/Occurances	GR - Grab		
					Value NODI												9 - Conditional Monitoring - Not Required This Period						
X 74055	**Coliform, fecal general**	1 - Effluent Gross	0	--	Sample											=	1260.0	13 - #/100mL		03/DW - 3 Days Every Week	GR - Grab		
					Permit Req.											<=	400.0 DAILY MX	13 - #/100mL	1	03/DW - 3 Days Every Week	GR - Grab		
					Value NODI																		
80082	**BOD, carbonaceous [5 day, 20 C]**	1 - Effluent Gross	0	--	Sample	<	12.628	=	24.937	26 - lb/d		<	6.583	=	13.0	19 - mg/L		03/DW - 3 Days Every Week	CP - Composite		
					Permit Req.	<=	209.0 MO AVG	<=	417.0 DAILY MX	26 - lb/d		<=	10.0 MO AVG	<=	20.0 DAILY MX	19 - mg/L	0	03/DW - 3 Days Every Week	CP - Composite		
					Value NODI																		

Submission Note

If a parameter row does not contain any values for the Sample nor Effluent Trading, then none of the following fields will be submitted for that row: Units, Number of Excursions, Frequency of Analysis, and Sample Type.

Edit Check Errors

Parameter		Monitoring Location	Field	Type	Description	Acknowledge
Code	Name					
00665	Phosphorus, total [as P]	1 - Effluent Gross	Quality or Concentration Sample Value 2	Soft	The provided sample value is outside the permit limit. Please verify that the value you have provided is correct.	Yes
74055	Coliform, fecal general	1 - Effluent Gross	Quality or Concentration Sample Value 3	Soft	The provided sample value is outside the permit limit. Please verify that the value you have provided is correct.	Yes

Comments

We had some weird power issues that caused some equipment not to work. all the issues have since been fixed and we will return to compliance next month. We already have returned to compliance after the issues were fixed and repaired.

Attachments

No attachments.

Report Last Saved By

POPLAR GROVE, VILLAGE OF

User:	IONSTEAR
Name:	Ion Stear
E-Mail:	istear@testinc.com
Date/Time:	2025-09-23 11:59 (Time Zone: -05:00)

Report Last Signed By

User:	IONSTEAR
Name:	Ion Stear
E-Mail:	istear@testinc.com
Date/Time:	2025-09-23 11:59 (Time Zone: -05:00)

DMR Copy of Record

Form Approved OMB No. 2040-0004 expires on 07/31/2026

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Permit

Permit #:	IL0071447	Permittee:	POPLAR GROVE, VILLAGE OF	Facility:	POPLAR GROVE SOUTH STP, VILLAGE OF
Major:	Yes	Permittee Address:	200 HILL STREET, P.O. BOX 1 POPLAR GROVE, IL 61065	Facility Location:	12211 STATE ROUTE 76 POPLAR GROVE, IL 61065
Permitted Feature:	INF Influent Structure	Discharge:	**INF-L** INFLUENT MONITORING		

Report Dates & Status

Monitoring Period:	**From 08/01/25 to 08/31/25**	DMR Due Date:	**09/25/25**	Status:	**NetDMR Validated**

Considerations for Form Completion

BOW ID: W0070150006

Principal Executive Officer

First Name:	Ion	Title:	Certified Operator	Telephone:	815-224-1650
Last Name:	Stear				

No Data Indicator (NODI)

Form NODI: --

Parameter Code	Parameter Name	Monitoring Location	Season #	Param. NODI		Quantity or Loading Qualifier 1	Value 1	Qualifier 2	Value 2	Units	Quality or Concentration Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units	# of Ex.	Frequency of Analysis	Sample Type
00310	**BOD, 5-day, 20 deg. C**	G - Raw Sewage Influent	0	--	Sample								<	120.417			19 - mg/L		03/DW - 3 Days Every Week	CP - Composite
					Permit Req.									Req Mon MO AVG			19 - mg/L	0	03/DW - 3 Days Every Week	CP - Composite
					Value NODI															
00530	**Solids, total suspended**	G - Raw Sewage Influent	0	--	Sample								=	153.667			19 - mg/L		03/DW - 3 Days Every Week	CP - Composite
					Permit Req.									Req Mon MO AVG			19 - mg/L	0	03/DW - 3 Days Every Week	CP - Composite
					Value NODI															
50050	**Flow, in conduit or thru treatment plant**	G - Raw Sewage Influent	0	--	Sample	=	0.141	=	0.178	03 - MGD									99/99 - Continuous	
					Permit Req.		Req Mon MO AVG		Req Mon DAILY MX	03 - MGD								0	99/99 - Continuous	
					Value NODI															

Submission Note

If a parameter row does not contain any values for the Sample nor Effluent Trading, then none of the following fields will be submitted for that row: Units, Number of Excursions, Frequency of Analysis, and Sample Type.

Edit Check Errors

No errors.

Comments

Attachments

No attachments.

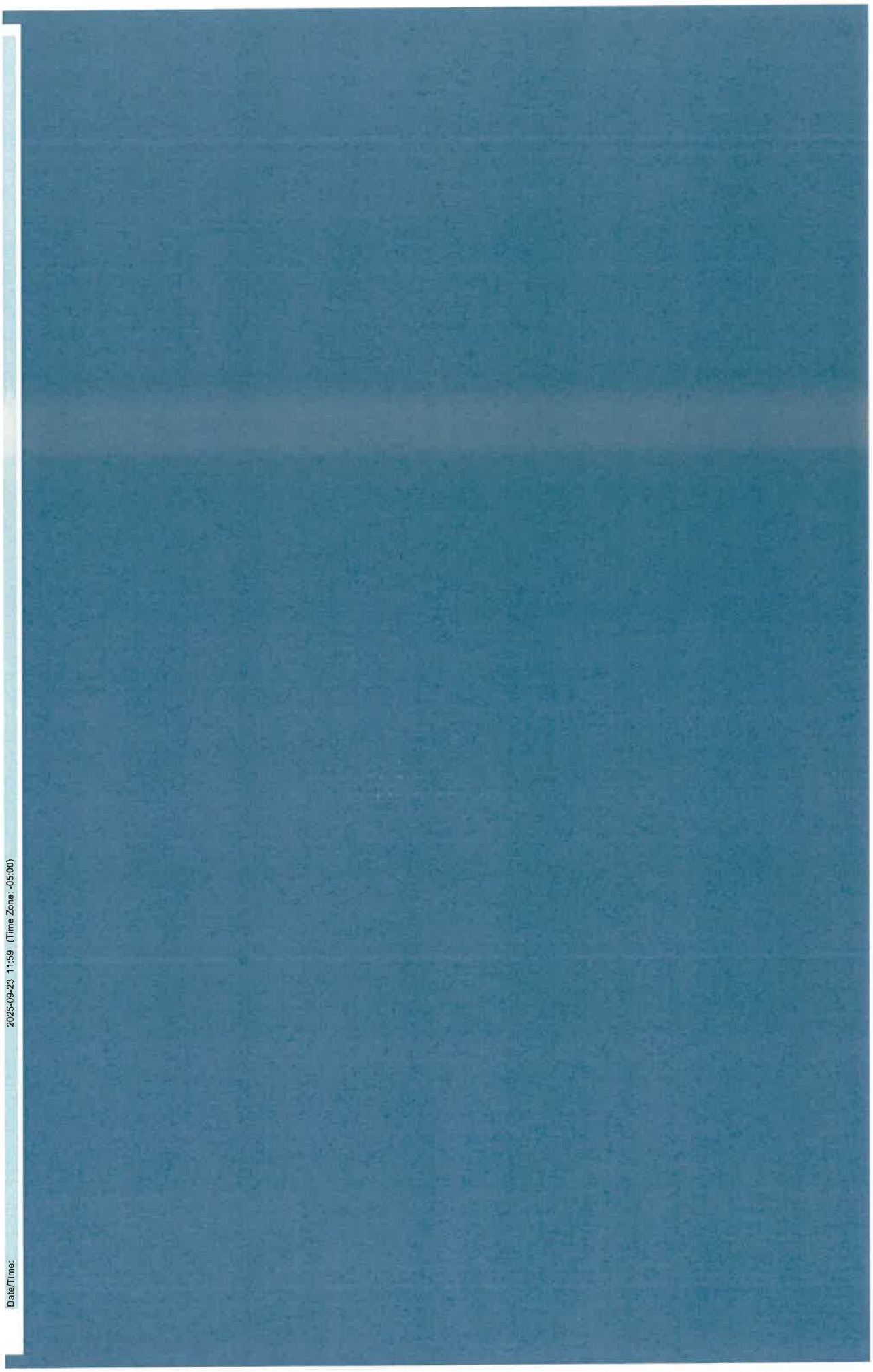
Report Last Saved By

POPLAR GROVE, VILLAGE OF

User:	ebumgarner
Name:	Elaine Bumgarner
E-Mail:	ebumgarner@testinc.com
Date/Time:	2025-09-18 16:04 (Time Zone: -05:00)

Report Last Signed By

User:	IONSTEAR
Name:	Ion Stear
E-Mail:	istear@testinc.com



Date/Time: 2025-09-23 11:59 (Time Zone: -05:00)

Village of Poplar Grove – Board Meeting Memo

Kristi Richardson
Administration

9/30/25

Subject:
Hiring Policy

1. Background:

On June 11, 2025, the board repealed the Hiring Ordinance 2024-21. This ordinance was passed by the previous administration on December 11, 2024.

2. Current Status:

I have provided the original ordinance 2024-21 for your review.

3. Fiscal Impact:

Minimal fiscal impact – staff time and/or any legal services for review and resolution creation.

4. Legal Review (if applicable):

See about #3 in relation to legal services for review and resolution creation.

5. Recommendation:

- To pass as a formal policy by resolution versus an ordinance. If so, language would need to be adjusted.
- Section 1-6K-C – Hiring Process – does not specify a minimum amount a time per job posting.
    - Section 1-6K-C – Screening and Interviews – In the second bullet point is states, "A hiring committee *may* be formed," – this policy should indicate whether a hiring committee should or should not be formed and under which hiring circumstances. For example, the appointment of a department head, versus a seasonal employee, bargaining or non-bargaining.
- Section 1-6K-C – Selection and Offer – the first bullet point should be reviewed by the Board as to which positions require board approval before hiring vs a report from the department head and/or hiring committee on an actual hire.

- Section 1-6K-D: Appointment and Employment #1 Appointment – I suggest modifying the language of this section. The use of the word "appointment" creates ambiguity since the village has positions of employment by appointment and positions hired via non-appointment.
- Section 1-6K-G: Implementation – last sentence on annual reporting hiring practices and outcomes at least once annually should be removed. This policy provides the approved hiring practices, and the board is notified of new hires as they occur.

6. Supporting Documents (if applicable):

X Attached – Repealed Hiring Ordinance 2024-21

☐ Not Applicable

Signature:

Kristi Richardson – Village President

Village of Poplar Grove

Ordinance No. 2024-21

An Ordinance Establishing Hiring Procedures for the Village of Poplar Grove

TITLE 1 ADMINISTRATION – CHAPTER 6 VILLAGE OFFICERS AND EMPLOYEES

WHEREAS, the Village of Poplar Grove recognizes the need for fair, consistent, and transparent hiring practices to promote the efficient operation of the municipal government; and

WHEREAS, the Village of Poplar Grove desires to establish guidelines for hiring that ensure equal opportunity for all candidates and compliance with applicable laws and regulations;

NOW, THEREFORE, be it ordained by the Village Board of the Village of Poplar Grove that CHAPTER 6 VILLAGE OFFICERS AND EMPLOYEES be amended as follows:

Section 1-6K-1: Purpose

The purpose of this Ordinance is to establish a set of guidelines for hiring practices within the Village of Poplar Grove to ensure the selection of qualified candidates in a fair and equitable manner for staff, other than appointed officers by the Village President under municipal law.

Section 1-6K-A: Applicability

This ordinance shall apply to all hiring processes within the Village of Poplar Grove, including but not limited to full-time, part-time, seasonal, and temporary employees. This ordinance does not apply to elected officials, or officers, who are subject to other election laws and procedures.

Section 1-6K-B: Equal Opportunity Employment

1. The Village of Poplar Grove is an equal opportunity employer. All hiring decisions will be made based on qualifications, skills, experience, and merit, without regard to race, color, national origin, religion, age, gender, sexual orientation, disability, or any other characteristic protected by law.
2. The Village will make reasonable accommodations for applicants with disabilities in accordance with the Americans with Disabilities Act (ADA) and applicable state and local laws.

Section 1-6K-C: Hiring Process

1. **Job Postings**:
    - All job openings shall be posted publicly on the Village's official website, local bulletin boards, and other reasonable outlets (e.g., local newspapers or job boards) as determined by the Village Clerk or designee.

- The job posting shall include a description of the position, qualifications required, job duties, salary range, application deadline, and other relevant details.

2. **Application Submission**:
    - Applicants must submit their applications in writing, either via the Village's online portal, by email, or by hand delivery to the Village Hall, depending on the specific instructions provided in the job posting.
    - Applications shall include a completed application form, a resume (if required), and any other documents requested in the job posting.
3. **Screening and Interviews**:
    - The Village President or designee shall review all applications to ensure they meet the minimum qualifications outlined in the job posting.
    - A hiring committee may be formed, composed of at least two (2) individuals, including the Village President, the department head, or one additional member from the Village Board or another appointed representative.
    - The hiring committee will screen applications, conduct interviews, and assess candidates based on their qualifications, experience, and suitability for the position.
4. **Background Checks**:
    - All candidates under consideration for hire may be subject to a background check, which may include criminal history, employment history, and other relevant checks based on the nature of the position.
    - The Village will obtain written consent from the candidate prior to conducting any background checks.
5. **Selection and Offer**:
    - Upon completion of the interview process, the Village President or hiring committee will submit a recommendation for the selected candidate to the Village Board for final approval.
    - Once approved, a formal job offer will be extended to the selected candidate. The offer will include details of the position, salary, benefits, and any other applicable terms.

Section 1-6K-D: Appointment and Employment

1. **Appointment**:
    - The Village Board shall formally approve all appointments for Village employment, including full-time, part-time, and temporary positions.
2. **Employment Policies**:

- All employees of the Village of Poplar Grove will be subject to the Village's employee policies and procedures as set forth in the Employee Handbook, including but not limited to policies regarding ethics, conduct, and workplace safety.

Section 1-6K-E: Non-Discrimination

The Village of Poplar Grove shall adhere to all federal, state, and local laws related to non-discrimination in hiring practices. Any person who believes they have been discriminated against in the hiring process may file a complaint with the Village Clerk.

Section 1-6K-F: Retention of Records

1. The Village Clerk shall maintain all application materials, interview notes, and background check results for a minimum of two (2) years from the date of the hiring decision.
2. Upon request, candidates may review their own application materials, but not the materials of other candidates.
3. Only after hiring, the candidate may be subject to open records and FOIA request of application materials, because they are now a public employee.

Section 1-6K-G: Implementation

The Village President, Village Clerk, and Village Board shall be responsible for implementing the provisions of this Ordinance and ensuring that all hiring procedures follow the established guidelines. The Village Clerk or Village Administrator, shall report to the Village Board on hiring practices and outcomes at least once annually.

Section 1-6K-H: Severability

If any section, provision, or part of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance shall remain in full force and effect.

Section 1-6K-I: Effective Date

This Ordinance shall be effective immediately upon adoption by the Village Board.

ADOPTED this [day] of [month], [year], by the Village Board of the Village of Poplar Grove.

[Signature lines for Village President, Village Clerk, and Board Members]

This ordinance sets out a clear framework for hiring practices while promoting fairness, transparency, and adherence to legal requirements. It can be modified to reflect specific needs or additional procedures as required by the Village of Poplar Grove.

Baseball			
Year	**Description**	**Amount**	
2023	Baseball sponsorship income	$ 4,250.00	
2023	Baseball player fee income	$ 25,970.00	We had a loss of $2,058.71 for 2023 baseball program
2023	Baseball expenses	$ 32,278.71	
2024	Baseball sponsorship income	$ 7,500.00	
2024	Baseball player fee income	$ 33,900.80	We had a profit of $6,733.84 for 2024 baseball program
2024	Baseball expenses	$ 34,666.96	
2025	Baseball sponsorship income	$ 5,750.00	
2025	Baseball player fee income	$ 36,908.03	We had a profit of $2,539.02
2025	Baseball expenses	$ 40,119.01	(Fall ball is still going on)
Concession Stand			
Year	**Description**	**Amount**	
2023	Concession stand income	$ 5,569.26	
2023	Concession stand expense	$ 3,044.94	We had $2,524.32 in profits
2024	Concession stand income	$ 8,256.74	
2024	Concession stand expense	$ 5,034.53	We had $3,222.21 in profits
2025	Concession stand income	$ 6,363.56	
2025	Concession stand expense	$ 2,717.21	We had $3,646.35 in profits
Park			
Year	**Description**	**Amount**	
2023	Park rental/usage income	$ 2,530.00	
2023	Donations given to club	$ 1,353.54	
2023	Money we spent in the park	$ 8,496.26	
2023	Donations to various organizations	$ 6,585.75	
2024	Park rental/usage income	$ 3,030.00	
2024	Donations given to club	$ 1,604.00	
2024	Money we spent in the park	$ 13,947.56	
2024	Donations to various organizations	$ 2,116.00	
2025	Park rental/usage income	$ 2,180.00	
2025	Donations given to club	$ 1,000.00	
2025	Money we spent in the park	$ 17,436.33	
2025	Donations to various organizations	$ 3,470.00	
Volunteer Hours per year			
Baseball	1,075 Hours		
Concession Stand	430 Hours		

Walking path relandscaping project summary

131 hours to complete (17.5 Hauling Equipment, 113.25 working on path)

Start to finish was 3 weeks.

120,000lbs of dirt moved or 60 tons/yards

All soil removed was reused with1 ton of dirt left over and 1,000lbs of rocks/gravel removed. No topsoil had to be purchased.

Just the Cub Cadet spend 20 hours tilling. Other equipment was the 742 Bobcat, 2038r & tiller, HPX Gator, 1800 UTV and Truck and Trailer

Total cost was $2,524.36 or $300.0 less than just the cost of seed on the 31k quote received.

Club participation was 30% of the membership.

Helpers: Glenn Herrmann, Joe Glickenberger, Matthew Herrmann, Kent Kniep, Cheryl Lindberg,

Kristi Richardson, Richard Babcock, Jeff Lindberg, Ryan Lindberg & guests Karin & Joshua Herrmann.

ORDINANCE NO. 2025-27

AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT WITH DRIVE THROUGH FOR THE PROPERTY COMMONLY KNOWN AS 13675 IL ROUTE 76, POPLAR GROVE, IL WITH PIN 03-26-200-010 AND FOR AN APPROXIMATLY 0.30 ACRE PORTION OF THE PROPERTY WITH PIN 03-26-200-008 LOCATED IN THE GB (GENERAL BUSINESS) DISTRICT

WHEREAS, the Village of Poplar Grove, Illinois ("Village") has adopted Title 8, Zoning in accordance with the provisions of Illinois Complied Statutes, to regulate the use of land and specify the minimum requirements for improvements on land in the Village of Poplar Grove; and

WHEREAS, special uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property and are reviewed on a case by case basis, and are permitted only by the Poplar Grove Village Board; and

WHEREAS, the applicant, Cathy Stephens of Permit Solutions, 100 North Avenue, Tallmadge, Ohio 44278 on behalf of the property owner Bel Air Estates, LTD, 11619 IL Route 76, Poplar Grove, IL 61065 has petitioned the Village for a special use permit for a restaurant with drive through for the properties commonly known as 13675 IL Route 76, Poplar Grove, IL 61065 (PIN 03-26-200-010) and an approximately 0.3 acre portion of the property with PIN 03-26-200-008); and

WHEREAS, after due notice pursuant to the Illinois State Statutes, the Village of Poplar Grove Planning and Zoning Commission ("PZC") held a public hearing on October 14, 2025 concerning the proposed special use; and

WHEREAS, the PZC, having examined said application and having considered the evidence, both oral and documentary, and being fully advised about the premises did make findings of fact as set forth in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the PZC did give a positive recommendation on the granting of the special use permit and

WHEREAS, the corporate authorities of the Village have considered the findings of fact and recommendation of the PZC; and

WHEREAS, the corporate authorities desire to approve the special use permit, subject to the conditions set forth herein.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That the above-recitals are incorporated herein and made a part hereof.

Section 2. That a special use permit allowing for a restaurant with drive through for the properties commonly known as 13675 IL Route 76, Poplar Grove, IL 61065 (PIN 03-26-200-010) and an approximately 0.3 acre portion of the property with PIN 03-26-200-008), and legally described in Exhibit B, attached hereto and incorporated herein, in the GB, General Business, District, is hereby granted subject to the following conditions:

A. Approval from the Illinois Department of Transportation be received prior to issuing any Building Permits.

B. Approval from the Fire District shall be received prior to issuing any Building Permits.

C. The Village Engineer's Report and recommendations shall be followed.

Section 3. The subject properties shall be used in accordance with the Village of Poplar Grove Zoning Code and shall not be used except as expressly authorized by the special use permit.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

Section 5. Except as amended in this Ordinance, all other provisions and terms of Village Code of Ordinances shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2025

AS FOLLOWS:

VOTING "AYE": _____

_____

VOTING "NAY": _____

_____

ABSENT, ABSTAIN, OTHER _____

APPROVED_____, 2025

ATTEST:

_____ _____

CLERK PRESIDENT

EXHIBIT A- FINDINGS OF FACTS BY PZC

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.

EXHIBIT B- LEGAL DESCRIPTION

PART OF LOT 2 IN POPLAR WOODS SECOND ADDITION, RECORDED NOVEMBER 5, 2015, AS DOCUMENT NO. 2015R05917, TOGETHER WITH ADDITIONAL LAND, BOTH BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN SAID POPLAR WOODS SECOND ADDITION, BEING A SOUTHWESTERLY CORNER OF THE NORTHERLY PART OF SAID LOT 2; THENCE NORTH 00 DEGREES 20 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 20 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 10.36 FEET; THENCE NORTH 02 DEGREES 31 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 100.12 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 64.59 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 40 SECONDS EAST, A DISTANCE OF 417.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 31 SECONDS WEST, A DISTANCE OF 175.02 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS WEST, A DISTANCE OF 412.00 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS.

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

Illinois Department of
Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

JB Pritzker, Governor
Natalie Phelps Finnie, Director

October 08, 2025

Cathy Stephens / Permit Solutions
Cathy Stephens
100 North Ave.
Suite 103-164
Tallmadge, OH 44278

RE: McDonald's
Project Number(s): 2606289
County: Boone

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Cathy Stephens
Contact: Cathy Stephens / Permit Solutions
Address: 100 North Ave.
Suite 103-164
Tallmadge, OH 44278

IDNR Project Number: 2606289
Date: 10/08/2025

Project: McDonald's
Address: 13675 Illinois Route 76, Poplar Grove

Description: New McDonald's Restaurant with drive thru lanes

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Spike *(Elliptio dilatata)*

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Boone

Township, Range, Section:
45N, 3E, 26

IL Department of Natural Resources Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Village of Poplar Grove
Ken Garrett
2420 Vantage Drive
Poplar Grove, Illinois 60124

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

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EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

EcoCAT Receipt

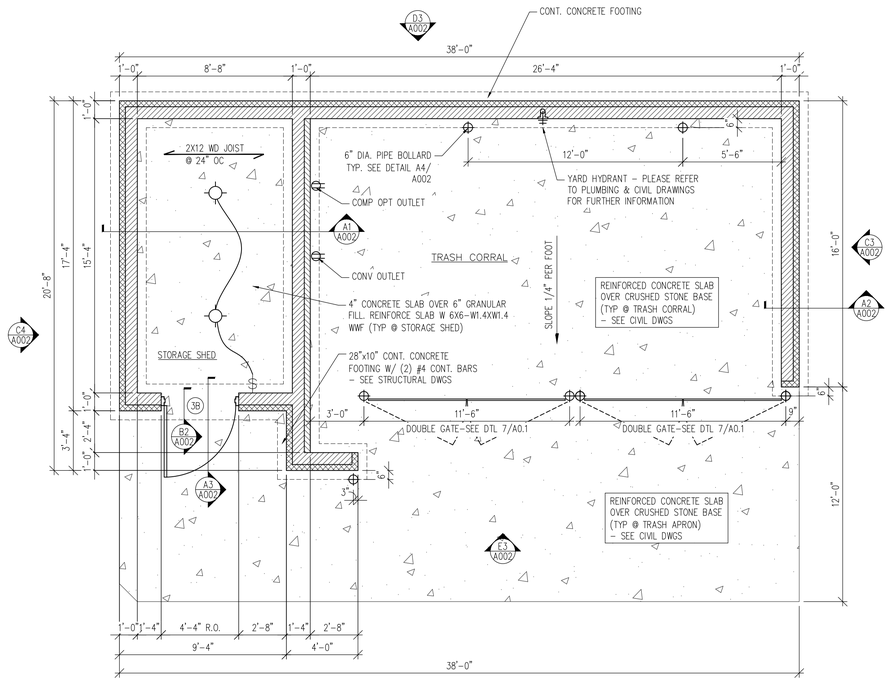
Project Code 2606289

APPLICANT	DATE
Cathy Stephens Cathy Stephens / Permit Solutions 100 North Ave. Suite 103-164 Tallmadge, OH 44278	10/8/2025

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	$ 125.00	$ 2.81	$ 127.81

TOTAL PAID $ 127.81

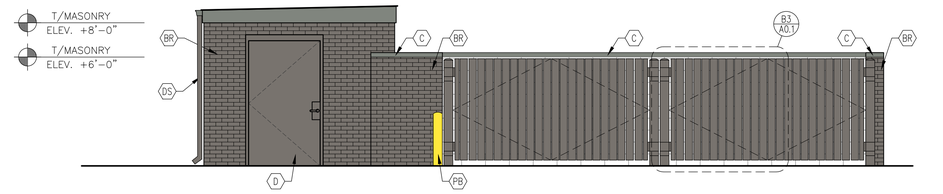
Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
217-785-5500
dnr.ecocat@illinois.gov



C1 TRASH ENCLOSURE PLAN W/ SHED

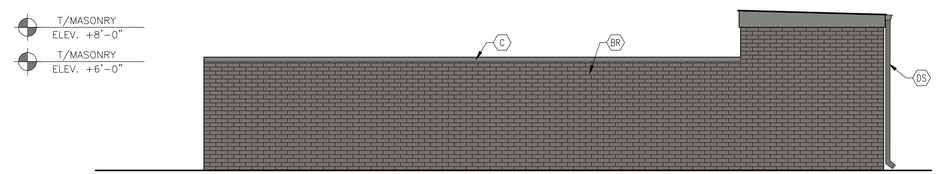
Scale: 1/4" = 1'-0"

NOTE:
- HOLLOW METAL DOOR SHALL BE 4'-0"X7'-0"X1 3/4" WITH FRAME, THRESHOLD, CONTINUOUS HINGE, LEVER HANDLE AND STOREROOM JIMMY-PROOF LOCKSET AND CLOSER W/ HOLD OPEN.
- INCANDESCENT LIGHT FIXTURE SHALL BE FURNISHED, WIRE GUARD, 40 WATT LAMP, AND SURFACE MOUNT. PASS & SEMORE-#44 OR LIGHTING LTD-#1743-2000 AWG



E3 FRONT ELEVATION

Scale: 1/4" = 1'-0"

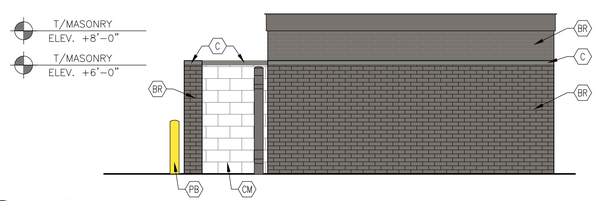


D3 REAR ELEVATION

Scale: 1/4" = 1'-0"

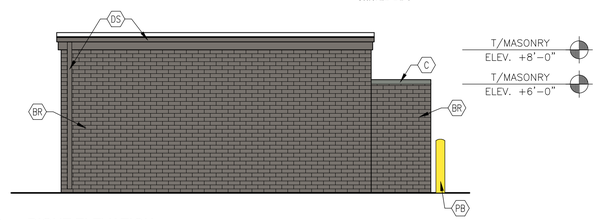
KEY NOTES:

- (BR) BRICK VENEER BY HEBRON "SILVERADO" SMOOTH MORTAR: SM300 LIGHT BUFF BY SPEC MIX
- (C) METAL COPING - UNA-CLAD BY FIRESTONE ANNODIZED ALUMINUM COLOR: WEATHERED ZINC
- (CM) CMU SEMI-GLOSS PAINTED FINISH
- (D) PAINT: HOLLOW METAL DOOR, GAUNTLET GRAY SW 7019 BY SHERWIN WILLIAMS
- (PB) PIPE BOLLARD - PAINTED YELLOW
- (DS) GUTTER AND DOWNSPOUT COLOR: PAINT TO MATCH SURROUNDING MATERIALS



C3 LEFT ELEVATION

Scale: 1/4" = 1'-0"



C4 RIGHT ELEVATION

Scale: 1/4" = 1'-0"

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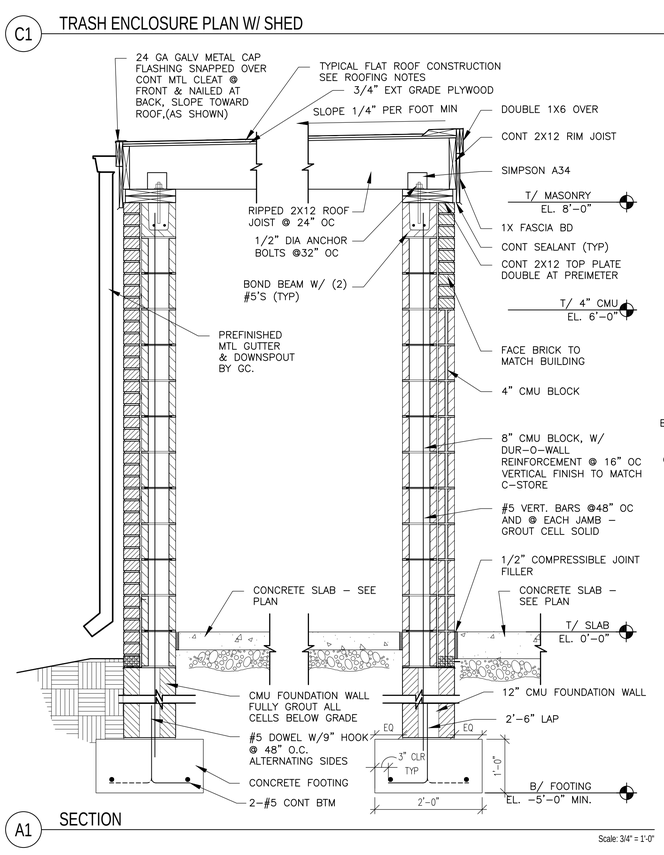
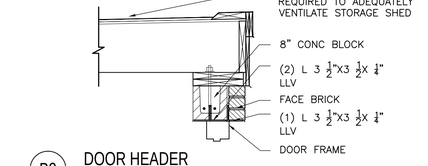


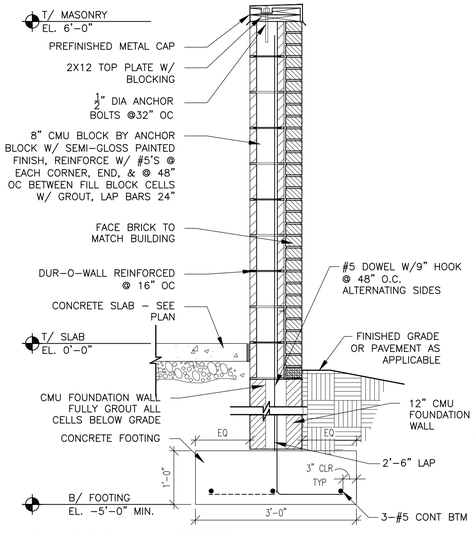
A1 SECTION

Scale: 1/4" = 1'-0"



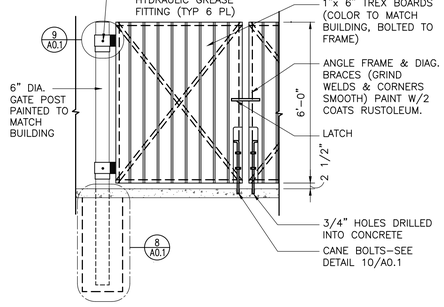
B2 DOOR HEADER

Scale: 3/4" = 1'-0"



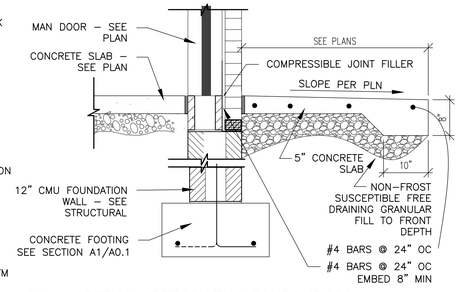
A2 TYPICAL WALL SECTION

Scale: 3/4" = 1'-0"



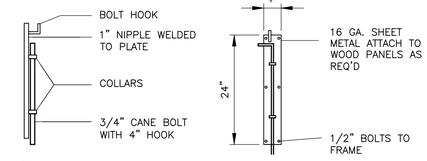
7 A0.1 TYPICAL GATE DETAIL

3/8" = 1'-0"



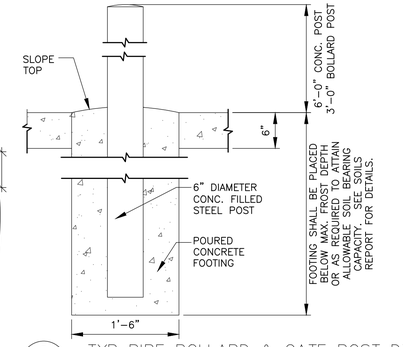
A3 SECTION AT TRASH ENCLOSURE STOOP

Scale: 3/4" = 1'-0"



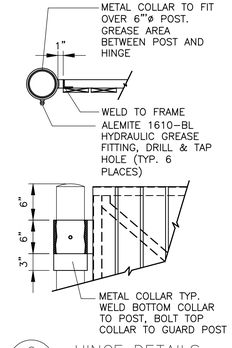
10 A0.1 BOLT DETAILS

N.T.S.



8 A0.1 TYP PIPE BOLLARD & GATE POST DTL

1" = 1'-0"



9 A0.1 HINGE DETAILS

N.T.S.

Lingle Design Group inc
158 West Main Street
Lena, IL 61048
815.369.9155
1764 blake st
denver, CO 8020
303.974.5873
www.lingledesign.com

DATE:
10/06/25 - P&Z REVIEW SET - 003

REVISIONS

CLIENT
McDonald's USA, LLC

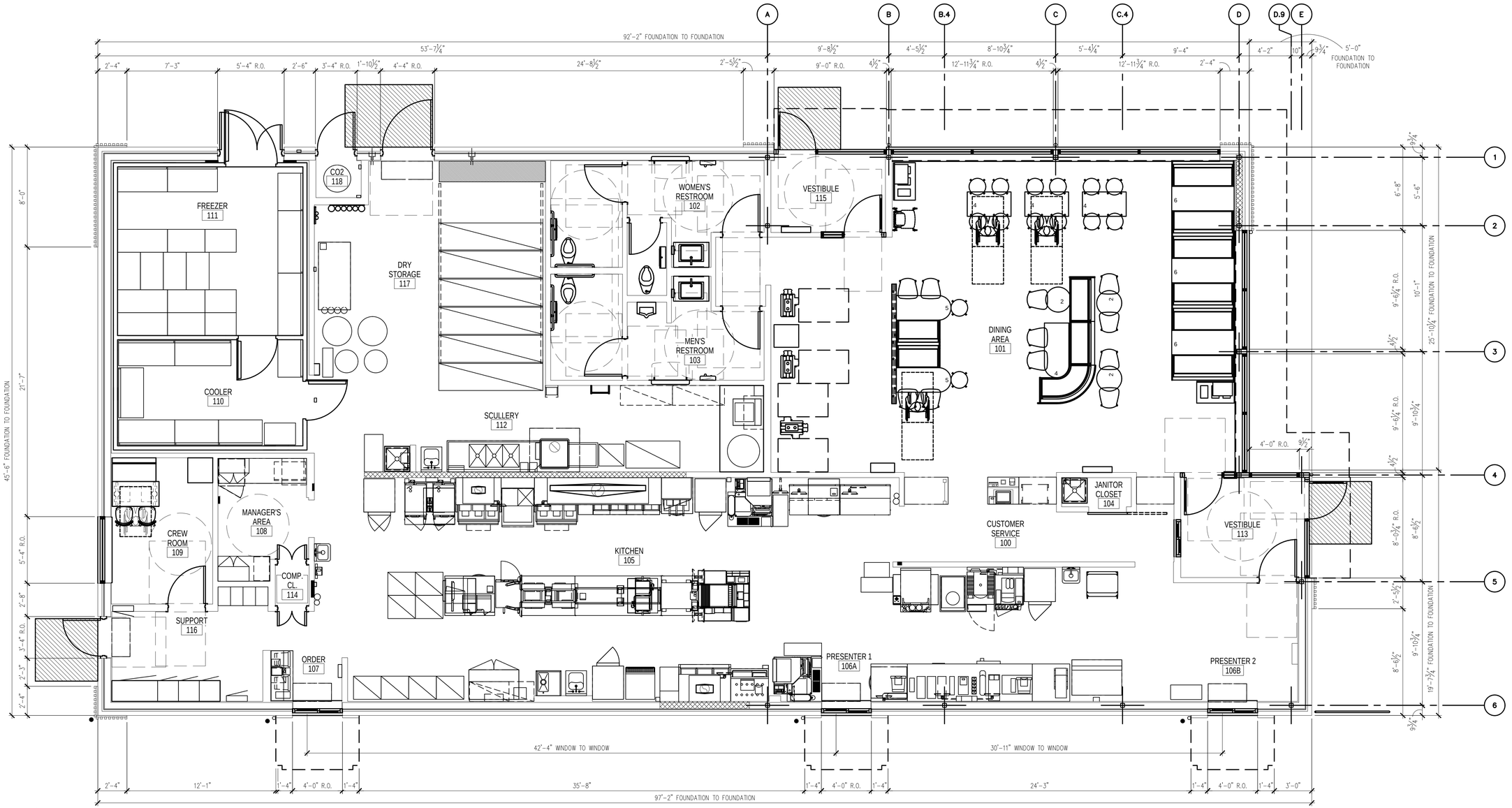
PROTOTYPE
BB20 4590 WW-BV
ISSUE DATE 08/27/25

ADDRESS
13765 IL-76
POPLAR GROVE, IL 61065

SHEET TITLE
TRASH ENCLOSURE PLAN AND DETAILS

STATE ID: 122773
NATIONAL #: 43460
PROJECT #: 25-169
DRAWN BY: RP
CHECKED BY: JK

SHEET NUMBER:
A0.1



FLOOR PLAN

1/4" = 1'-0"

Lingle Design Group inc
158 West Main Street
Lena, IL 61048
815.369.9155
1764 blake st
denver, CO 8020
303.974.5873
www.lingledesign.com

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PRELIMINARY
NOT FOR CONSTRUCTION

STATE ID: 122773
NATIONAL #: 43460
PROJECT #: 25-169
DRAWN BY: RP
CHECKED BY: JK

DATE:
10/06/25 - P&Z REVIEW SET - 003

REVISIONS

CLIENT

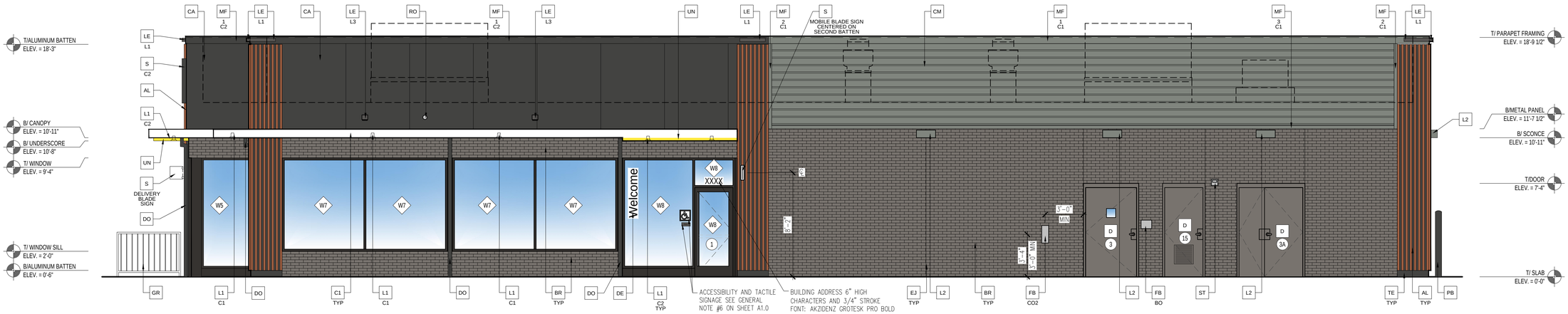
McDonald's USA, LLC

PROTOTYPE
BB20 4590 WW-BV
ISSUE DATE 08/27/25

ADDRESS
13765 IL-76
POPLAR GROVE, IL 61065

SHEET TITLE
PROPOSED FLOOR PLAN

SHEET NUMBER:
A1.0



1 NON DRIVE-THRU ELEVATION

Scale: 1/4"=1'-0"

2 FRONT ELEVATION

Scale: 1/4"=1'-0"

SIGNAGE

FRONT	=	14 SF
NON-DT SIDE	=	0 SF
REAR	=	0 SF
DT SIDE	=	14 SF
TOTAL	=	28 SF

TOTAL BUILDING: 286 LF
ALLOWABLE SIGNAGE:
286*2 SF = 572 SF
150 MAX

28 < 150

ELEVATION KEY NOTES:

COLOR SCHEME: 'STEEL' SCHEME

- AL — ALUMINUM BATTEN SYSTEM
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE:
  1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
  SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- BR — BRICK VENEER BY HEBRON
  SLATE GRAY – SMOOTH
  MORTAR: SM750 SILVERSTONE BY SPEC MIX
- C1 — ALUMINUM CANOPY SYSTEM
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- CA — CITADEL ACM WALL PANELS
  COLOR: UMBRA GRAY
- CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  COLOR: WEATHERED ZINC
- D — HOLLOW METAL DOOR
  PAINT: GAUNTLET GRAY SW 7019 BY SHERWIN WILLIAMS
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (865) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- DO — DOWNSPOUT – 3" DOWNSPOUT BY CANOPY SYSTEM
  MANUFACTURER – COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN – COLOR: RAL 7022
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB — FILL BOX
  ## — TYPE:
  CO2 = BULK CO2 (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL (EQPM SCHEDULE ITEM 700.18)
- GR — GUARD RAIL – STAINLESS STEEL
  SEE SITE PLAN AND DETAIL 3/A2.0
- L1 — RECESSED LIGHT FIXTURE – SEE ELECTRICAL
  ## — COLOR:
  C1 = WHITE
  C2 = GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
  COLOR: PLATINUM SILVER
- LE — ACCENT LIGHTING – SEE ELECTRICAL
  ## — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = UP ONLY FLOOD FIXTURE
- MF — METAL FASCIA
  ## — TYPE:
  ## 1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1 = WEATHERED ZINC
  C2 = RAL 7022
- PB — PIPE BOLLARD – SEE SITE PLAN AND DETAIL 3/A2.1
  USA 310-SD BASTION, COLOR: RAL 7022
- RO — ROOF DRAIN OVERFLOW PIPE – PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE
  ## — COLOR:
  C1 = WEATHERED ZINC RACEWAY
  C2 = RAL 7022 RACEWAY
- ST — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE — TRU EXTERIOR 1"X6" TRIM, PAINTED ON SITE
  COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN — METAL UNDERSCORE
  COLOR: GOLD
- W## XX — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
  COLOR: DARK BRONZE – SEE SHEET A5.0 FOR ASSEMBLY NOTE & A6.0 FOR WINDOW TYPES.
  DRIVE-THRU WINDOWS BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT

Lingle Design Group inc
158 West Main Street
Lena, IL 61048
815.369.9155
1764 blake st
denver, CO 8020
303.974.5873
www.lingledesign.com

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PRELIMINARY
NOT FOR CONSTRUCTION

STATE ID: 122773
PROJECT #: 25-169
NATIONAL #: 43460
DRAWN BY: RP
CHECKED BY: JK

DATE:
10/06/25 - P&Z REVIEW SET - 003

REVISIONS

CLIENT

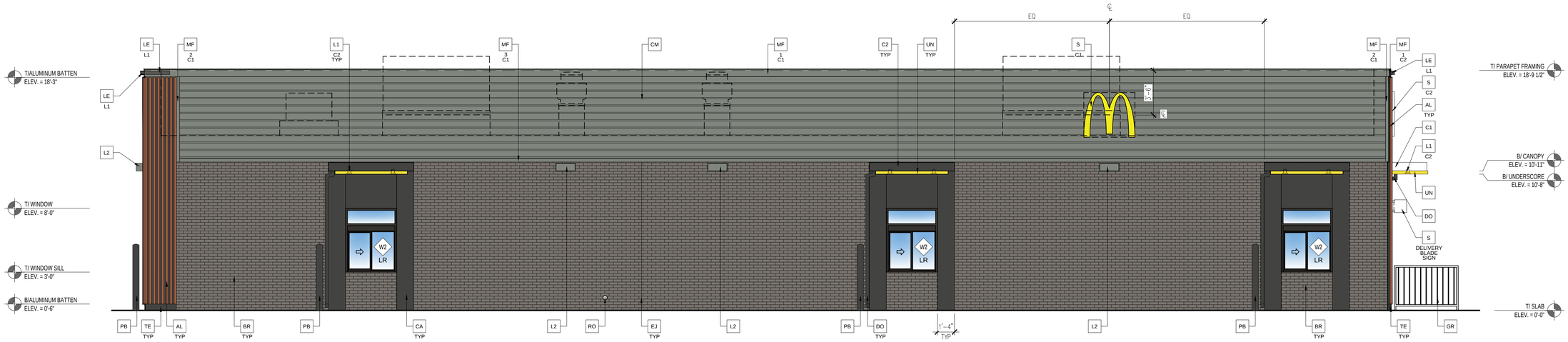
McDonald's USA, LLC

PROTOTYPE
BB20 4590 WW-BV
ISSUE DATE 08/27/25

ADDRESS
13765 IL-76
POPLAR GROVE, IL 61065

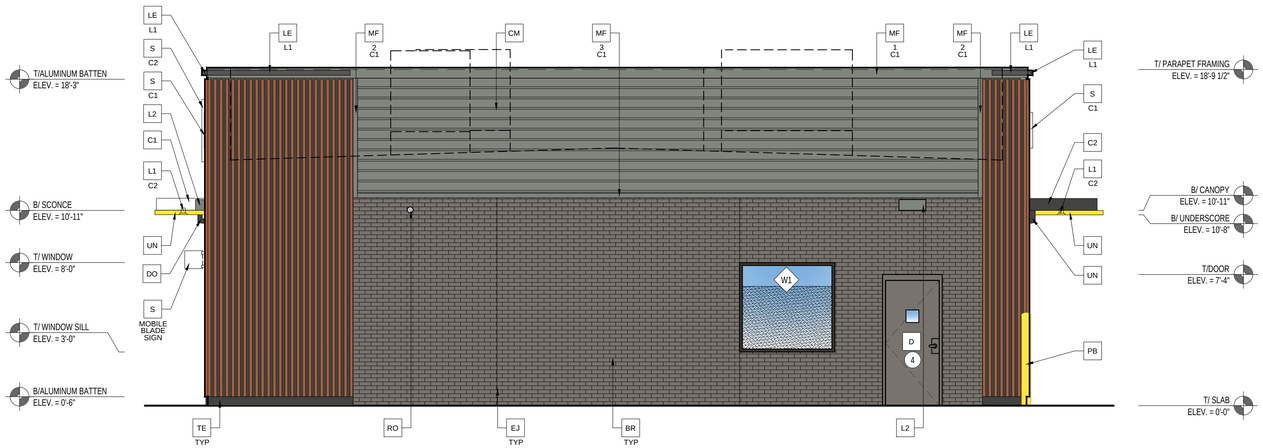
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0



1 DRIVE-THRU ELEVATION

Scale: 1/4"=1'-0"



2 REAR ELEVATION

Scale: 1/4"=1'-0"

ELEVATION KEY NOTES:

COLOR SCHEME: 'STEEL' SCHEME

- AL — ALUMINUM BATTEN SYSTEM
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE:
  1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
  SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- BR — BRICK VENEER BY HEBRON
  SLATE GRAY – SMOOTH
  MORTAR: SM750 SILVERSTONE BY SPEC MIX
- C1 — ALUMINUM CANOPY SYSTEM
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- CA — CITADEL ACM WALL PANELS
  COLOR: UMBRA GRAY
- CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  COLOR: WEATHERED ZINC
- D — HOLLOW METAL DOOR
  PAINT: GAUNTLET GRAY SW 7019 BY SHERWIN WILLIAMS
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (865) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- DO — DOWNSPOUT – 3" DOWNSPOUT BY CANOPY SYSTEM
  MANUFACTURER – COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN – COLOR: RAL 7022
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB — FILL BOX
  ## — TYPE:
  CO2 = BULK CO2 (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL (EQPM SCHEDULE ITEM 700.18)
- GR — GUARD RAIL – STAINLESS STEEL
  SEE SITE PLAN AND DETAIL 3/A2.0
- L1 — RECESSED LIGHT FIXTURE – SEE ELECTRICAL
  ## — COLOR:
  C1 = WHITE
  C2 = GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
  COLOR: PLATINUM SILVER
- LE — ACCENT LIGHTING – SEE ELECTRICAL
  ## — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = UP ONLY FLOOD FIXTURE
- MF — METAL FASCIA
  ## — TYPE:
  ## 1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL
  CORNERS, CLOSURES
  COLOR:
  C1 = WEATHERED ZINC
  C2 = RAL 7022
- PB — PIPE BOLLARD – SEE SITE PLAN AND DETAIL 3/A2.1
  USA 310-SD BASTION, COLOR: RAL 7022
- RO — ROOF DRAIN OVERFLOW PIPE – PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE
  ## — COLOR:
  C1 = WEATHERED ZINC RACEWAY
  C2 = RAL 7022 RACEWAY
- ST — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER:
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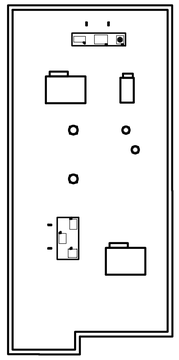

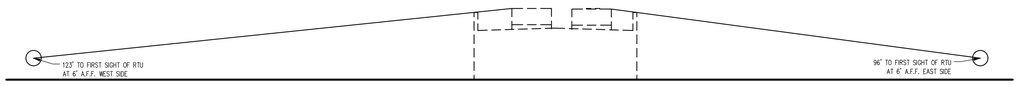

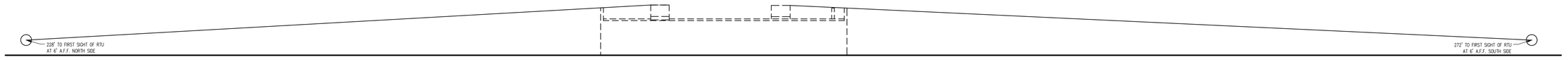

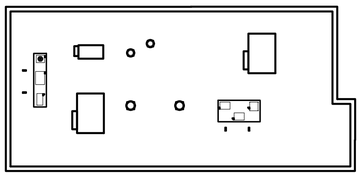

LINGLE DESIGN GROUP INC
158 WEST MAIN STREET
LENA, IL 61048
815.369.9155
1764 BLAKE ST
DENVER, CO 8020
303.974.5873
WWW.LINGLEDESIGN.COM

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McDonald's
USA, LLC

PROTOTYPE
BB20 4590 WW-BV
ISSUE DATE 08/27/25

ADDRESS
13765 IL-76
POPLAR GROVE, IL 61065

SHEET TITLE
RTU
VISIBILTY
STUDY

SHEET NUMBER:
A2.2

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_TITVIIIZO_CH10SIDEST_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 incompliance. 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_TITVIIIZO_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.

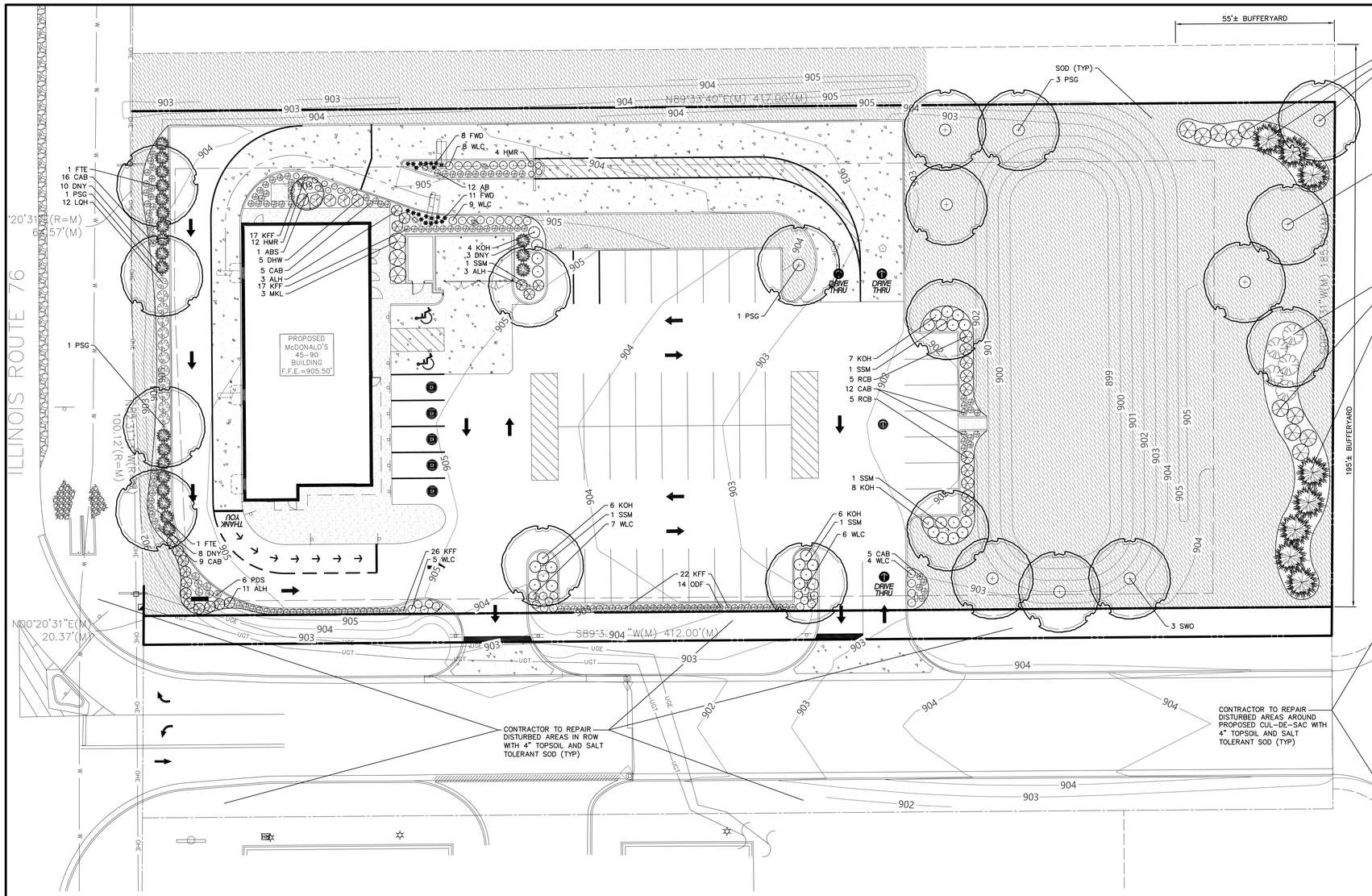
Number of Employees:
The restaurant will employ approximately 45 team members, including full-time and part-time positions. Staffing levels will vary by shift, with approximately 10–15 employees per shift.

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.

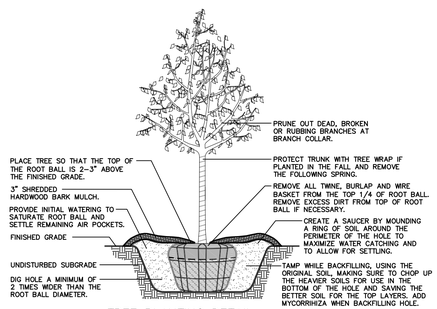


GENERAL NOTES:

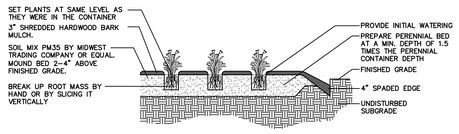
1. THESE PLANS ARE BASED ON THE FINAL ENGINEERING PLANS PREPARED BY ATWELL, LLC.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

LANDSCAPE NOTES

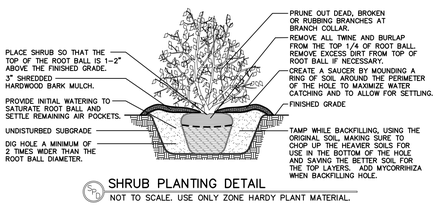
1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER – SEE NOTE 5.
7. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNITTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
12. AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
13. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
14. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
15. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM IT'S ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH IT'S INSTALLATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
18. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
20. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
21. ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
22. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
23. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
24. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
25. DURING THE BIDDING PROCESS, THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR OR OTHER PARTIES RESPONSIBLE FOR THE OVERALL BIDDING OF THE PROJECT TO DETERMINE WHICH CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
    A. 4" MINIMUM IN GRASS OR SOD AREAS
    B. 6" MINIMUM IN PLANTING AREAS
    C. 12" MINIMUM IN LANDSCAPE ISLANDS



TREE PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



SHRUB PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

PLANT LIST

SHADE, ORNAMENTAL, AND CONIFEROUS TREES

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
6	SSM	Acer miyabei 'Morton'	State Street Maple	2 1/2" Cal.
6	PSG	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2" Cal.
6	SWO	Quercus bicolor	Swamp White Oak	2 1/2" Cal.
2	FTE	Ulmus x frontier	Frontier Elm	2 1/2" Cal.
1	ABS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'
8	CNJ	Juniperus virginiana 'Canaertii'	Canaertii Juniper	6'

FLOWERING AND EVERGREEN SHRUBS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
10	RCB	Aronia arbutifolia 'Briliantissima'	Red Chokeberry	5 Gal.
17	ALH	Aronia melanocarpa 'UCONNAM165'	Aronia Low Scape Hedger	3 Gal.
31	KOH	Diervilla 'G2X88544'	Kodiak Orange Honeysuckle	3 Gal.
12	LQH	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hydrangea	3 Gal.
13	DKL	Syringa meryei 'Palibin'	Dwarf Korean Lilac	5 Gal.
5	CLV	Viburnum dentatum 'Synnestvedt'	Chicago Lustre Viburnum	5 Gal.
5	DHW	Weigela x 'Dark Horse'	Dark Horse Weigela	3 Gal.
21	DNY	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
19	FWD	Dianthus gratianopolitanus 'Firewitch'	Firewitch Dianthus	1 Gal.
16	HMR	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	1 Gal.
39	WLC	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	1 Gal.
82	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
14	ODF	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 Gal.
59	CAB	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	1 Gal.
6	PDS	Sporobolus heterolepis	Prairie Dropseed	1 Gal.

ISA CERTIFIED ARBORIST
DANIEL D. OLSON
IL-5081A

Know what's **Below.** **Call** before you dig.
811

20 0 10 20 40 80

NO.	REVISIONS	DATE
1	PER VILLAGE COMMENT LTR DATED 10/17/25	10/8/25

Prepared For:

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
(Near) 13685 IL-76
Poplar Grove, Illinois

Prepared By:

UPSTREAM DESIGN GROUP
dolson@upstreamdesigngroup.com

CHECKED BY:	D.OLSON
DESIGN BY:	D.OLSON
DRAWN BY:	D.OLSON
DATE:	AUGUST 28, 2025
SCALE:	1" = 20'
PROJECT NO.:	25-106

L-1
LC #12-2773

LANDSCAPE PLAN

LANDSCAPE PLAN

Everbrite

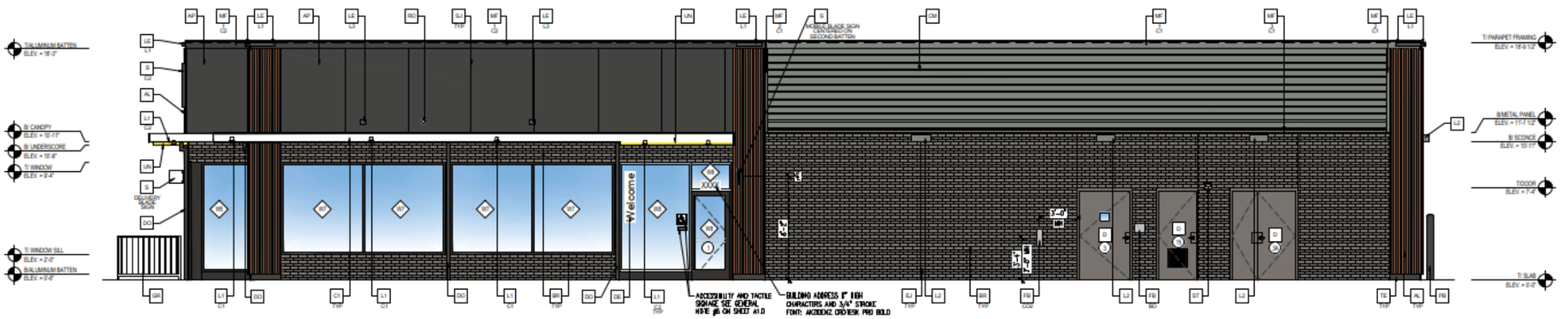
QUALITY • INNOVATION • VALUE
IT'S IN EVERYTHING WE DO.

Prepared Exclusively for Project # 61921

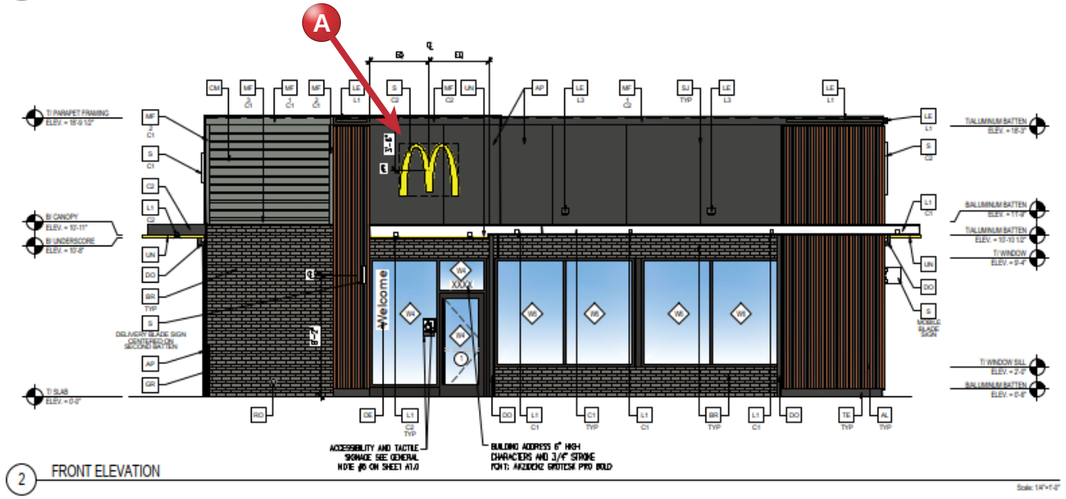
13685 IL-76
Poplar Grove, IL 61065

September 16, 2025

Account Manager: Kari Moyle
kmoyle@everbrite.com (414) 529-3500



1 NON DRIVE-THRU ELEVATION



2 FRONT ELEVATION

SIGNAGE

FRONT	= 14 SF
NON-DT SIDE	= 0 SF
REAR	= 0 SF
DT SIDE	= 14 SF
TOTAL	= 28 SF

TOTAL BUILDING: 398 LF
ALLOWABLE SIGNAGE:
200/2 SF = 572 SF
150 MAX

28 < 150

Sign Schedule

A 42" NG Arch **14 sq ft**

Project No: 61921	Prepared By: Kari Moyle	
Address: 13685 IL-76 Poplar Grove, IL 61065	Date: 09/16/2025	PIF: 529025-0
Description: McDonald's Rest #43460	Customer Signature:	

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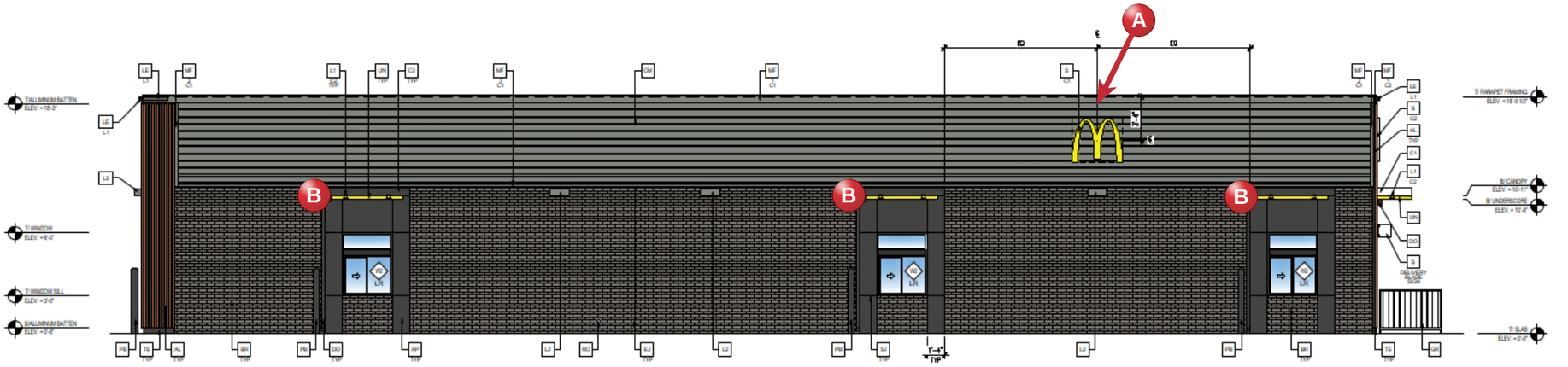
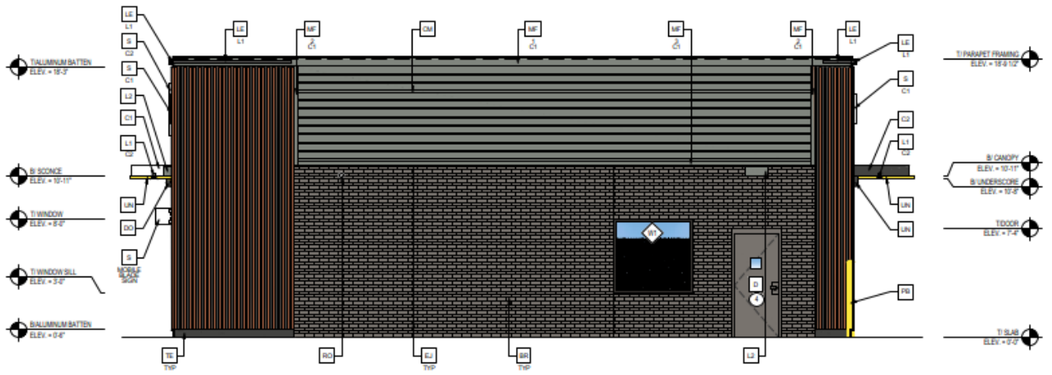


1 DRIVE-THRU ELEVATION

Scale: 1/4"=1'-0"



2 REAR ELEVATION

Scale: 1/4"=1'-0"

Sign Schedule

- **A** 42" NG Arch **14 sq ft**
- **B** Drive-Thru Trellis Decals, 3 Windows

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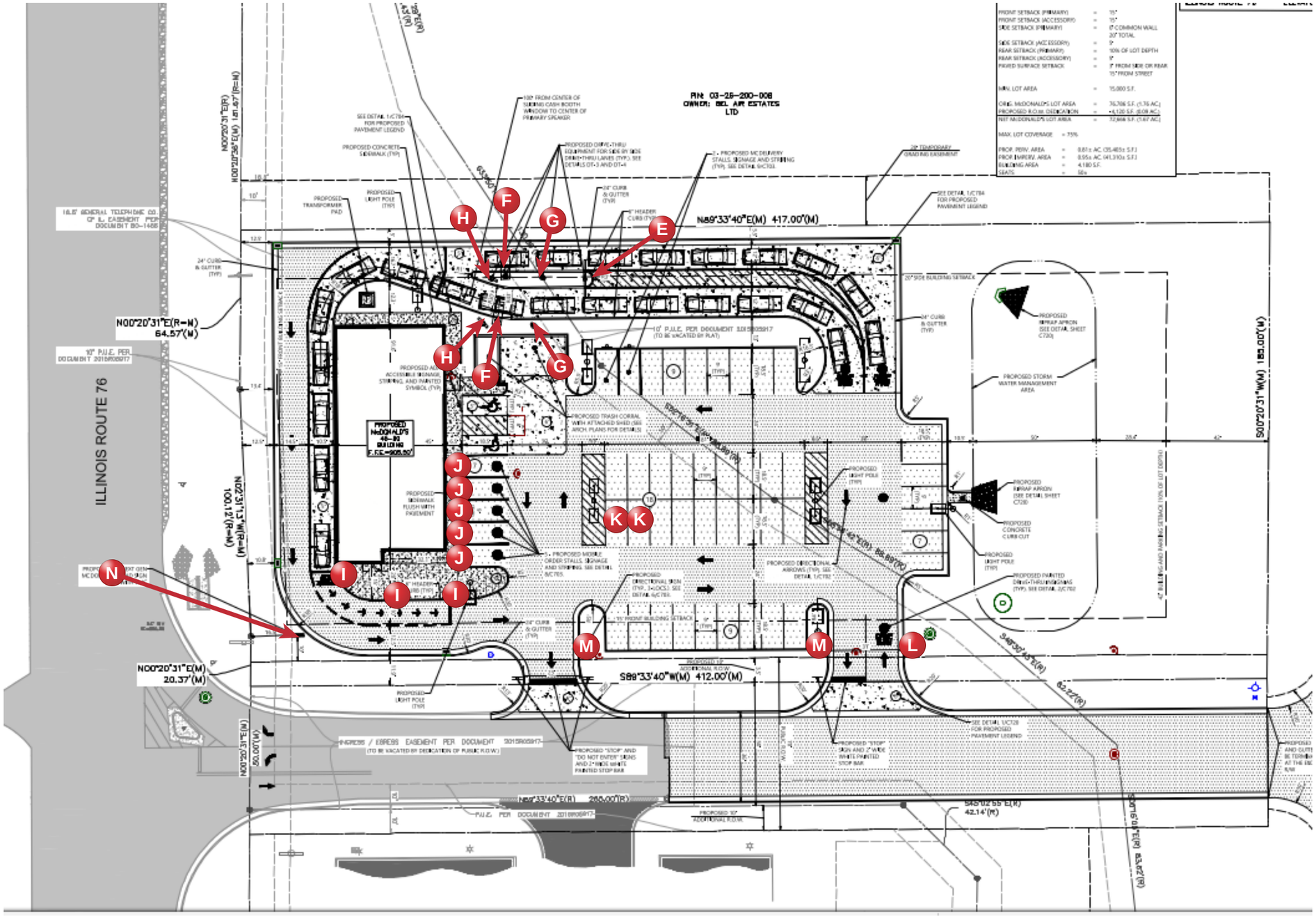

Sign Schedule

- **E** Double Welcome Point Gateway-Charcoal
- **F** Spring Board Canopy-Charcoal
- **G** Outdoor Digital Pre-Browse
- **H** Outdoor Digital Menu Board
- **I** Roll Forward Signage
- **J** Curbside Pick Up Signage
- **K** Courier Parking Sign
- **L** 3 sq ft Next Gen @36" Welcome with arch
- **M** 3 sq ft Next Gen @36" Thank You with arch
- **N** 7 x 7 Next Gen Monument at 10 OAH

Project No: 61921	Prepared By: Kari Moyle	
Address: 13685 IL-76 Poplar Grove, IL 61065	Date: 09/16/2025	PIF: 529025-0
Description: McDonald's Rest #43460	Customer Signature:	

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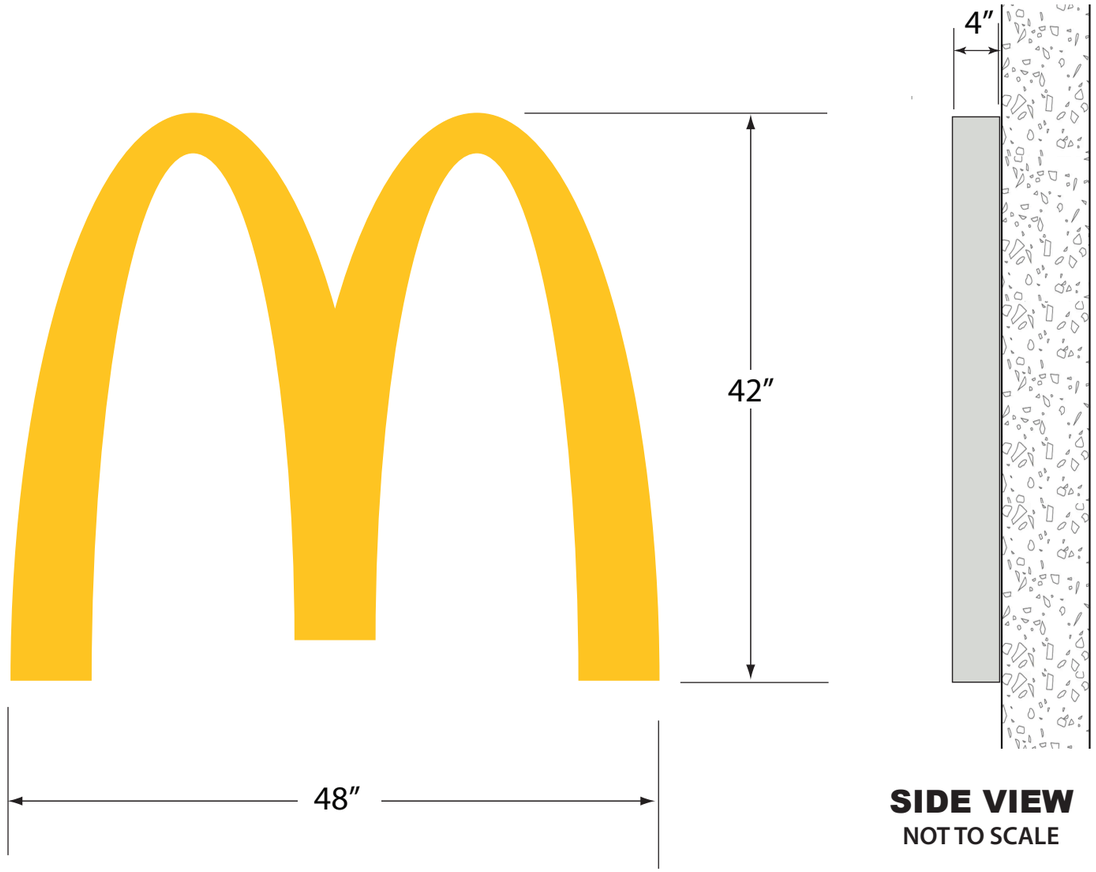

SIDE VIEW
NOT TO SCALE

SIGN DETAILS:

LED illuminated McDonald's Arch Face

Injection-molded logo with PMS123C Yellow and Next Gen Silver return

Project No: 61921	Prepared By: Kari Moyle	
Address: 13685 IL-76 Poplar Grove, IL 61065	Date: 09/16/2025	PIF: 529025-0
Description: McDonald's Rest #43460	Customer Signature:	

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Broken line represents edge of charcoal trellis. Decal kit supplies white letters and yellow squares only

Product Details:

Decals for 48" charcoal drive-thru trellis ONLY.
White vinyl letters
PMS 132C Yellow vinyl square with number cut out

Project No: 61921	Prepared By: Kari Moyle	
Address: 13685 IL-76 Poplar Grove, IL 61065	Date: 09/16/2025	PIF: 529025-0
Description: McDonald's Rest #43460	Customer Signature:	

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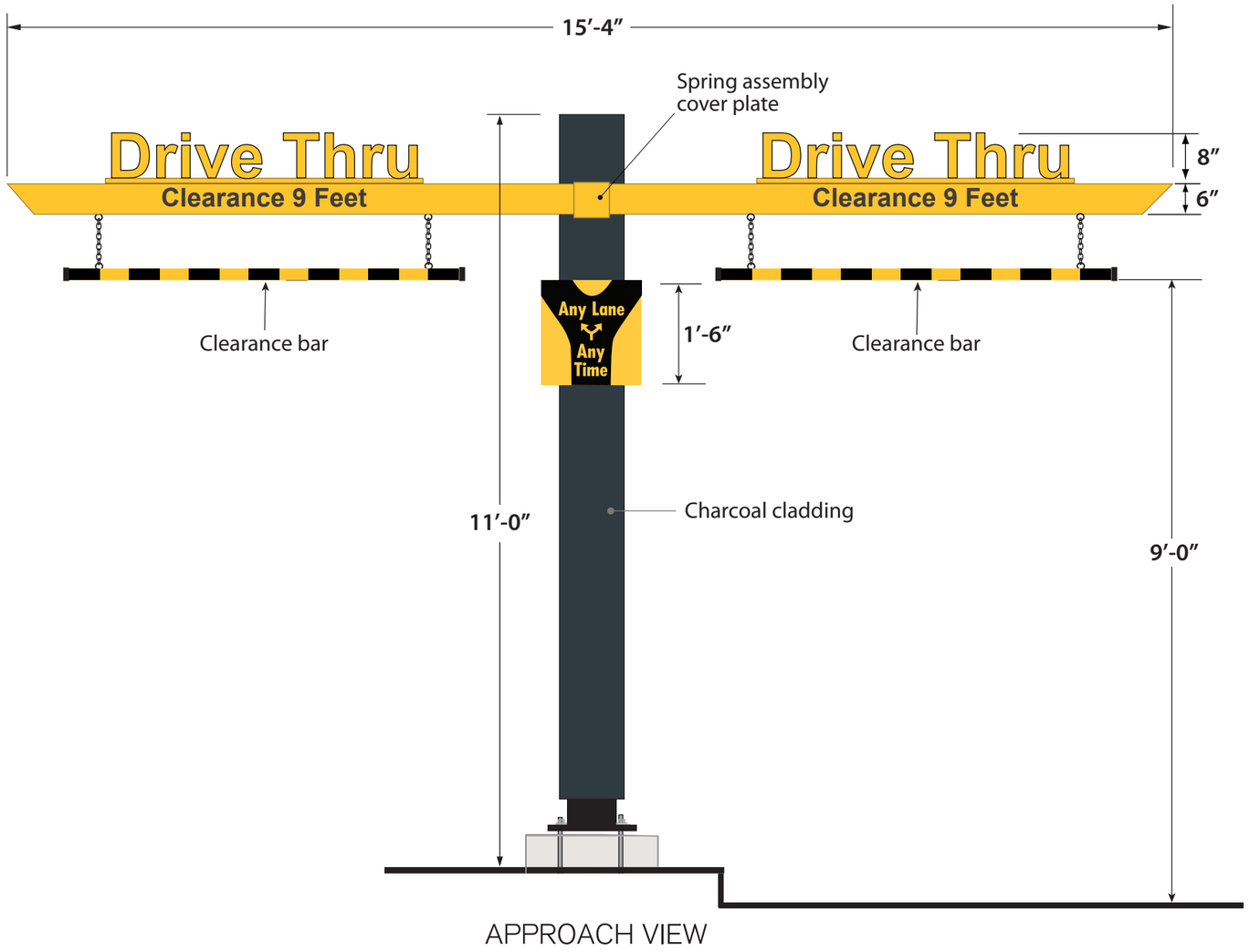

APPROACH VIEW

SIGN DETAILS:

Non-illuminated clearance sign with spring loaded clearance arms

Clearance copy to be black vinyl

Adjustable PMS 123C Yellow and black bang bar

Sintra “Drive Thru” letters with reflective PMS 123C Yellow vinyl decal

PMS 123C Yellow and black “Any Lane Any Time” face

Project No: 61921	Prepared By: Kari Moyle	
Address: 13685 IL-76 Poplar Grove, IL 61065	Date: 09/16/2025	PIF: 529025-0
Description: McDonald's Rest #43460	Customer Signature:	

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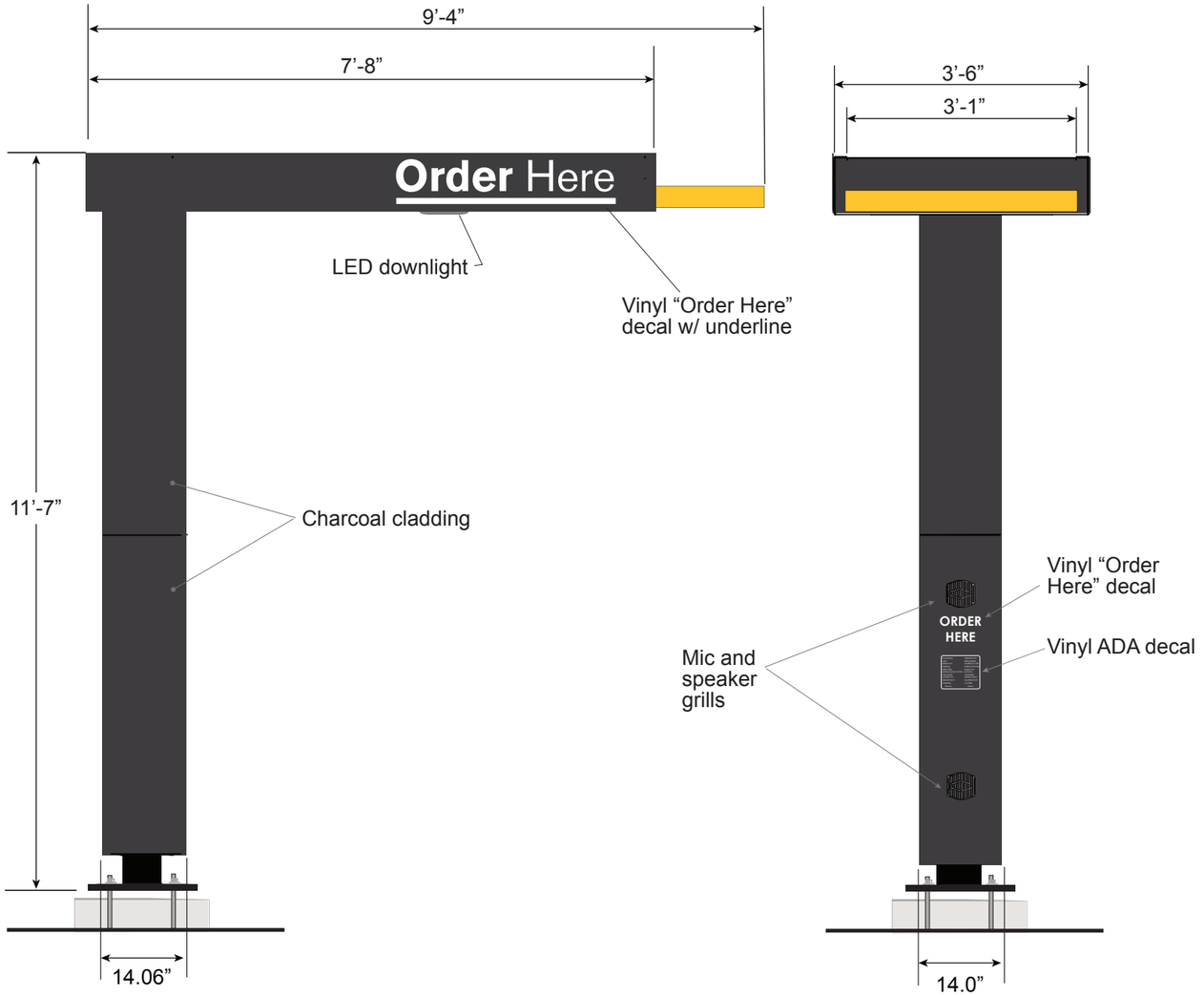

SIGN DETAILS:

LED illuminated order canopy and cladding

Next Gen Charcoal with PMS 123C Yellow accents

Reflective White vinyl Order Here letters

Audio provided by others

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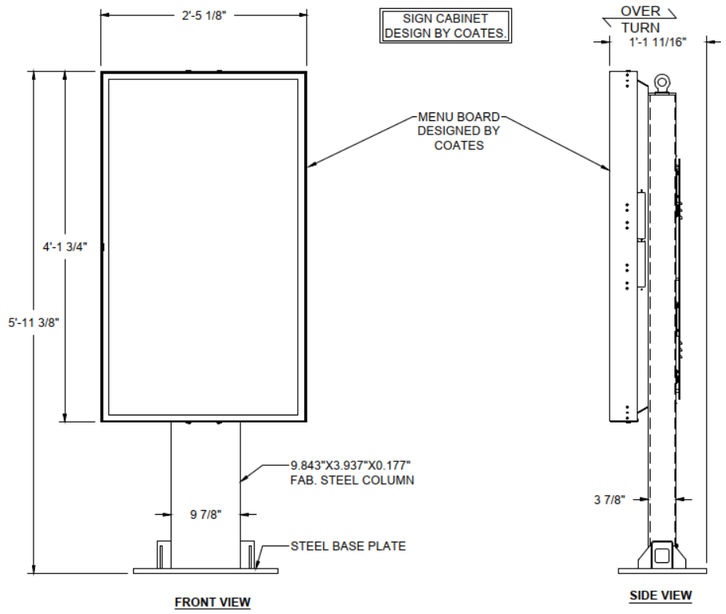

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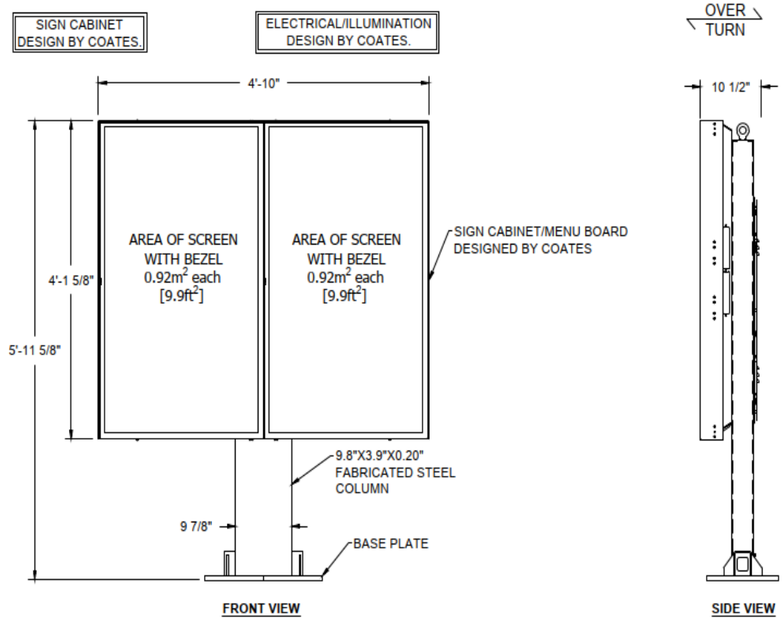

FRONT VIEW

SIDE VIEW

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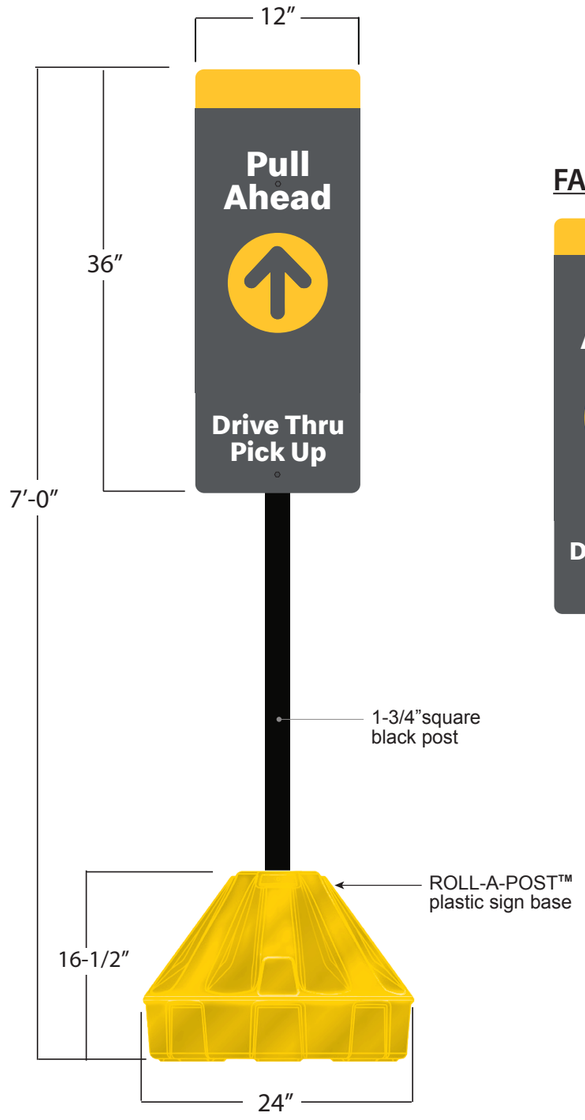

FACE OPTIONS

3 sq ft

SIGN DETAILS:

Non-illuminated ACM panel

Next Gen Charcoal with matte finish screened copy and graphics

Shown with yellow ROLL-A-POST™ and black plastic post, sold separately

Project No: 61921	Prepared By: Kari Moyle	
Address: 13685 IL-76 Poplar Grove, IL 61065	Date: 09/16/2025	PIF: 529025-0
Description: McDonald's Rest #43460	Customer Signature:	

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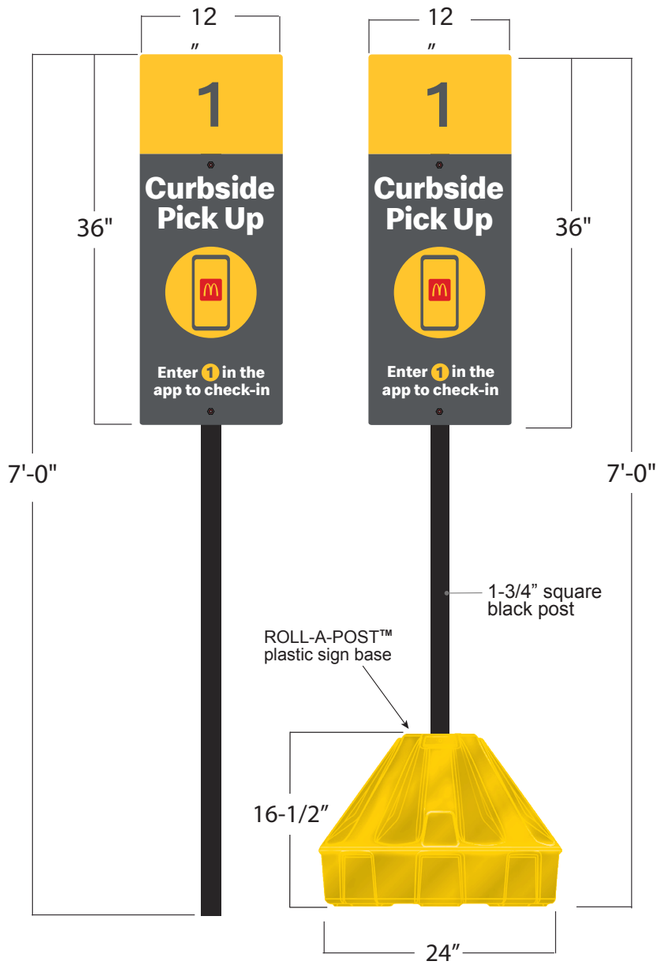
OPTION A
IN GROUND SIGN

POLE PROVIDED BY OTHERS

OPTION B
MOVABLE SIGN



FACE OPTIONS

3 sq ft

SIGN DETAILS:

Non-illuminated ACM panel

Next Gen Charcoal with matte finish screened copy and graphics

Reflective PMS123C Yellow vinyl number square

Shown with yellow ROLL-A-POST™ and black plastic post, sold separately

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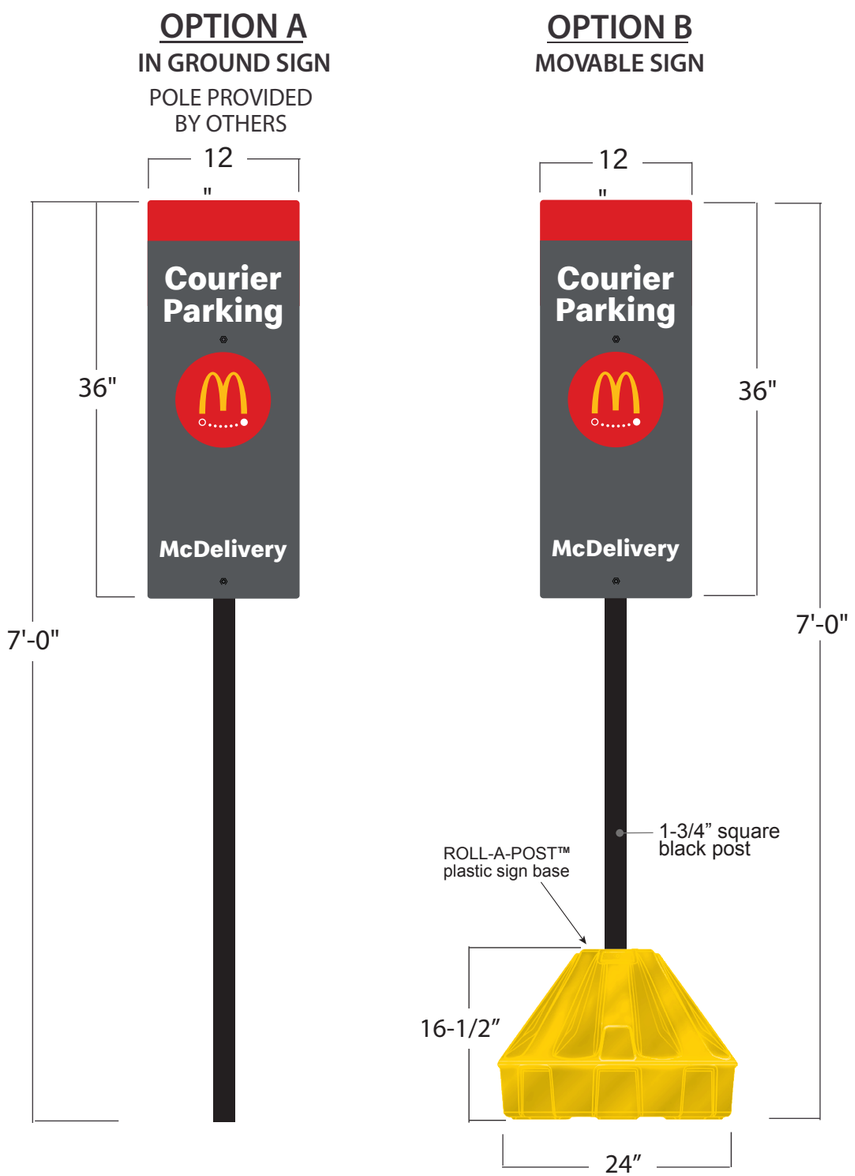

3 sq ft

SIGN DETAILS:

Non-illuminated ACM panel

Next Gen Charcoal with matte finish screened copy and graphics

Shown with yellow ROLL-A-POST™ and black plastic post, sold separately

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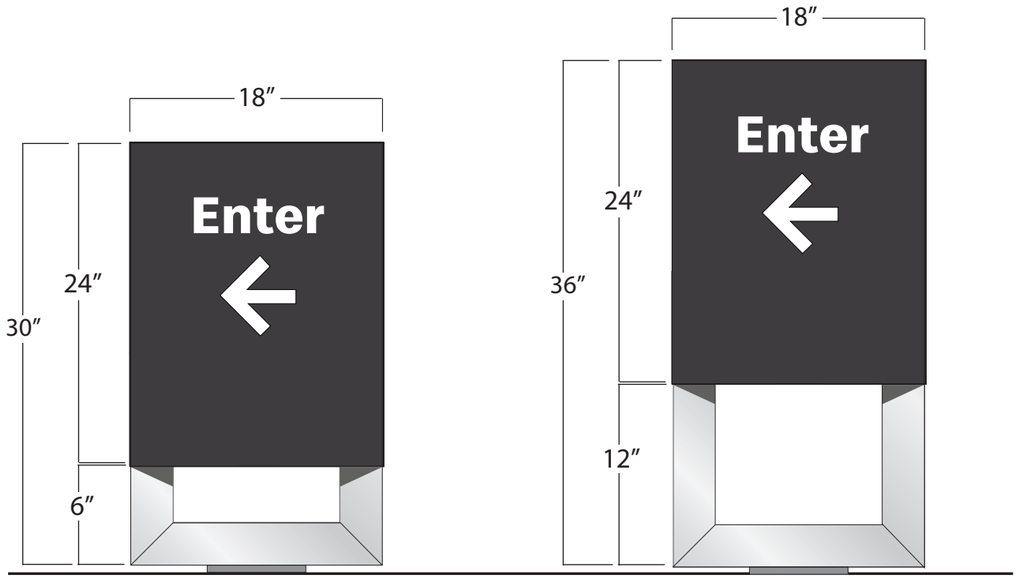
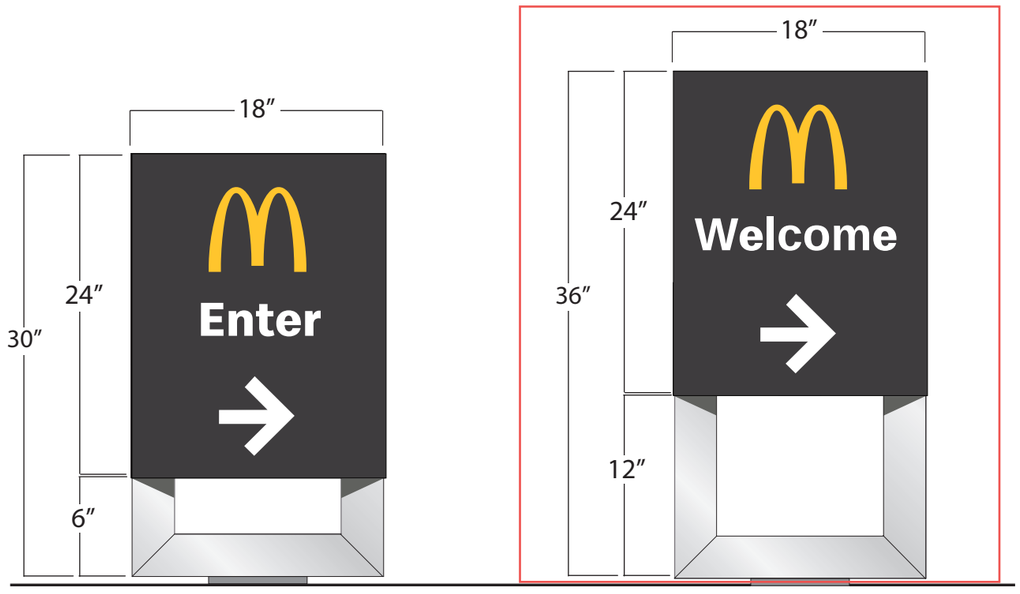
Three Square Foot Next Gen Directional



Directionals without Arch



Directionals with Arch

SIGN DETAILS:

Routed aluminum Next Gen Charcoal faces and Next Gen Silver frame

LED illuminated letters, arrow, and optional Arch logo

White letters and arrow, PMS 123C Yellow Arch

Available Copy

Enter
Exit
Welcome
Thank You
Drive-Thru

Available Heights

36″
30″

Project No: 61921	Prepared By: Kari Moyle	
Address: 13685 IL-76 Poplar Grove, IL 61065	Date: 09/16/2025	PIF: 529025-0
Description: McDonald's Rest #43460	Customer Signature:	

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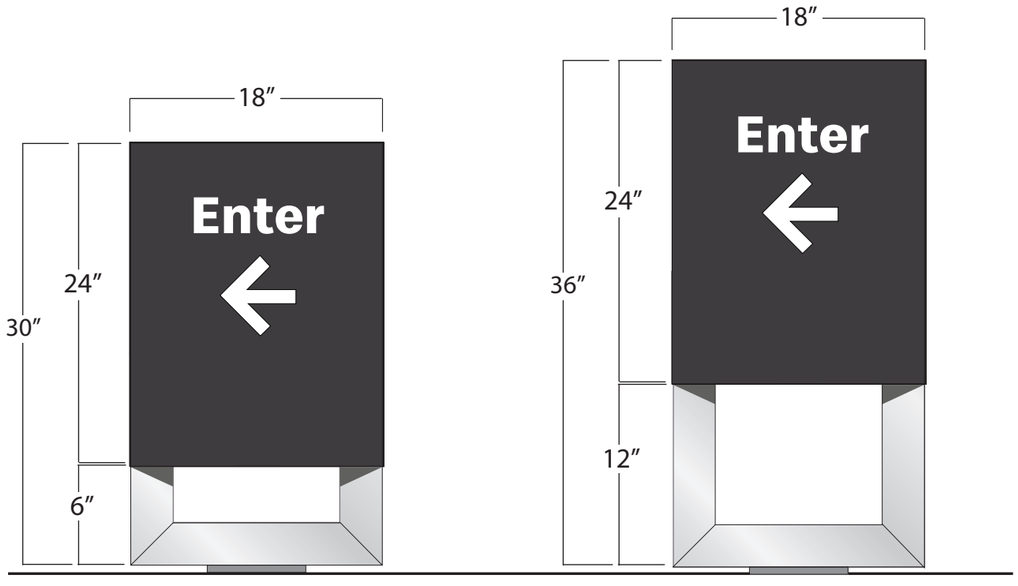
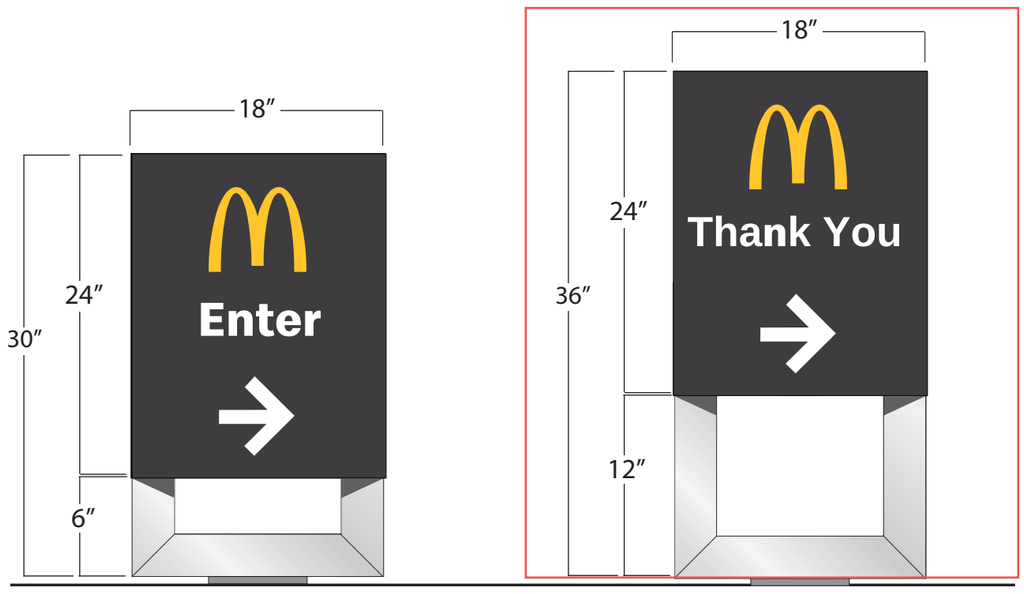
Three Square Foot Next Gen Directional



Directionals without Arch



Directionals with Arch

SIGN DETAILS:

Routed aluminum Next Gen Charcoal faces and Next Gen Silver frame

LED illuminated letters, arrow, and optional Arch logo

White letters and arrow, PMS 123C Yellow Arch

Available Copy

Enter
Exit
Welcome
Thank You
Drive-Thru

Available Heights

36″
30″

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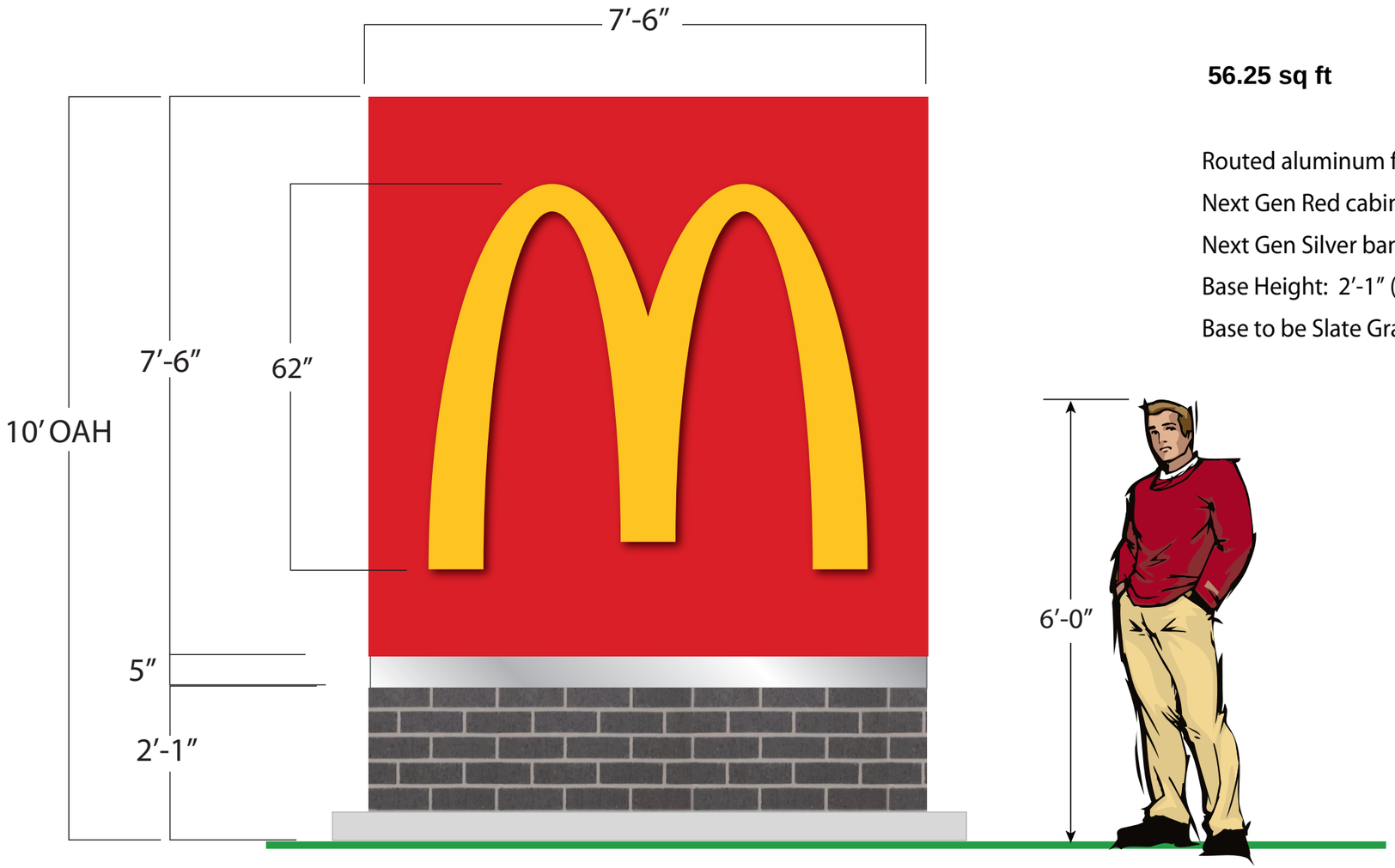

56.25 sq ft

Routed aluminum faces with LED illuminated Arch logo

Next Gen Red cabinet and PMS 123C Yellow Arch

Next Gen Silver band

Base Height: 2′-1″ (Not including silver band)

Base to be Slate Gray brick smooth by Hebron Brick Co.

Base to be Slate Gray brick smooth by Hebron Brick Co.

Project No: 61921	Prepared By: Kari Moyle	
Address: 13685 IL-76 Poplar Grove, IL 61065	Date: 09/16/2025	PIF: 529025-0
Description: McDonald's Rest #43460	Customer Signature:	

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ENGINEERING PLANS

FOR

MCDONALD'S - POPLAR GROVE, IL

AT

13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY, IL

CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY UPON START OF CONSTRUCTION IN ORDER FOR ENGINEER TO SCHEDULE THE INITIAL 7-DAY EROSION CONTROL INSPECTION. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING INITIAL BMP'S ARE INSTALLED PROPERLY. ALL COMPENSATION FOR DESIGN ENGINEER'S RE-INSPECTION TO VERIFY THAT THE INITIAL BMP'S ARE INSTALLED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR."

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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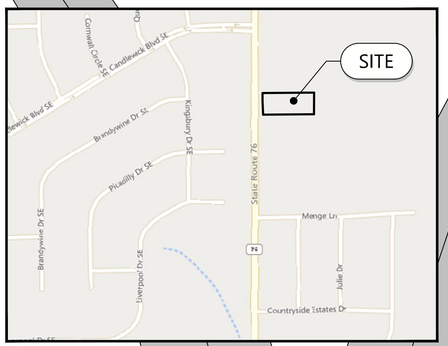
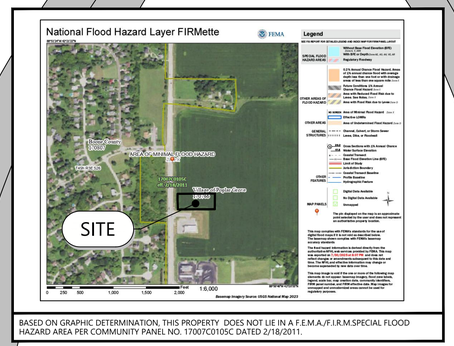
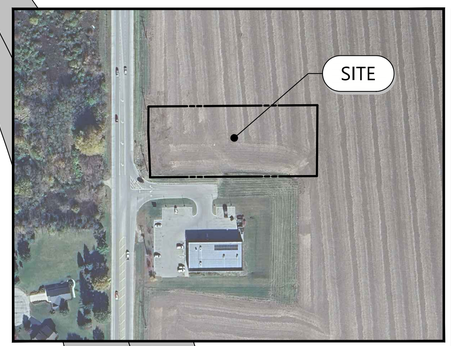


VICINITY MAP
N.T.S.



BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A./F.I.R.M.SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 17007C0105C DATED 2/18/2011.

FEMA MAP
N.T.S.



AERIAL MAP
N.T.S.

Sheet List Table

Sheet Number	Sheet Title	REVISIONS 1 2 3 4 5 6 7 8 9 10
C000	COVER	
C001	PROJECT SPECIFICATIONS	
1 OF 3	ALTA NSPS LAND TITLE AND TOPOGRAPHIC SURVEY	
2 OF 3	ALTA NSPS LAND TITLE AND TOPOGRAPHIC SURVEY	
3 OF 3	ALTA NSPS LAND TITLE AND TOPOGRAPHIC SURVEY	
C200	GEOMETRIC PLAN	
C210	TRUCK TURN SITE PLAN	
C300	GRADING PLAN	
C310	ACCESSIBLE ROUTE GRADES AND DETAILS	
C320	ROAD PLAN AND PROFILE	
C400	UTILITY PLAN	
C410	SANITARY SEWER EXTENSION	
C500	PHASE 1 EROSION CONTROL PLAN	
C510	PHASE 2 EROSION CONTROL PLAN	
C520	PHASE 3 EROSION CONTROL PLAN	
C530	EROSION CONTROL DETAILS	
C600	PIPE CHARTS	
C700	PROJECT DETAILS	
C710	PROJECT DETAILS	
C720	PROJECT DETAILS	
DT-1	DRIVE THRU PAVEMENT PLAN	
DT-2	DRIVE THRU EQUIPMENT PLAN	
DT-3	DRIVE THRU DETAILS	
DT-4	DRIVE THRU DETAILS	
E100	PHOTOMETRIC PLAN	
L100	LANDSCAPE PLAN	

BENCHMARK

REFERENCE BENCHMARK
NATIONAL GEODETIC SURVEY MONUMENT MB014
PID: DM5648
DATUM: NAVD 88 ELEVATION = 915.73

SITE BENCHMARK

SITE BENCHMARK #1:
BOLT WITH ARROW ON FIRST FIRE HYDRANT NORTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76 ELEVATION = 907.12

SITE BENCHMARK #2:
BOLT WITH ARROW ON FIRST FIRE HYDRANT SOUTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76 ELEVATION = 902.82

DEVELOPMENT TEAM

OWNER/DEVELOPER
MCDONALD'S
110 N. CARPENTER ST.
CHICAGO, IL 60607
PHONE: (913) 660-2205
EMAIL:AMY.SWITZER@US.MCD.COM
CONTACT: AMY SWITZER

CIVIL ENGINEER
ATWELL, LLC
3500 BLUE LAKE DRIVE, SUITE 230
BIRMINGHAM, AL 35214
PHONE: (770) 423-0807
FAX: (770) 423-1262
EMAIL: KWOOD@ATWELL.COM
CONTACT: KYLE WOOD, PE

SURVEYOR
COMPASS SURVEYING, LTD
2631 GINGER WOODS PKWY, SUITE 100
AURORA, IL 60502
PHONE: (630) 820-9100
FAX: (630) 820-7030
EMAIL: ADMIN@CLSURVEYING.COM
CONTACT: SCOTT KREBS, PLS

GOVERNING AGENCIES AND UTILITY CONTACTS

POPLAR GROVE PLANNING & ZONING
200 N. HILL STREET
POPLAR GROVE, IL 61065
PHONE: (815) 765-3201

POPLAR GROVE BUILDING & CODE
200 N. HILL STREET
POPLAR GROVE, IL 61065
PHONE: (815) 760-3201

POPLAR GROVE WATER / SEWER / STORM
200 N. HILL STREET
POPLAR GROVE, IL
PHONE: (815) 978-0090

PROJECT INFORMATION

TOTAL SITE AREA: 72,666± S.F. (1.67± AC.)
PROJECT DISTURBED AREA: 101,970± S.F. (2.34± AC.)
PROJECT EXISTING IMPERVIOUS AREA: 0± S.F. (0± AC.)
PROJECT PROPOSED IMPERVIOUS AREA: 41,310± S.F. (0.95± A.C.)
ZONING: GB (GENERAL BUSINESS)

SUBMITTAL RECORD

SPECIAL USE PERMIT - 10/10/2025

PROJECT NARRATIVE

CONSTRUCTION OF A NEW 4,180 SQUARE-FOOT QUICK SERVE RESTAURANT WITH DRIVE-THRU AND ASSOCIATED SITE AND UTILITY INFRASTRUCTURE

STATE OF ILLINOIS)
SS
COUNTY OF BOONE)

I, JAMES T. COYLE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE CIVIL ENGINEERING PLANS, NOT THE SUPPORTING DOCUMENTS, AS LISTED IN THE INDEX, HAVE BEEN PREPARED BY ATWELL, LLC. UNDER MY PERSONAL DIRECTION. THESE PLANS ARE INTENDED TO BE USED AS AN INTEGRAL PART OF THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATE:

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-054898.
MY LICENSE EXPIRES ON 11-30-2025.

UNLESS THIS DOCUMENT BEARS ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE DESIGN ENGINEER, IT IS NOT A VALID DOCUMENT.

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.005876

COVER

CALL 811 BEFORE YOU DIG — SITE DIGGING PARTNER

ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 184.005876

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY, IL 61065

24 HOUR EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

McDonald's

PLAN REVISIONS & RECORDS

REV	DATE	
	10/10/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700
SHEET NO. C000

FILE NAME: \\pwtf3\projects\25006700.MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C000 COVER.dwg LAST SAVED BY: jlbrown 10/8/2025 3:05 PM PLOTTED BY: Logan Brown 10/10/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

PROJECT SPECIFICATIONS

1. CONTRACTOR IS TO FOLLOW ALL ORDINANCES AND REQUIREMENTS OF THE STATE, COMMUNITY, LOCAL DISTRICTS AND THE ILLINOIS ACCESSIBILITY CODE (IAC). ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS WELL AS THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" CURRENT EDITIONS.
2. THE CONTRACTOR SHALL INDEMNIFY WATERMARK ENGINEERING RESOURCES, LTD (THE DESIGN ENGINEER), ARCHITECT AND OWNER, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONDUCTING WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THIS DEVELOPMENT.
3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE LOCAL AGENCIES.
4. PRIOR TO BID AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS AT THE SITE. IF ANY DISCREPANCIES ARE FOUND, AT ANY TIME BEFORE OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY (BEFORE ANY ADDITIONAL IMPROVEMENTS ARE INSTALLED) IN ORDER TO OBTAIN WRITTEN CONFIRMATION BY THE DESIGN ENGINEER AS TO ANY REVISIONS THAT MAY NEED TO BE MADE TO THE PLANS.
5. PRIOR TO CONSTRUCTION, CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE APPROPRIATE CONSTRUCTION INSPECTIONS.
7. THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS.
8. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS, THE CONTRACTOR MUST CALL J.U.L.I.E. FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE) AT 1-800-892-0123, 48 HOURS PRIOR TO DIGGING.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS PER THE MUNICIPALITY AND/OR ANY OTHER AGENCY REQUIREMENTS. ANY CHANGES TO THE DRAWINGS MUST BE REPORTED TO THE DESIGN ENGINEER BEFORE WORK PROGRESSES.
10. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE MUNICIPALITY.
11. ALL QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. IF DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER IMMEDIATELY AND NO WORK IS TO BE DONE UNTIL APPROVED BY THE DESIGN ENGINEER.
12. ANY RESTORATION NEEDED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.
13. TRENCH BACKFILL MATERIAL, CRUSHED STONE OR LIMESTONE (CA-6) IS REQUIRED UNDER AND WITHIN TWO FEET (2') OF SIDEWALKS AND PAVED AREAS. THIS BACKFILL SHALL BE IN SIX INCH (6") LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.
14. CONTRACTOR IS TO PROVIDE ALL TEMPORARY SIGNAGE AS REQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
15. ALL EXISTING DRAIN TILES THAT ARE ENCOUNTERED ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION OR REROUTED TO THE PROPOSED STORM SEWER SYSTEM.
16. RESTORATION OF EXISTING RIGHT-OF-WAYS IS TO BE COMPLETED WITH FOUR INCH (4") MINIMUM TOPSOIL AND SALT TOLERANT SOD UNLESS OTHERWISE NOTED.
17. THE WATER SYSTEM CANNOT BE SHUT DOWN WITHOUT CONSENT BY THE OWNER OF THE SYSTEM.
18. ALL FRAME ADJUSTMENTS SHALL BE MADE WITH PRE-CAST CONCRETE RINGS CONFORMING TO ASTM C-39 AND CANNOT EXCEED TWELVE INCHES (12").
19. FRAMES SHALL BE SET WITH EZ STIK8 (OR EQUAL) MATERIAL TO PREVENT LEAKAGE.
20. THE REINFORCED CONCRETE SECTIONS SHALL BE LAID IN MORTAR, SEALED WITH EXTERNAL SEALING BANDS, OR SEALED USING MASTIC JOINT SEALER. WHEN MASTIC JOINT SEALER IS USED, THE MATERIAL SHALL COMPLETELY FILL THE JOINT AFTER THE UNITS HAVE BEEN BROUGHT TOGETHER.
21. STEPS IN STRUCTURES SHALL BE MADE OF COPOLYMER POLYPROPYLENE PLASTIC WITH CONTINUOUS ONE HALF INCH (½") GRADE SIXTY (60) STEEL REINFORCEMENT, STEP PSI-PF, AS MANUFACTURED BY M.A. INDUSTRIES, INC., OR APPROVED EQUAL. STEPS TO BE SPACED SIXTEEN INCHES (16") ON-CENTER.
22. ALL INSTRUMENTS ARE TO BE PROPERLY CALIBRATED PRIOR TO CONSTRUCTION USE.
23. ALL PARKING LOT LIGHT POLES ARE TO BE CONSTRUCTED AT THE INTERSECTION OF PARKING LOT STRIPING OR IN LANDSCAPE AREAS WITH A MINIMUM OF 2' CLEARANCE BETWEEN THE BACK OF CURB AND THE EDGE OF THE PARKING LOT LIGHT BASE UNLESS OTHERWISE SPECIFIED.
24. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/DESIGN ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION. THIS INCLUDES, BUT NOT LIMITED TO, TRANSITIONS TO EXISTING CONDITIONS.
25. CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
26. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IS WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPE.

GRADING

1. GEOTECHNICAL REPORTS AS PREPARED BY OWNER (OR REPRESENTATIVE) SHALL BE REFERRED TO PRIOR TO EARTH MOVING AND/OR UTILITY CONSTRUCTION.
2. UNSTABLE SOIL SHALL BE REMOVED OR STABILIZED.
3. CONTRACTOR IS TO MAINTAIN A POSITIVE DRAINAGE PATTERN AT THE END OF EACH DAY. CARE SHOULD BE TAKEN TO INSURE THAT DRAINAGE IS NOT REROUTED OR BLOCKED IN A WAY THAT MAY BE INJURIOUS TO ADJACENT LAND.
4. THE SUB-BASE BELOW STRUCTURES, PAVEMENTS OR NEW STRUCTURAL FILL SHALL BE PROOF ROLLED. IF SOIL RUTS, PUMPS, DEFLECTS EXCESSIVELY OR EXHIBITS EXCESSIVE MOVEMENT OF MOISTURE, THEN THE UNSTABLE SOIL SHALL BE UNDERCUT AND REPLACED WITH STRUCTURAL FILL OR DISCING AND DRYING TO NEAR OPTIMUM MOISTURE SO SOIL CAN BE PROPERLY COMPACTED. THIS PROCESS IS TO BE OBSERVED BY A GEOTECHNICAL ENGINEER.
5. ALL FILL SHALL BE PLACED IN 8" LIFTS COMPACTED TO A MINIMUM OF 98% STANDARD LABORATORY DENSITY PER ASTM D698 UNDER AND WITHIN INFLUENCE OF THE BUILDING, A MINIMUM OF 95% STANDARD LABORATORY DENSITY PER ASTM D698 UNDER AND WITHIN THE INFLUENCE OF ALL OTHER IMPERVIOUS AREAS, AND A MINIMUM OF 90% STANDARD LABORATORY DENSITY PER ASTM D698 IN ALL LANDSCAPE AREAS.
6. EROSION CONTROL SHALL BE PROVIDED PRIOR TO ANY DISTURBANCES. SEE EROSION CONTROL PLANS FOR ADDITIONAL SPECIFICATIONS AND DETAILS.
7. PROVIDE TOPSOIL RESPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
   - 7.1. 4" MINIMUM IN GRASS OR SOD AREAS.
   - 7.2. 6" MINIMUM IN PLANTING AREAS.
   - 7.3. 12" MINIMUM IN LANDSCAPE AREAS.
8. ALL TOPSOIL IS TO BE FRIABLE (NOT COHESIVE), WEED FREE, AND FREE OF ROCKS, LARGE ROOTS AND UNNATURAL DEBRIS.
9. ALL GRADING IS TO BE CONSTRUCTED TO WITHIN A TOLERANCE OF 0.10' OF THE PROPOSED ELEVATIONS. SEE PAVEMENT SPECIFICATIONS FOR PAVEMENT TOLERANCES.

PAVEMENT

1. ALL PAVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REFERENCES AS THEY APPLY: STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION; MANUAL FOR STRUCTURAL DESIGN OF PORTLAND CEMENT CONCRETE PAVEMENT, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION; DESIGN MANUAL, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
2. ALL BASE COURSE AND SUB-BASE AREAS SHALL BE COMPACTED TO 95% STANDARD LABORATORY DENSITY, PER I.D.O.T. SECTION 301. BEFORE THE BASE COURSE MATERIALS ARE INSTALLED, THE SUB-BASE SHALL BE PROOF-ROLLED TO THE SATISFACTION OF THE ENGINEER, HIS AGENT, AND/OR THE SOILS ENGINEER. COMPACTION AND DENSITY TESTS SHALL BE TAKEN AT THE OWNER'S OPTION.
3. ALL CONCRETE TO BE MINIMUM 3500 PSI, SALT TOLERANT, 6 BAG MIX WITH A SPRAY ON SEALER.
4. EXPANSION AND CONTRACTION JOINTS SHALL BE TOOL FINISHED.
5. BINDER COURSE TO BE PLACED WHEN TEMPERATURE IS AT LEAST 40°F AND RISING. SURFACE COURSE TO BE PLACED WHEN TEMPERATURE IS AT LEAST 45°F AND RISING.
6. ALL PROPOSED PAVEMENT, SIDEWALKS, AND CURBS ARE TO BE CONSTRUCTED TO WITHIN A TOLERANCE OF 0.05' OF THE PROPOSED ELEVATIONS EXCEPT IN THE ACCESSIBLE STALLS OR ACCESSIBLE ROUTES.
7. PRIOR TO SEAL COATING, ALL ASPHALT AREAS ARE TO BE CLEAN AND DRY. ALL LOOSE MATERIALS ARE TO BE REMOVED. ALL GREASE TO BE REMOVED. ALL CRACKS ARE TO BE FILLED PER I.D.O.T. STANDARDS. ALL PAINTED STRIPING TO BE MODIFIED SHALL BE "BLACKED OUT" WITH BLACK PAINT (1 COAT MINIMUM, 2 COATS IF NECESSARY), ALLOWED TO THOROUGHLY DRY PER PAINT MANUFACTURER, PRIOR TO SEAL COATING. ALL AREAS THAT ARE ADJACENT TO THE SEAL COATED AREA ARE TO BE MASKED (I.E. SIDEWALKS, CONCRETE SURFACES, BRICK SURFACES, GUTTERS, CATCHBASINS/INLETS, ETC.) PRIOR TO SEAL COATING TO BE APPLIED. AIR SURFACES OF THE ASPHALT BEING COATED IS THOROUGHLY COVERED IN ONE COAT. SPRAYING IS NOT ALLOWED. ALL SEAL COATING SHOULD BE APPLIED BY SQUEEGEE OR BRUSHES. THE BITUMINOUS SEAL COATING MATERIAL SHOULD NOT BE ALLOWED TO ENTER STORM SEWERS AND SHOULD BE ALLOWED TO DRY AT LEAST 18 HOURS PRIOR TO VEHICULAR USE. CRACK FILLER AND SEAL COATING MATERIALS ARE TO BE FREE OF COAL TAR.

SANITARY SEWER SPECIFICATIONS

1. ALL SANITARY SEWER PIPE SHALL BE D.I.P., MIN. CLASS 50, CONFORMING TO ANSI A-21.51 WITH ANSI A-21.11 JOINTS; OR P.V.C. PIPE CONFORMING TO ASTM D-3034 SPECIFICATIONS, SDR26 WALL THICKNESS AND ASTM D-3212 AND F 477 GASKET TYPE JOINTS OR ASTM D-2855 SOLVENT WELDED JOINTS.
2. ALL WATERMAIN QUALITY PLASTIC PIPE SHALL BE P.V.C. CONFORMING TO NSF STANDARD 14 AND: ASTM STANDARD D 2241 OR AWWA STANDARD C900 OR C905. JOINTING SHALL BE PRESSURE SLIP JOINTED. ELASTOMERIC SEALS (GASKETS) USED FOR PUSH-ON JOINTS SHALL COMPLY WITH ASTM STANDARD F477, AND SHALL BE PRESSURE RATED IN ACCORDANCE WITH ASTM D3139 OR ASTM D 3212.
3. DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED 5.0% OF THE "BASE I.D." (INTERNAL DIAMETER) OF THE PIPE. "BASE I.D." SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING:

   AVG ID = AVG OD - 2(1.06)T

   TOLERANCE PACKAGE = $(A^2 + B^2 + C^2)^{(\frac{1}{2})}$

   WHERE:

   A = OD TOLERANCE (ASTM D-3034)

   B = EXCESS WALL THICKNESS TOLERANCE = 0.06T

   C = OUT-OF-ROUNDNESS TOLERANCE = 0.015 (AVG OD)

   T = MINIMUM WALL THICKNESS (ASTM D-3034)

   BASE ID = AVG ID - TOLERANCE PACKAGE

   DEFLECTION OF COMPOSITE PIPE ("TRUSS" PIPE) SHALL NOT EXCEED 3.0% OF THE AVERAGE INSIDE DIAMETER (ID) OF THE PIPE IN ACCORDANCE WITH ASTM D-2680. THE PIPE LINE SHALL BE TESTED FOR EXCESS DEFLECTING BY PULLING A "GO - NO GO" MANDREL THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANDREL SHALL BE SIZED IN ACCORDANCE WITH SECTION 31-1.11C (4), AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION. WHENEVER POSSIBLE AND PRACTICAL, THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARDS THE UPSTREAM LINES. WHERE THE DEFLECTION IS FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER) THE LINE SHALL BE REPLACED.
4. INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER TWENTY-FOUR (24) HOURS PER MILE PER INCH-DIAMETER OF THE SEWER PIPE, FOR ANY SECTION OF THE SYSTEM AND AT ANY TIME DURING ITS SERVICE LIFE. TESTING IS REQUIRED PER THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" CURRENT EDITIONS.
5. LEAKAGE TESTING FOR MANHOLES FOR WATER TIGHTNESS SHALL BE DONE IN ACCORDANCE WITH ASTM C9696-94--"STANDARD PRACTICE FOR INFILTRATION AND EXFILTRATION ACCEPTANCE TESTING OF INSTALLED PRECAST CONCRETE PIPE SEWER LINES", VOL. 04.05, CHEMICAL RESISTANT MATERIALS, VITRIFIED CLAY, CONCRETE, FIBER-CEMENT PRODUCTS; MORTARS; MASONRY (1996)(NO LATER EDITIONS OR AMENDMENTS) OR ASTM C1244-93 "STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY THE NEGATIVE PRESSURE (VACUUM) TEST", VOL. 04.05, CHEMICAL RESISTANT MATERIALS, VITRIFIED CLAY, CONCRETE, FIBER-CEMENT PRODUCTS; MORTARS; MASONRY (1996)(NO LATER EDITIONS OR AMENDMENTS) PRIOR TO PLACING INTO SERVICE.
6. ALL STRUCTURE LIDS SHALL BE IMPRINTED "SANITARY".
7. ALL WATERTIGHT FRAMES AND LIDS SHALL BE NEENAH R-1916-C. ALL OTHER FRAMES AND LIDS SHALL BE NEENAH R-1550-A WITH A CONCEALED PICK HOLE.
8. ALL FRAMES AND LIDS SHALL CONFORM TO ASTM A-48.
9. ALL SEWERS ARE TO BE INSTALLED FROM THE DOWNSTREAM END UPSTREAM. IF ANY CONFLICTS ARE ENCOUNTERED, THE DESIGN ENGINEER IS TO BE CONTACTED PRIOR TO THE INSTALLATION OF ANY PIPE.
10. FOR A DROP CONNECTION, THE DIAMETER OF THE DROP PIPE SHALL PREFERABLY BE LARGER THAN , OR OF THE SAME DIAMETER AS, THE ENTERING SEWER. THE MINIMUM DIAMETER OF THE DROP PIPE SHALL NOT BE SMALLER THAN THE DIAMETER OF THE ENTERING SEWER BY MORE THAN TWO NOMINAL DIAMETERS, PROVIDED THAT THE MINIMUM DIAMETER OF THE DROP PIPE SHALL NOT BE LESS THAN EIGHT INCHES (8").
11. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
12. ALL SANITARY SEWER BEDDING SHALL BE IN ACCORDANCE WITH THE TRENCH DETAIL AS INCLUDED IN THE PLANS.

STORM SEWER SPECIFICATIONS

1. ALL REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM C-76 SPECIFICATIONS WITH ASTM C-443 FLAT GASKET JOINTS, OR ASTM C-361 "O-RING" JOINTS WHEN WATER MAIN QUALITY JOINTS ARE REQUIRED.
2. ALL PLASTIC PIPE SHALL BE P.V.C, WITH SDR26 WALL THICKNESS AND CONFORM TO D-3034 SPECIFICATIONS WITH ASTM D-3212 GASKET TYPE JOINTS.
3. ALL WATERMAIN QUALITY PLASTIC PIPE SHALL BE P.V.C. CONFORMING TO NSF STANDARD 14 AND: ASTM STANDARD D2241 OR AWWA STANDARD C900 OR C905. JOINTING SHALL BE PRESSURE SLIP JOINTED. ELASTOMERIC SEALS (GASKETS) USED FOR PUSH-ON JOINTS SHALL COMPLY WITH ASTM STANDARD F477, AND SHALL BE PRESSURE RATED IN ACCORDANCE WITH ASTM D3139 OR ASTM D3212.
4. ALL STRUCTURE LIDS SHALL BE IMPRINTED "STORM".
5. ALL FRAMES AND LIDS SHALL CONFORM TO ASTM A-48.
6. ALL SEWERS ARE TO BE INSTALLED FROM THE DOWNSTREAM END UPSTREAM. IF ANY CONFLICTS OR INFORMATION INCONSISTENT WITH SITE CONDITIONS ARE ENCOUNTERED, THE DESIGN ENGINEER IS TO BE CONTACTED PRIOR TO THE INSTALLATION OF ANYTHING.
7. IN PAVED AREAS, ALL FRAMES AND LIDS SHALL BE: NEENAH R-2050 OR R-2502 WITH TYPE D GRATE AT LOW POINTS; OR NEENAH R-3281-A IN CURB AND GUTTER; OR NEENAH R-1550-A WITH SOLID LID, UNLESS OTHERWISE SPECIFIED.
8. IN NON-PAVED AREAS, ALL FRAMES AND LIDS SHALL BE: NEENAH R-2090 OR R-2060 WITH TYPE B GRATE AT LOW POINTS; OR NEENAH R-1550-A WITH SOLID LID, UNLESS OTHERWISE SPECIFIED.
9. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER.
10. ALL FLARED END SECTIONS (FES) ARE TO BE INSTALLED WITH TRASH GRATES.

WATER MAIN SPECIFICATIONS

1. HORIZONTAL SEPARATION
   - 1.1. WATER MAINS AND SEWERS: WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING PR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION.
   - 1.2. WATER MAINS MAY BE LAID CLOSER THAT TEN FEET TO A SEWER LINE OF SEWER SERVICE CONNECTION WHEN:
     - 1.2.1. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
     - 1.2.2. THE WATER MAIN INVERT IS AT LEAST EIGHTEEN INCHES (18") ABOVE THE CROWN OF THE SEWER; AND
     - 1.2.3. THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
   - 1.3. BOTH THE WATER MAIN AND SEWER PIPE SHALL BE CONSTRUCTED OF PUSH JOINT OR MECHANICAL JOINT DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC SDR18 PIPE WITH AWWA C-900 JOINTS, MEETING THE REQUIREMENTS OF SECTION 653.111 OF THE IEPA'S TITLE 35 SUBTITLE F, WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
2. VERTICAL SEPARATION
   - 2.1. A WATER MAIN SHALL BE LAID SO THAT ITS INVERT IS EIGHTEEN INCHES (18") ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWER, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
   - 2.2. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF PUSH JOINT OR MECHANICAL JOINT DUCTILE PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 635.111 OF THE IEPA'S TITLE F, SUBTITLE F, AND CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER DRAIN LINE IS AT LEAST TEN FEET (10') WHEN:
     - 2.2.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (A) ABOVE; OR
     - 2.2.2. THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.
   - 2.3. A VERTICAL SEPARATION OF EIGHTEEN INCHES (18") BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
3. WATER MAINS AND SERVICES SHALL BE CONSTRUCTED SO THAT THE MINIMUM DEPTH IS FIVE AND ONE HALF FEET (5 ½') MEASURED FROM FINISHED GRADE TO THE TOP OF THE PIPE, UNLESS OTHERWISE SPECIFIED AND/OR APPROVED BY THE REVIEW ENGINEER.
4. ALL WATER MAIN FITTINGS MAY OR MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE INCLUDED IN THE COST OF THE WATER MAIN ITSELF FOR BIDDING PURPOSES. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 52 CEMENT LINED CONFORMING TO ANSI A-21.51 WITH ANSI A-21.11 JOINTS, OR TYPE "K" COPPER PIPE WITH SWEATED JOINTS.
5. FIRE HYDRANTS SHALL MEET AWWA C-502 AND BE TRAVERSE CITY IRON WORKS, EAST JORDAN 5 BR, OR APPROVED EQUAL, WITH FIVE AND ONE QUARTER INCH (5 ¼") VALVE OPENING, TWO TWO AND ONE HALF INCH (2 ½") HOSE NOZZLES AND ONE FIVE INCH (5") PUMPER NOZZLE. FIRE HYDRANT SHALL BE EQUIPPED WITH AN AUXILIARY RESILIENT SEAL GATE VALVE COMPLETE WITH ROADWAY BOX, TYLER, 6850 SERIES, ITEM 668-S. FIRE HYDRANTS MUST HAVE THEIR DISCHARGE AT LEAST 18 INCHES BUT NOT MORE THAN TWENTY-FOUR INCHES (24") FROM THE SURFACE OF THE ADJACENT GROUND.
6. HYDRANTS SHALL BE INSTALLED NO CLOSER THAN THREE FEET (3') NOR FURTHER THAN EIGHT FEET (8') FROM THE BACK OF CURB OR EDGE OF PAVEMENT TO THE FIVE INCH (5') STEAMER NUT. NO BARRIERS, TREES, SHRUBS, WALLS OR OTHER OBSTACLES WHICH MAY HIDE OR IMPEDE THE USE OF A FIRE HYDRANT SHALL BE INSTALLED, MAINTAINED, CONSTRUCTED, OR ENLARGED, WITHIN FORTY-EIGHT INCHES (48") OF A HYDRANT.
7. ALL STRUCTURE LIDS SHALL BE IMPRINTED "WATER".
8. ALL WATERTIGHT FRAMES AND LIDS SHALL BE NEENAH R-1916-C. ALL OTHER FRAMES AND LIDS SHALL BE NEENAH R-1550-A WITH A CONCEALED PICK HOLE.
9. ALL FRAMES AND LIDS SHALL CONFORM TO ASTM A-48.
10. BEFORE BEING PLACED INTO SERVICE, ALL NEW MAINS AND REPAIRED PORTIONS OF, OR EXTENSIONS TO EXISTING MAINS SHALL BE CHLORINATED SO THAT THE INITIAL CHLORINE RESIDUAL IS NOT LESS THAN FIFTY (50) MG/L AND THAT A CHLORINE RESIDUAL OF NOT LESS THAN TWENTY-FIVE (25) MG/L REMAINS IN THE WATER AFTER STANDING TWENTY-FOUR (24) HOURS IN THE PIPE.

"AMERICANS WITH DISABILITIES ACT" (ADA) MINIMAL REQUIREMENTS:

1. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION.
2. ACCESSIBLE ROUTES ON AN ACCESSIBLE SITE AND FOR ANY NEW SITE IMPROVEMENTS SHALL BE PROVIDED TO SERVE ALL ACCESSIBLE SPACES OR ELEMENTS.
3. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE PER CODE IS 36".
4. EACH ACCESSIBLE PARKING SPACE IS TO BE:
   - 4.1. <u>CAR:</u>
     A MINIMUM OF 192" SIDE, CONSISTING OF A 96" WIDE ACCESS AISLE AND A 96" WIDE PARKING SPACE, UNLESS OTHERWISE NOTED. (SEE DETAIL). THE ACCESS AISLE SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE. SEE DETAIL FOR REQUIRED DEPTH.
   - 4.2. <u>VAN:</u>
     A MINIMUM OF 192" WIDE, CONSISTING OF A 96" SIDE ACCESS AISLE AND A 96" WIDE PARKING SPACE, UNLESS OTHERWISE NOTED (SEE DETAIL). WHEN CAN ACCESSIBLE PARKING SPACES ARE ANGLED, THE ACCESS AISLE SHALL BE LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE. SEE DETAIL FOR REQUIRED DEPTH.
5. ACCESSIBLE PARKING SPACES ARE TO BE LOCATED AS CLOSE TO THE ACCESSIBLE BUILDING ENTRANCE AS POSSIBLE AND SHALL BE IDENTIFIED WITH A SIGN.
6. RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE OF ANY ACCESSIBLE PARKING SPACE.
7. TWO 90 DEGREE ACCESSIBLE PARKING SPACES MAY SHARE AN ACCESS AISLE.
8. ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM. (SEE DETAIL).
9. ALL ADA PARKING STALLS, ACCESS AISLES AND CROSSWALKS SHALL BE STRIPED USING 4" WIDE DOUBLE LAYER OF HIGH QUALITY YELLOW PAINT, UNLESS OTHERWISE NOTED.
10. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 (2.00%) IN ANY DIRECTION.
11. EACH ACCESSIBLE PARKING SPACE SHALL HAVE AN IDENTIFICATION SIGN (SEE DETAIL).
12. A 24" ELECTRONIC LEVEL WILL BE USED BY MANY INSPECTORS IN THE POST CONSTRUCTION CONDITION TO MEASURE ADA SLOPES. A 24" LEVEL HAS A NARROWER TOLERANCE THAN LONGER ELECTRONIC LEVELS AND REPRESENTS THE WHEEL BASE OF A TYPICAL WHEELCHAIR. AS SUCH, A PROPERLY CALIBRATED, 24" ELECTRONIC LEVEL IS RECOMMENDED FOR SETTING AND MEASURING SLOPES IN ALL ADA ACCESSIBLE AREAS THROUGHOUT THE CONSTRUCTION PROCESS.

<u>RAMPS</u>

13. AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.00%) IS A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS.
14. AN ACCESSIBLE ROUTE MAY CROSS OPEN PAVEMENT OR FOLLOW A RAMP AS REQUIRED NY SITE-SPECIFIC CONDITIONS. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE ACROSS OPEN PAVEMENT MUST NOT EXCEED 1:20 (5.00%). WITH A CROSS SLOPE NOT EXCEEDING 1:50 (2.00%). SLOPES EXCEEDING 1:20 (5.00%), NUT LESS THAN 1:12 (.33%), CONSTITUTE RAMPS AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, RISE AND RUN LIMITS, ETC.) AS DETAILED ON THE CIVIL AND ARCHITECTURAL PLANS. NO RAMP SHALL HAVE A RUNNING SLOPE EXCEEDING 1:12 (8.33%), NOR HAVE A CROSS SLOPE EXCEEDING 1:50 (2.00%).
15. THE GENERAL CONTRACTOR/CONTRACTOR SHALL MEASURE THE SUBGRADE AND ACROSS FORMS PRIOR TO INSTALLATION OF ASPHALT OR CONCRETE IMPROVEMENTS TO ASSURE THE FINAL IMPROVEMENTS WILL MEET THESE MINIMAL ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE CIVIL ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.

<u>CURB RAMPS</u>

16. A CURB RAMP SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
17. CURB RAMPS HAVE A MAXIMUM SLOPE OF 1:12 (8.33%) AND DO NOT REQUIRE HANDRAILS.
18. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS, OR GUARDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:12 (8.33%).

ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 1845;000576

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

PLAN REVISIONS & RECORDS

REV	DATE	
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

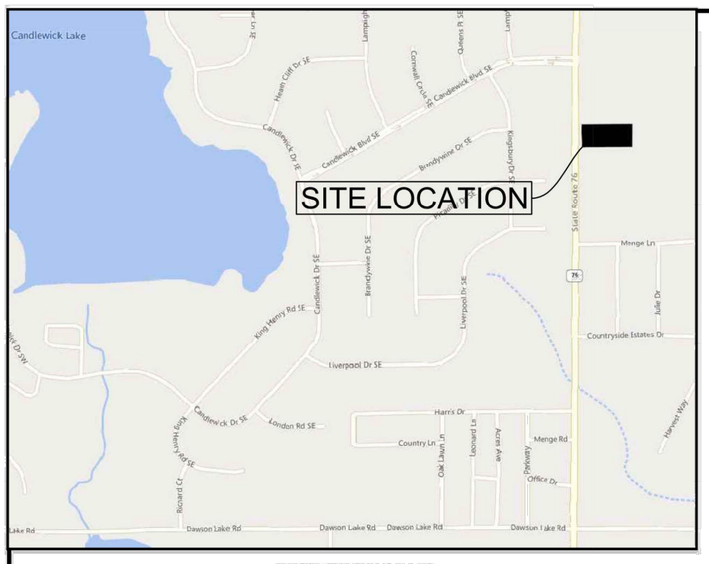
PROJECT NO. 25006700

SHEET NO. C001

PROJECT SPECIFICATIONS

FILE NAME: \\pwatl3\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engine

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION (TITLE COMMITMENT 5253-251621NCS)

PARCEL 1:

LOT 2 AS DESIGNATED UPON THE FINAL PLAT OF POPLAR WOODS SECOND ADDITION, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 3RD P.M., BOONE COUNTY, ILLINOIS, AS RECORDED IN THE BOONE COUNTY RECORDER'S OFFICE NOVEMBER 5, 2015, AS DOCUMENT NO. 2015R05917.

PARCEL 2:

THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 3RD P.M., BOONE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING:

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 3RD P.M., BOONE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 618.52 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 13 MINUTES 30 SECONDS EAST, A DISTANCE OF 727.67 FEET; THENCE SOUTH 02 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 242.11 FEET; THENCE SOUTH 08 DEGREES 24 MINUTES 35 SECONDS WEST, A DISTANCE OF 116.66 FEET; THENCE NORTH 83 DEGREES 01 MINUTES 30 SECONDS WEST, A DISTANCE OF 724.97 FEET TO A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 279.15 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 279.15 FEET TO THE POINT OF BEGINNING; AND

ALSO EXCEPTING THEREFROM:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 3RD P.M., BOONE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 44 MINUTES 06 SECONDS EAST, A DISTANCE OF 96.13 FEET AS MEASURED ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 44 MINUTES 06 SECONDS EAST, A DISTANCE OF 232.70 FEET AS MEASURED ALONG SAID NORTH LINE; THENCE SOUTH 00 DEGREES 15 MINUTES 54 SECONDS EAST, A DISTANCE OF 626.7 FEET; THENCE NORTH 88 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 269.79 FEET TO THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 76, PER TRUSTEE DEED RECORDED DECEMBER 10, 1993 AS DOCUMENT NO. 93-11071; THENCE NORTH 01 DEGREE 46 MINUTES 27 SECONDS EAST, A DISTANCE OF 33.85 FEET AS MEASURED ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 00 DEGREES 20 MINUTES 31 SECONDS EAST, A DISTANCE OF 500.00 FEET AS MEASURED ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 32 DEGREES 53 MINUTES 31 SECONDS EAST, A DISTANCE OF 55.76 FEET AS MEASURED ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 00 DEGREES 15 MINUTES 21 SECONDS EAST, A DISTANCE OF 39.62 FEET AS MEASURED ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING;

AND ALSO EXCEPTING THEREFROM:

LOTS 1 AND 2 IN POPLAR WOODS SECOND ADDITION FINAL PLAT OF SUBDIVISION, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 3RD P.M., BOONE COUNTY, ILLINOIS, AS RECORDED IN THE BOONE COUNTY RECORDER'S OFFICE NOVEMBER 5, 2015, AS DOCUMENT NO. 2015R05917;

AND ALSO EXCEPTING THEREFROM:

LOT 1 IN POPLAR WOODS FIRST ADDITION FINAL PLAT OF SUBDIVISION, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 3RD P.M., BOONE COUNTY, ILLINOIS, AS RECORDED IN THE BOONE COUNTY RECORDER'S OFFICE SEPTEMBER 5, 2014, AS DOCUMENT NO. 2014R04451;

AND ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 EAST OF THE 3RD P.M., BOONE COUNTY, ILLINOIS, CONSISTING OF TWO TRACTS OF LAND DESCRIBED AS FOLLOWS:

TRACT 1:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE EASTERLY ON THE NORTH LINE OF SAID NORTHEAST QUARTER, SAID LINE HAVING A BEARING OF NORTH 88 DEGREES 29 MINUTES 18 SECONDS* EAST, A DISTANCE OF 96.57 FEET TO A POINT; THENCE SOUTHERLY ON A LINE HAVING A BEARING OF SOUTH 1 DEGREES 30 MINUTES 42 SECONDS EAST, A DISTANCE OF 39.81 FEET TO A POINT; THENCE SOUTHWESTERLY ON A LINE HAVING A BEARING OF SOUTH 31 DEGREES 38 MINUTES 10 SECONDS WEST, A DISTANCE OF 55.76 FEET TO A POINT; THENCE SOUTHERLY ON A LINE HAVING A BEARING OF SOUTH 0 DEGREES 54 MINUTES 50 SECONDS EAST, A DISTANCE OF 500.00 FEET TO A POINT; THENCE SOUTHERLY ON A LINE HAVING A BEARING OF SOUTH 0 DEGREES 31 MINUTES 06 SECONDS WEST, A DISTANCE OF 33.64 FEET TO A POINT IN THE NORTH LINE OF THE PREMISES CONVEYED TO VITO CHIAVETTA AND SARAH CHIAVETTA FROM JOSEPH G. MARORANO, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND PHILIP FALCONE AND CAROL FALCONE, AS TO AN UNDIVIDED ONE-HALF INTEREST, BY WARRANTY DEED RECORDED JULY 3, 1991 AS DOCUMENT NO. 91-3064 IN THE RECORDER'S OFFICE OF BOONE COUNTY; THENCE WESTERLY ON SAID NORTH LINE OF THE PREMISES SO CONVEYED, SAID LINE HAVING A BEARING OF NORTH 89 DEGREES 52 MINUTES 21 SECONDS WEST, A DISTANCE OF 66.27 FEET TO THE NORTHWEST CORNER OF SAID PREMISES SO CONVEYED, SAID POINT BEING IN THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTHERLY ON SAID WEST LINE OF THE NORTHEAST QUARTER, SAID LINE HAVING A BEARING OF NORTH 0 DEGREES 54 MINUTES 09 SECONDS WEST, A DISTANCE OF 618.52 FEET TO THE POINT OF BEGINNING;

TRACT 2:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, SAID LINE HAVING A BEARING OF SOUTH 0 DEGREES 54 MINUTES 09 SECONDS EAST, A DISTANCE OF 897.67 FEET TO A POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND, SAID POINT BEING THE SOUTHWEST CORNER OF THE PREMISES CONVEYED TO VITO CHIAVETTA AND SARAH CHIAVETTA FROM JOSEPH G. MARORANO, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND PHILIP FALCONE AND CAROL FALCONE, AS TO AN UNDIVIDED ONE-HALF INTEREST, BY WARRANTY DEED RECORDED JULY 2, 1991, AS DOCUMENT NO. 91-3064 IN THE RECORDER'S OFFICE OF BOONE COUNTY; THENCE EASTERLY ON THE SOUTH LINE OF SAID PREMISES SO CONVEYED, SAID LINE HAVING A BEARING OF SOUTH 83 DEGREES 55 MINUTES 21 SECONDS EAST, A DISTANCE OF 62.62 FEET TO A POINT; THENCE SOUTHERLY ON A LINE HAVING A BEARING OF SOUTH 0 DEGREES 54 MINUTES 50 SECONDS EAST, A DISTANCE OF 1080.51 FEET TO A POINT; THENCE SOUTHERLY ON A LINE HAVING A BEARING OF SOUTH 3 DEGREES 46 MINUTES 34 SECONDS EAST, A DISTANCE OF 100.12 FEET TO A POINT; THENCE SOUTHERLY ON A LINE HAVING A BEARING OF SOUTH 0 DEGREES 54 MINUTES 50 SECONDS EAST, A DISTANCE OF 563.70 FEET TO A POINT IN THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE WESTERLY ON SAID SOUTH LINE OF THE NORTHEAST QUARTER, SAID LINE HAVING A BEARING OF SOUTH 88 DEGREES 18 MINUTES 19 SECONDS WEST, A DISTANCE OF 67.51 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, SAID LINE HAVING A BEARING OF NORTH 0 DEGREES 54 MINUTES 09 SECONDS* WEST, A DISTANCE OF 1752.75 FEET TO THE POINT OF BEGINNING.

*TYPOGRAPHICAL ERRORS CORRECTED BY SURVEYOR.

LEGAL DESCRIPTION (AS SURVEYED)

PART OF LOT 2 IN POPLAR WOODS SECOND ADDITION, RECORDED NOVEMBER 5, 2015, AS DOCUMENT NO. 2015R05917, TOGETHER WITH ADDITIONAL LAND, BOTH BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIEN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN SAID POPLAR WOODS SECOND ADDITION, BEING A SOUTHWESTERLY CORNER OF THE NORTHERLY PART OF SAID LOT 2; THENCE NORTH 00 DEGREES 20 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 20 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 20.37 FEET; THENCE NORTH 02 DEGREES 31 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 100.12 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 64.57 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 40 SECONDS EAST, A DISTANCE OF 417.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 31 SECONDS WEST, A DISTANCE OF 185.00 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS WEST, A DISTANCE OF 412.00 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS.

LEGEND

FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)	GAS METER
CONCRETE MONUMENT	GAS VALVE
CROSS IN CONCRETE	GAS MARKER
MANHOLE	DOWN SPOUT
STORM STRUCTURE	BORING HOLE
SANITARY MANHOLE	MONITORING WELL
CLEANOUT	GATE POST
FLARED END SECTION	BOLLARD POLE
TRANSFORMER PAD	SIGN
ELECTRIC MANHOLE	FLAG POLE
ELECTRIC BOX	MAILBOX
ELECTRIC PEDESTAL	SANITARY SEWER — SAN —
ELECTRIC MARKER	STORM SEWER — STM —
ELECTRIC METER	WATER MAIN
UTILITY POLE	PETROLEUM LINE
UTILITY POLE W/LIGHT	GAS MAIN
UTILITY POLE W/TSF	ELECTRIC LINE
GUY POLE	OVERHEAD WIRES
OVERHEAD TRAFFIC SIGNAL	COMMUNICATION LINE
TRAFFIC SIGNAL MANHOLE	FIBER OPTIC LINE
LIGHT	CONIFEROUS TREE W/APPROX. DIAMETER
LIGHT POLE	DECIDUOUS TREE W/APPROX. DIAMETER
HAND HOLE	TREE LINE
VALVE VAULT	ELEVATION
FIRE HYDRANT	BITUMINOUS PAVEMENT
POST INDICATOR VALVE	CONCRETE SURFACE
SIAMESE WATER CONNECTION	DEPRESSED CURB
WATER MARKER	GRAVEL SURFACE
WATER METER	LANDSCAPE AREA
WATER VALVE BOX	STONE SURFACE
B/BOX	DETECTABLE TACTILE WARNING SURFACE
SPRINKLER CONTROL VALVE	BRICK PAVERS
TELEPHONE MANHOLE	WOOD FENCE
TELEPHONE NETWORK INTERFACE	CHAIN LINK FENCE
COMMUNICATION MARKER	METAL FENCE METAL
COMMUNICATION PEDESTAL	PVC FENCE
CABLE TELEVISION PEDESTAL	SILT FENCE
AIR CONDITION UNIT	GUARDRAIL
CONTROL BOX	

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
HDPE = HIGH-DENSITY POLYETHYLENE PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS
MS = MULTI-STEM TREE

SCHEDULE B EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. WE SHOULD BE FURNISHED A PROPERLY EXECUTED ALTA STATEMENT AND, UNLESS THE LAND INSURED IS A CONDOMINIUM UNIT, A SURVEY IF AVAILABLE. MATTERS DISCLOSED BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY.
7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
8. TAXES FOR THE YEARS 2024 AND 2025.

TAXES FOR THE YEAR 2024 ARE PAYABLE IN TWO INSTALLMENTS.

THE FIRST INSTALLMENT AMOUNTING TO $2,019.41 IS NOT DELINQUENT BEFORE JUNE 2, 2025.

THE SECOND INSTALLMENT AMOUNTING TO $2,019.41 IS NOT DELINQUENT BEFORE SEPTEMBER 2, 2025.

TAXES FOR THE YEAR 2025 ARE NOT YET DUE AND PAYABLE.

PERMANENT TAX NO.: 03-26-200-008

(AFFECTS PART OF THE LAND)

POPLAR GROVE TOWNSHIP

9. TAXES FOR THE YEARS 2024 AND 2025.

TAXES FOR THE YEAR 2024 ARE PAYABLE IN TWO INSTALLMENTS.

THE FIRST INSTALLMENT AMOUNTING TO $81.60 IS NOT DELINQUENT BEFORE JUNE 2, 2025.

THE SECOND INSTALLMENT AMOUNTING TO $81.60 IS NOT DELINQUENT BEFORE SEPTEMBER 2, 2025.

TAXES FOR THE YEAR 2025 ARE NOT YET DUE AND PAYABLE.

PERMANENT TAX NO.: 03-26-200-010

(AFFECTS PART OF THE LAND)

POPLAR GROVE TOWNSHIP

10. MORTGAGE MADE BY BEL AIR ESTATES, LTD. IN FAVOR OF FIRST MID BANK & TRUST NA IN THE PRINCIPAL AMOUNT OF $900,000.00 DATED OCTOBER 16, 2024 AND RECORDED ON OCTOBER 24, 2024 AS DOCUMENT NO. 2024R04319.

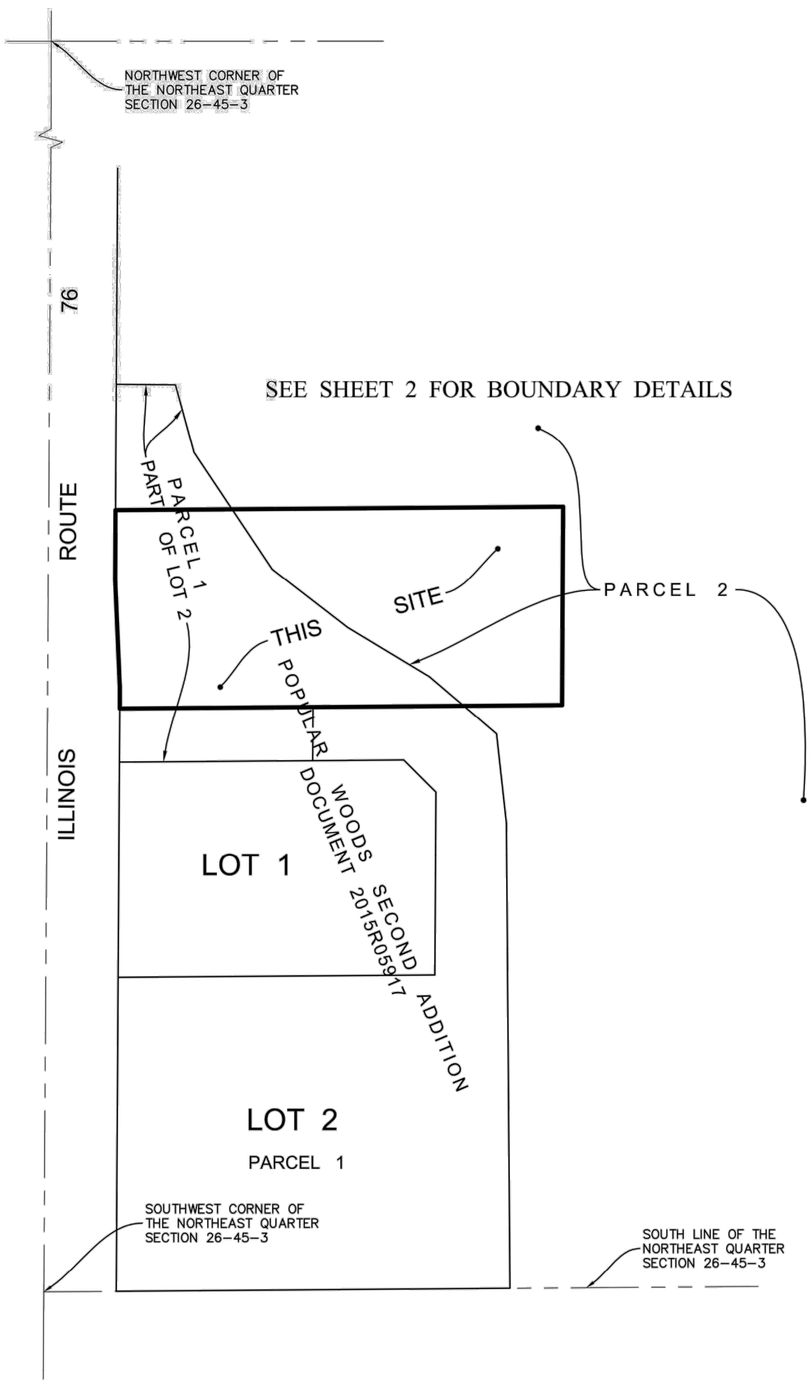
(AFFECTS THE LAND AND OTHER PROPERTY)

11. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
12. SATISFACTORY EVIDENCE MUST BE FURNISHED FROM THE SECRETARY OR OTHER DULY QUALIFIED OFFICER OF THE ASSOCIATION SHOWING THAT ALL ASSESSMENTS AND FEES, INCLUDING SPECIAL ASSESSMENTS OR PAYMENTS DUE TO OTHERS, SUCH AS MASTER ASSOCIATIONS, ARE PAID IN FULL THROUGH THE DATE OF CLOSING.
13. THE LAND DESCRIBED IN SCHEDULE A EITHER IS UNSUBDIVIDED PROPERTY OR CONSTITUTES PART OF A SUBDIVIDED LOT. AS A RESULT, A PLAT ACT AFFIDAVIT SHOULD ACCOMPANY ANY CONVEYANCE TO BE RECORDED. IN THE ALTERNATIVE, COMPLIANCE SHOULD BE HAD WITH THE PROVISIONS OF THE PLAT ACT (765 ILCS 205/1 ET SEQ.)

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR
- FLOOD ZONE DIVISION LINE

AREA SUMMARY
(TO HEAVY LINES)
76,786 SQUARE FEET
OR
1.763 ACRES
(BASED ON MEASURED VALUES)



UTILITY CONTACTS

Cable
Comcast (Xfinity) - Martha Gieras
(send a cc to Ted Wyman @
Ted_Wyman@comcast.com)
224-229-5862

Martha_gieras@cable.comcast.com

Electric
ComEd
Design - Privately Funded
Prt.il@usiclc.com
Design - Publicly Funded
PlanSubmittalsandMapRequests@exeloncorp.com

Gas
Nicor Gas
630-388-2362
gasmaps@nicor.com

Communications
Mediacom - Chris Minard
815-597-5103
cminard@mediacomcc.com

Frontier Communications - Kalin Hinshaw
815-895-1515
Kalin.hinshaw@ftr.com

Water / Sanitary / Storm
Village of Poplar Grove - Chris Dopkins
815-978-0090
cdopkins@mcmgrp.net

14. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE BY THE CORPORATION NAMED BELOW: NAME OF CORPORATION: BEL AIR ESTATES, LTD.

A) A COPY OF THE CORPORATION BY-LAWS AND ARTICLES OF INCORPORATION

B) AN ORIGINAL OR CERTIFIED COPY OF A RESOLUTION AUTHORIZING THE TRANSACTION CONTEMPLATED HEREIN

C) IF THE ARTICLES AND/OR BY-LAWS REQUIRE APPROVAL BY A 'PARENT' ORGANIZATION, A COPY OF THE ARTICLES AND BY-LAWS OF THE PARENT

D) A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY WAS CREATED.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

15. POSSIBLE MUNICIPAL REQUIREMENTS WHICH MAY INCLUDE TRANSFER TAX STAMPS, PAYMENT OF FEES, WATER BILLS, INSPECTIONS OR OTHER APPROVALS PRIOR TO CONVEYANCE. PLEASE CONTACT THE MUNICIPALITY, AND/OR ANY OTHER MUNICIPALITY PROVIDING SERVICES TO THE PROPERTY, PRIOR TO CLOSING FOR SPECIFIC REQUIREMENTS.
16. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES, TOGETHER WITH UTILITY RIGHTS THEREIN
17. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
18. FIFTEEN FOOT BUILDING SETBACK LINE FROM THE WEST LINE OF PREMISES, ALONG ROUTE 76, AS SHOWN ON THE PLAT OF SAID SUBDIVISION. (AFFECTS PARCEL 1)
19. TWENTY-FIVE FOOT BUILDING SETBACK LINE FROM THE NORTHEASTERLY AND EASTERLY LINES OF PREMISES AS SHOWN ON THE PLAT OF SAID SUBDIVISION. (AFFECTS PARCEL 1)
20. TEN FOOT BUILDING SETBACK LINE FROM THE SOUTH LINE OF PREMISES, AS SHOWN ON THE PLAT OF SAID SUBDIVISION. (AFFECTS PARCEL 1)
21. TEN FOOT BUILDING SETBACK LINE FROM THE NORTH, SOUTH AND EAST LOT LINES OF LOT 1, AS SHOWN ON THE PLAT OF SAID SUBDIVISION. (AFFECTS PARCEL 1)
22. TEN FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT OF SAID SUBDIVISION. (AFFECTS THE NORTH, SOUTH AND EAST LINES OF LOT 1.) (AFFECTS PARCEL 1)
23. TEN FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT OF SAID SUBDIVISION. (AFFECTS THE WEST, NORTH, NORTHEASTERLY, EAST AND SOUTH 10 FEET OF SAID PREMISES.) (AFFECTS PARCEL 1)
24. TWENTY FOOT SANITARY AND SEWER EASEMENT OVER AND UPON THE NORTH 20 FEET FROM THE SOUTHERLY LINE OF LOT 1 AS SHOWN ON THE PLAT OF SAID SUBDIVISION. (AFFECTS PARCEL 1)
25. TWENTY FOOT SANITARY AND SEWER EASEMENT OVER AND UPON THE EASTERLY 20 FEET OF PREMISES AS SHOWN ON THE PLAT OF SAID SUBDIVISION. (AFFECTS PARCEL 1)
26. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, LIMITATIONS AND OBLIGATIONS AS CONTAINED IN EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS DATED NOVEMBER 13, 2015 AND RECORDED DECEMBER 4, 2015 AS DOCUMENT NO. 2015R06382.
27. PRIVATE DRIVEWAY AND INGRESS AND EGRESS PROVISIONS AS APPENDED TO THE PLAT OF SAID SUBDIVISION. (AFFECTS PARCEL 1)
28. ELECTRIC TRANSMISSION EASEMENT IN FAVOR OF ILLINOIS NORTHERN UTILITIES COMPANY, ITS SUCCESSORS AND ASSIGNS, AS GRANTED BY INSTRUMENT DATED AUGUST 8, 1928 AND RECORDED OCTOBER 17, 1928 IN BOOK 85, PAGE 71., OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED.
29. TELECOMMUNICATIONS EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, AS GRANTED BY INSTRUMENT DATED MAY 28, 1980 AND RECORDED JUNE 6, 1980 AS DOCUMENT NO. 80-1466, OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED.
30. TELECOMMUNICATIONS EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, AS GRANTED BY INSTRUMENT DATED MAY 28, 1980 AND RECORDED JUNE 6, 1980 AS DOCUMENT NO. 80-1467, OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED.
31. TELECOMMUNICATIONS EASEMENT IN FAVOR OF GTE NORTH INCORPORATED, ITS SUCCESSORS AND ASSIGNS, AS GRANTED BY INSTRUMENT DATED AUGUST 3, 1993 AND RECORDED OCTOBER 12, 1993 AS DOCUMENT NO. 93-8927, OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED.
32. TERMS AND PROVISIONS AS CONTAINED IN THE KENNEDY/HARRIS GERSTAD/LALOR RECAPTURE AGREEMENT FOR ALL PARTIES FOR SEWER IMPROVEMENTS, RECORDED AUGUST 21, 2006, AS DOCUMENT NO. 2006R09064.
33. TERMS AND PROVISIONS AS CONTAINED IN THE AMENDED DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF POPLAR GROVE AND KP POPLAR GROVE, LLC, RECORDED APRIL 10, 2015, AS DOCUMENT NO. 2015R01790.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

GRID NORTH

ZONING INFORMATION

THE FOLLOWING INFORMATION WAS OBTAINED BY THE SURVEYOR FROM THE ON-LINE VILLAGE CODE OF POPLAR GROVE AND ZONING MAP.

THIS SITE IS ZONED GB, GENERAL BUSINESS DISTRICT

FRONT SETBACKS: 15 FEET

REAR SETBACKS: 25 FEET

SIDE SETBACKS: 10 FEET

MAXIMUM BUILDING HEIGHT: 35 FT.

MAXIMUM LOT COVERAGE: 75 PERCENT

PARKING:
RESTAURANTS: 1 PER 100 SQUARE FEET OF GROSS FLOOR AREA DRIVE-IN FACILITIES: 10 STACKING SPACES PER LANE

THE SURVEYOR CONTACTED THE VILLAGE OF POPLAR GROVE VILLAGE HALL (815-765-3201) ON JUNE 11, 2025, ASKING IF A SUBDIVISION PLAT IS REQUIRED IN ORDER TO CONVEY THE PROPERTY. KATIE SAID IT WOULD BE REQUIRED.

EXISTING STRIPED PARKING DATA FOR THIS SITE:

REGULAR SPACES = 0

ACCESSIBLE SPACES = 0

TOTAL SPACES = 0

NOTES

REGARDING SCHEDULE A:

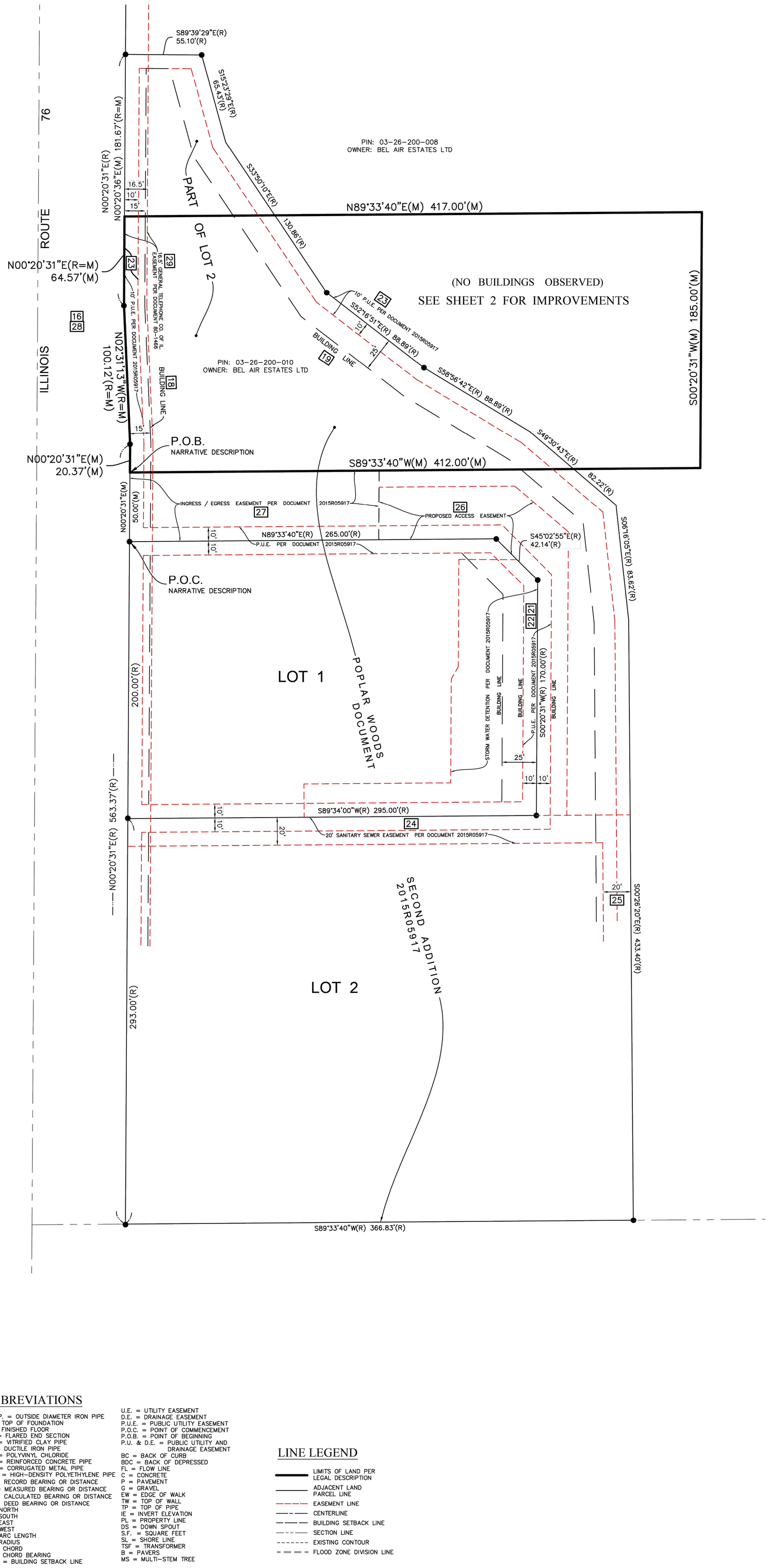
SURVEY OF PARCEL 1 AND PARCEL 2 SHOWN HEREON.

REGARDING SCHEDULE B:

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
6. WE SHOULD BE FURNISHED A PROPERLY EXECUTED ALTA STATEMENT. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
8. TAXES FOR PERMANENT TAX NO.: 03-26-200-008. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
9. TAXES FOR PERMANENT TAX NO.: 03-26-200-010. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
10. MORTGAGE DATED OCTOBER 16, 2024 AND RECORDED ON OCTOBER 24, 2024 AS DOCUMENT NO. 2024R04319, BURDENS THE LAND UNDERLYING THE SURVEYED PROPERTY, CONTAINS NO SURVEY ITEMS. NOT PLOTTABLE.
11. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
12. SATISFACTORY EVIDENCE THAT ALL ASSESSMENTS AND FEES, ARE PAID IN FULL THROUGH THE DATE OF CLOSING. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
13. COMPLIANCE SHOULD BE HAD WITH THE PROVISIONS OF THE PLAT ACT. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
14. THE COMPANY WILL REQUIRE DOCUMENTS FOR REVIEW. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
15. POSSIBLE MUNICIPAL REQUIREMENTS. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
16. PUBLIC RIGHTS-OF-WAY ARE SHOWN HEREON. DOES NOT INCLUDE BUT BENEFITS THE SUBJECT SIT

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.



GENERAL NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION PREPARED BY THE SURVEYOR AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 5253-251621NCS ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF MAY 16, 2025.
2. THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17007C0105C, HAVING AN EFFECTIVE DATE OF FEBRUARY 18, 2011.
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 06/03/2025.
4. IN ADDITION TO THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED BY MCDONALD'S AS NOTED ON THE CHECKLIST PROVIDED TO THE CLIENT.
5. THE SURVEYOR CONTACTED J.U.L.I.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF A251422042. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON. ADDITIONALLY, PRIOR TO FIELD WORK ON THIS SITE, TRI COUNTY LOCATORS PROVIDED UTILITY LOCATING SERVICES ON SITE AND THE INFORMATION OBTAINED BY THE SURVEYOR FROM THESE MARKS ARE SHOWN HEREON.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM OBSERVED FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR AND MARKINGS PROVIDED BY A THIRD-PARTY. DUE TO THE UNCERTAINTY AND LIMITATIONS INHERENT TO LOCATING UNDERGROUND UTILITY FACILITIES FOR NON-CONSTRUCTION PURPOSES INCLUDING THOSE THAT ARE PLASTIC, NON-CONDUCTIVE, OR OTHERWISE UNABLE TO BE LOCATED, THERE MAY BE BURIED UTILITIES WITHIN THE SURVEY AREA THAT ARE NOT DETECTED. THE SURVEY SHOWS OBSERVED INDICATIONS OF UTILITIES BASED ON THIRD-PARTY UTILITY MARKS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED OBSERVED STRUCTURES AND MARKINGS; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.
7. THE AS SURVEYED SITE CLOSES WITHOUT GAPS, GORES OR OVERLAPS.
8. ADJOINING OWNER INFORMATION SHOWN HEREON IS FROM AVAILABLE TAX RECORDS.
9. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON INFORMATION RECEIVED FROM THE CONTROLLING JURISDICTION AT THE TIME OF THE SURVEY. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
12. NO OBSERVED EVIDENCE OF WETLAND DELINEATION MARKINGS AT THE TIME OF THE SURVEY.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- WATER VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- COMMUNICATION MARKER
- COMMUNICATION PEDESTAL
- CABLE TELEVISION PEDESTAL
- AIR CONDITION UNIT
- CONTROL BOX
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER — SAN —
- STORM SEWER — STM —
- — W — WATER MAIN
- — P — PETROLEUM LINE
- — G — GAS MAIN
- — E — ELECTRIC LINE
- — OHW — OVERHEAD WIRES
- — T — COMMUNICATION LINE
- — FO — FIBER OPTIC LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER
- TREE LINE
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE METAL
- PVC FENCE
- SILT FENCE
- GUARDRAIL

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
HDPE = HIGH-DENSITY POLYETHYLENE PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS
MS = MULTI-STEM TREE

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR
- FLOOD ZONE DIVISION LINE

6/20/2025 3:47 PM – J:\PSDATA\2025 PROJECTS\25.0140\25.0140 LTS TOPO.DWG

PROJ. NO.: 25.0140

2 OF 3

SCALE: 1" = 40'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT
McDonald's (12-2773)
IL 76
Poplar Grove, IL

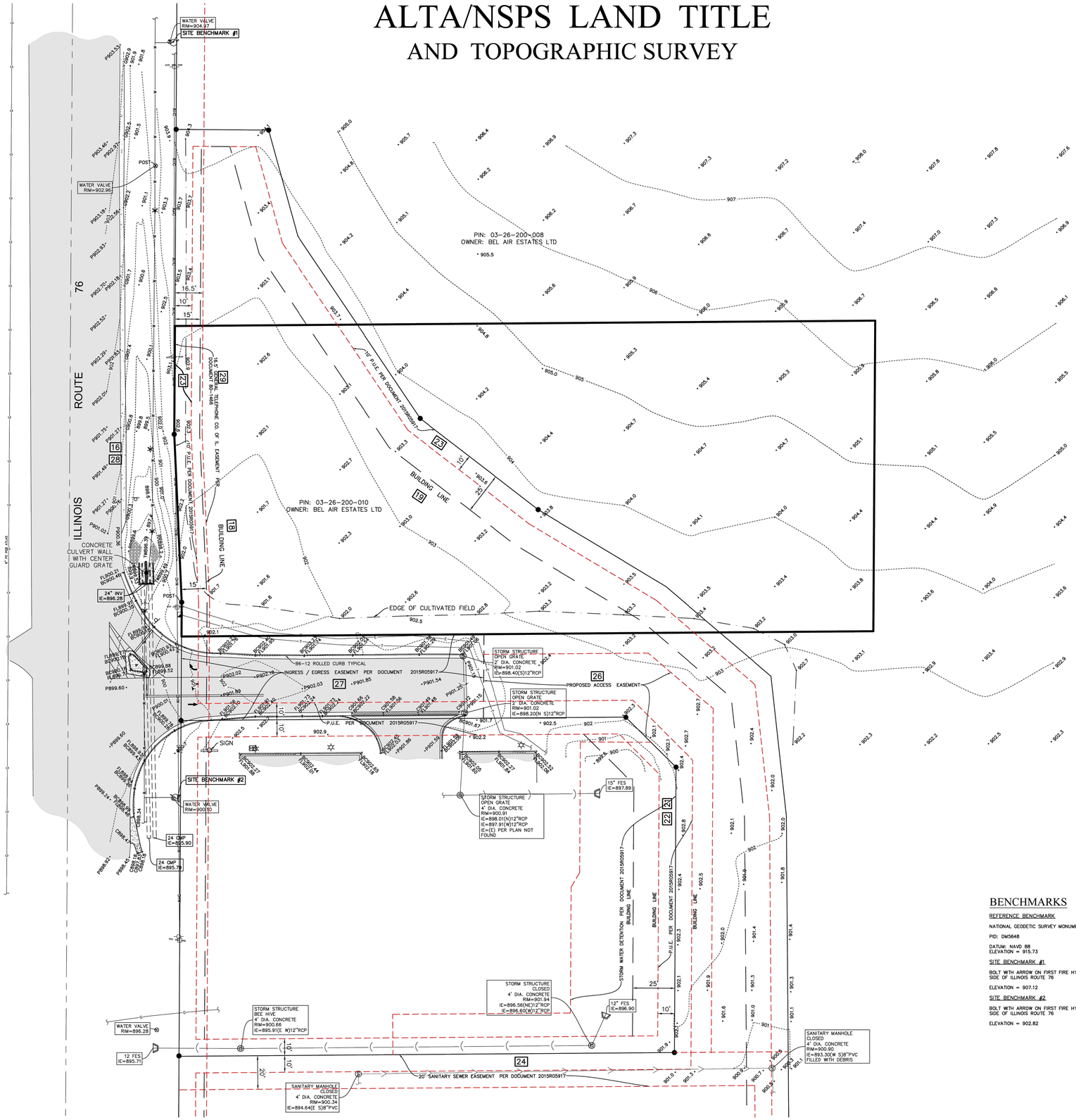
CLIENT
McDonald's Corporation
110 N. Carpenter Street
Chicago IL 60607-2101

DATE: 6/9/25 | PC EH | DRAWN BY MRA | CHECKED BY SK | BOOK 681 PG 20-21

NO.	REVISIONS	DATE	BY
1	ADDITIONAL UTILITY INFO	6/20/25	MRA

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.



BENCHMARKS

REFERENCE BENCHMARK

NATIONAL GEODETIC SURVEY MONUMENT MB014

PID: DM5648

DATUM: NAVD 88
ELEVATION = 915.73

SITE BENCHMARK #1

BOLT WITH ARROW ON FIRST FIRE HYDRANT NORTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76

ELEVATION = 907.12

SITE BENCHMARK #2

BOLT WITH ARROW ON FIRST FIRE HYDRANT SOUTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76

ELEVATION = 902.82

NO.	REVISIONS / ADDITIONAL UTILITY INFO	DATE	BY
1		6/20/25	MRA

DATE: 6/9/25 | PC: EH | DRAWN BY: MRA | CHECKED BY: SK | BOOK 681 PG 20-21

CLIENT

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110 N. Carpenter Street
Chicago IL 60607-2101

PROJECT

McDonald's (12-2773)
IL 76
Poplar Grove, IL

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60503
PHONE: (630) 829-9100 FAX: (630) 820-7301 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 40'

3 OF 3

PROJ. NO.: 25.0140

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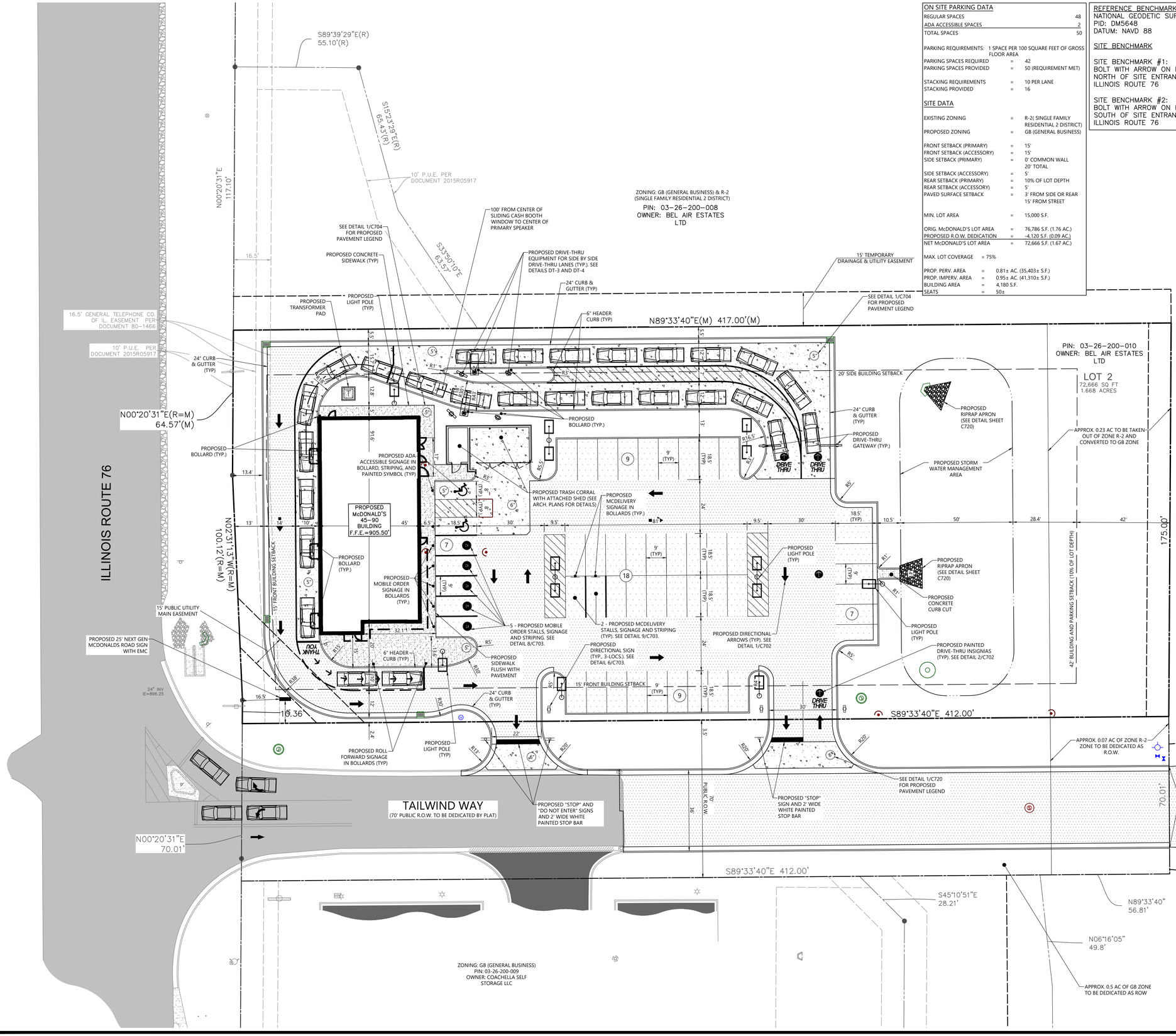


GEOMETRIC PLAN

ON SITE PARKING DATA		
REGULAR SPACES		48
ADA ACCESSIBLE SPACES		2
TOTAL SPACES		50
PARKING REQUIREMENTS:	1 SPACE PER 100 SQUARE FEET OF GROSS FLOOR AREA	
PARKING SPACES REQUIRED	=	42
PARKING SPACES PROVIDED	=	50 (REQUIREMENT MET)
STACKING REQUIREMENTS	=	10 PER LANE
STACKING PROVIDED	=	16

SITE DATA		
EXISTING ZONING	=	R-2(SINGLE FAMILY RESIDENTIAL 2 DISTRICT)
PROPOSED ZONING	=	GB (GENERAL BUSINESS)
FRONT SETBACK (PRIMARY)	=	15'
FRONT SETBACK (ACCESSORY)	=	15'
SIDE SETBACK (PRIMARY)	=	0' COMMON WALL 20' TOTAL
SIDE SETBACK (ACCESSORY)	=	5'
REAR SETBACK (PRIMARY)	=	10% OF LOT DEPTH
REAR SETBACK (ACCESSORY)	=	5'
PAVED SURFACE SETBACK	=	3' FROM SIDE OR REAR 15' FROM STREET
MIN. LOT AREA	=	15,000 S.F.
ORIG. McDONALD'S LOT AREA	=	76,786 S.F. (1.76 AC.)
PROPOSED R.O.W. DEDICATION	=	-4,120 S.F. (0.09 AC.)
NET McDONALD'S LOT AREA	=	72,666 S.F. (1.67 AC.)
MAX. LOT COVERAGE	= 75%	
PROP. PERV. AREA	=	0.81± AC. (35,403± S.F.)
PROP. IMPERV. AREA	=	0.95± AC. (41,310± S.F.)
BUILDING AREA	=	4,180 S.F.
SEATS	=	50±

REFERENCE BENCHMARK
NATIONAL GEODETIC SURVEY MONUMENT MB014
PID: DM5648
DATUM: NAVD 88 ELEVATION = 915.73

SITE BENCHMARK

SITE BENCHMARK #1:
BOLT WITH ARROW ON FIRST FIRE HYDRANT NORTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76 ELEVATION = 907.12

SITE BENCHMARK #2:
BOLT WITH ARROW ON FIRST FIRE HYDRANT SOUTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76 ELEVATION = 902.82

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 18" CURB AND GUTTER
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- PARKING SPACE COUNT
- SIGN
- CONCRETE
- SIDEWALK
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- B-BOX
- GATE VALVE
- FIRE HYDRANT
- GREASE TRAP
- ELECTRICAL TRANSFORMER
- HOODED GRATE INLET
- STORM MANHOLE
- HEADWALL

GENERAL NOTES

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #25.0140 DATED 6/9/2025)
   PREPARED BY: COMPASS SURVEYING, LTD
   2631 GINGER WOODS PARKWAY, SUITE 100
   AURORA, IL 60502
   PHONE: 630.820.9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

SITE PLAN NOTES

1. PROPOSED IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE SOUTHEASTERN PROPERTY LINE ALONG ILLINOIS ROUTE 76.
2. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
3. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
5. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

0 10' 20'
SCALE: 1"=20'

ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 854,000,878

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

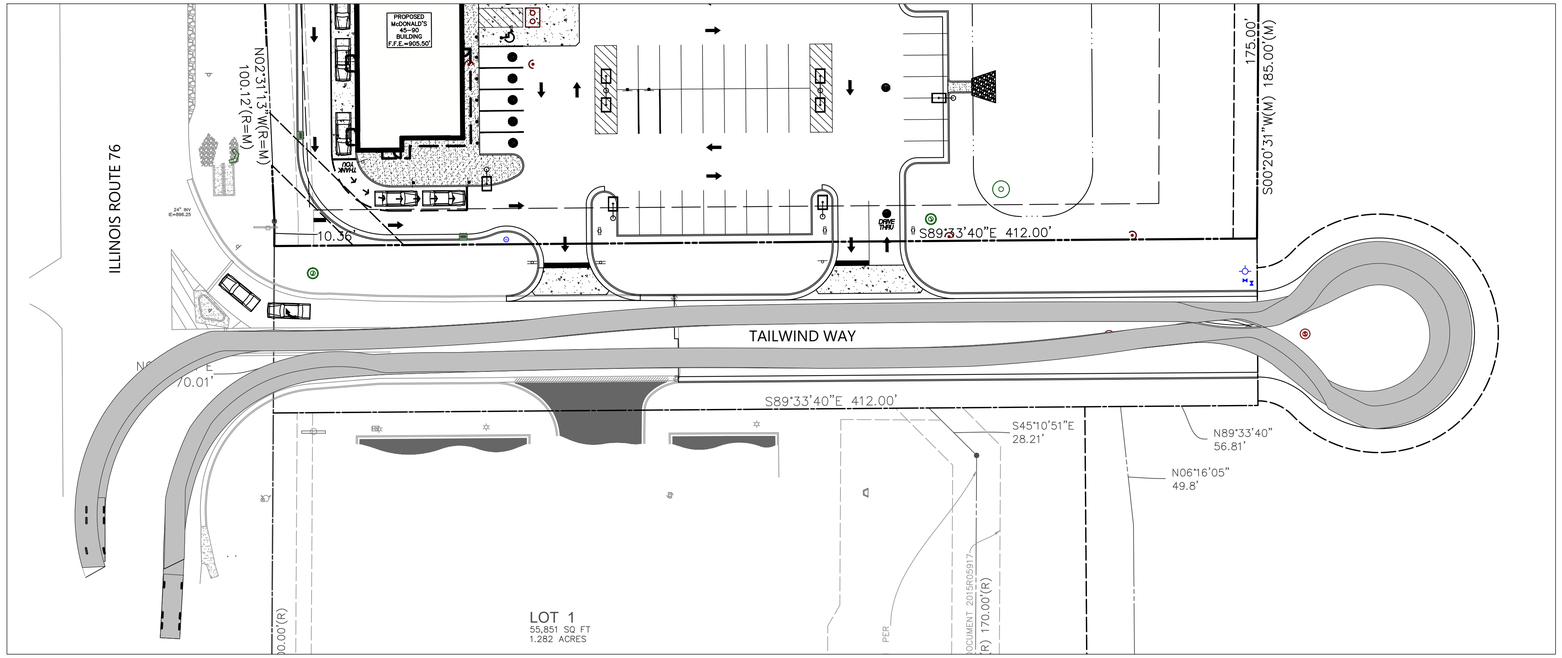
McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

PLAN REVISIONS & RECORDS

REV	DATE	
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700
SHEET NO. C200

FILE NAME: \\gaatl3\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C200 SITE PLAN.dwg LAST SAVED BY: jbrown 10/7/2025 3:28 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

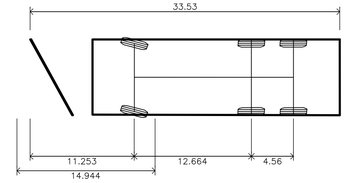


SNOW PLOW TURN SITE PLAN

0 15' 30'
SCALE: 1"=30'

FIRE TRUCK TURN SITE PLAN

0 15' 30'
SCALE: 1"=30'



Snow Plough	
Overall Length	33.530ft
Overall Width	8.202ft
Overall Body Height	1.435ft
Min Body Ground Clearance	1.435ft
Track Width	8.202ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	26.247ft

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 18" CURB AND GUTTER
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- PARKING SPACE COUNT
- SIGN
- CONCRETE
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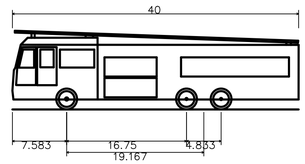
- HEAVY DUTY PAVING
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- B-BOX
- GATE VALVE
- FIRE HYDRANT
- GREASE TRAP
- ELECTRICAL TRANSFORMER
- HOODED GRATE INLET
- STORM MANHOLE
- HEADWALL



E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

0 15' 30'
SCALE: 1"=30'

ATWELL
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 184.000878

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR
EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

REV	DATE	PLAN REVISIONS & RECORDS
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700
SHEET NO. C210

TRUCK TURN SITE PLAN

FILE NAME: \\pal13\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C200 SITE PLAN.dwg LAST SAVED BY: jlbrown 10/7/2025 3:28 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

GRADING PLAN NOTES

1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT BOTTOM OF CURB (BC) OR HIGH POINT (HP) ELEVATIONS.
2. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS, AND LANDSCAPING.

REFERENCE BENCHMARK
NATIONAL GEODETIC SURVEY MONUMENT MB014
PID: DM5648
DATUM: NAVD 88 ELEVATION = 915.73

SITE BENCHMARK

SITE BENCHMARK #1:
BOLT WITH ARROW ON FIRST FIRE HYDRANT NORTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76 ELEVATION = 907.12

SITE BENCHMARK #2:
BOLT WITH ARROW ON FIRST FIRE HYDRANT SOUTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76 ELEVATION = 902.82

GENERAL NOTES

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #25.0140 DATED 6/9/2025)
   PREPARED BY: COMPASS SURVEYING, LTD
   2631 GINGER WOODS PARKWAY, SUITE 100
   AURORA, IL 60502
   PHONE: 630.820.9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

GRADING LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 123 EXISTING MINOR CONTOURS
- 123 EXISTING MAJOR CONTOURS
- 123 PROPOSED MINOR CONTOUR
- 123 PROPOSED MAJOR CONTOUR
- PROPOSED BREAK LINE
- EXISTING STORM LINE
- PROPOSED STORM LINE
- ×123.4 PROPOSED SPOT ELEV
- 2% SLOPE ARROW
- STORM MANHOLE
- HEADWALL
- HOODED GRATE INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT

= ADA ACCESSIBLE ROUTE (SEE SHEET C310 FOR DETAILED GRADING PLAN)

S89°39'29"E(R)
55.10'(R)
S15°23'29"E(R)
65.43'(R)
10' P.U.E. PER DOCUMENT 2015R05917
N00°20'31"E
117.10'
PIN: 03-26-200-008
OWNER: BEL AIR ESTATES LTD
S35°50'10"E
63.57'
16.5' GENERAL TELEPHONE CO. OF IL EASEMENT PER DOCUMENT 80-1466
10' P.U.E. PER DOCUMENT 2015R059'03
ILLINOIS ROUTE 76
PROPOSED McDONALD'S 45-90 BUILDING F.F.E.=905.50'
F.F.E. 905.5
LOT 2
72,666 SQ FT
1.668 ACRES
DETENTION POND
TOP OF BANK = 901.00
BOTTOM = 898.50
STORAGE VOLUME = 7,150 CF
95'-6" SDR26 PVC DOWN-SPOUT DRAIN LINE AT 1.00% MIN. WITH 4" PVC RISER TO MEET DOWN-SPOUT
GREASE TRAP
GRADE BREAK (TYP.)
CONTRACTOR TO MATCH EXISTING CURB IN BOTH GRADE AND ALIGNMENT
CONTRACTOR TO MATCH EXISTING CURB IN BOTH GRADE AND ALIGNMENT
EX. STORM STRUCTURE OPEN GRATE 2' DIA. CONCRETE RIM=901.02 IE=898.40(S)12"RCP
EX. STORM STRUCTURE OPEN GRATE 2' DIA. CONCRETE RIM=901.02 IE=898.20(N S)12"RCP
EX. STORM STRUCTURE OPEN GRATE 4' DIA. CONCRETE RIM=900.91 IE=898.01(N)12"RCP IE=897.91(W)12"RCP IE=(E) PER PLAN NOT FOUND
15" FES IE=897.89
PROPOSED CURB AND GUTTER TO BE TERMINATED AT THE END OF R/W
70.01'
24" INV IE=896.25
24" CMP IE=895.90
N00°20'31"E
70.01'
S89°33'40"E 412.00'
S45°10'51"E
28.21'
N89°33'40"
56.81'
N06°16'05"
49.8'
CB #1
CB #2
CB #3
CB #4
CO #1
CO #2
CO #3
CO #4
CO #5
CO #7
HW #1
HW #2
JB #1
JB #2
MH #1
MH #2
OCS

GRADING PLAN

0 20' 40'
SCALE: 1"=20'

ATWELL
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 1843-0258278

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

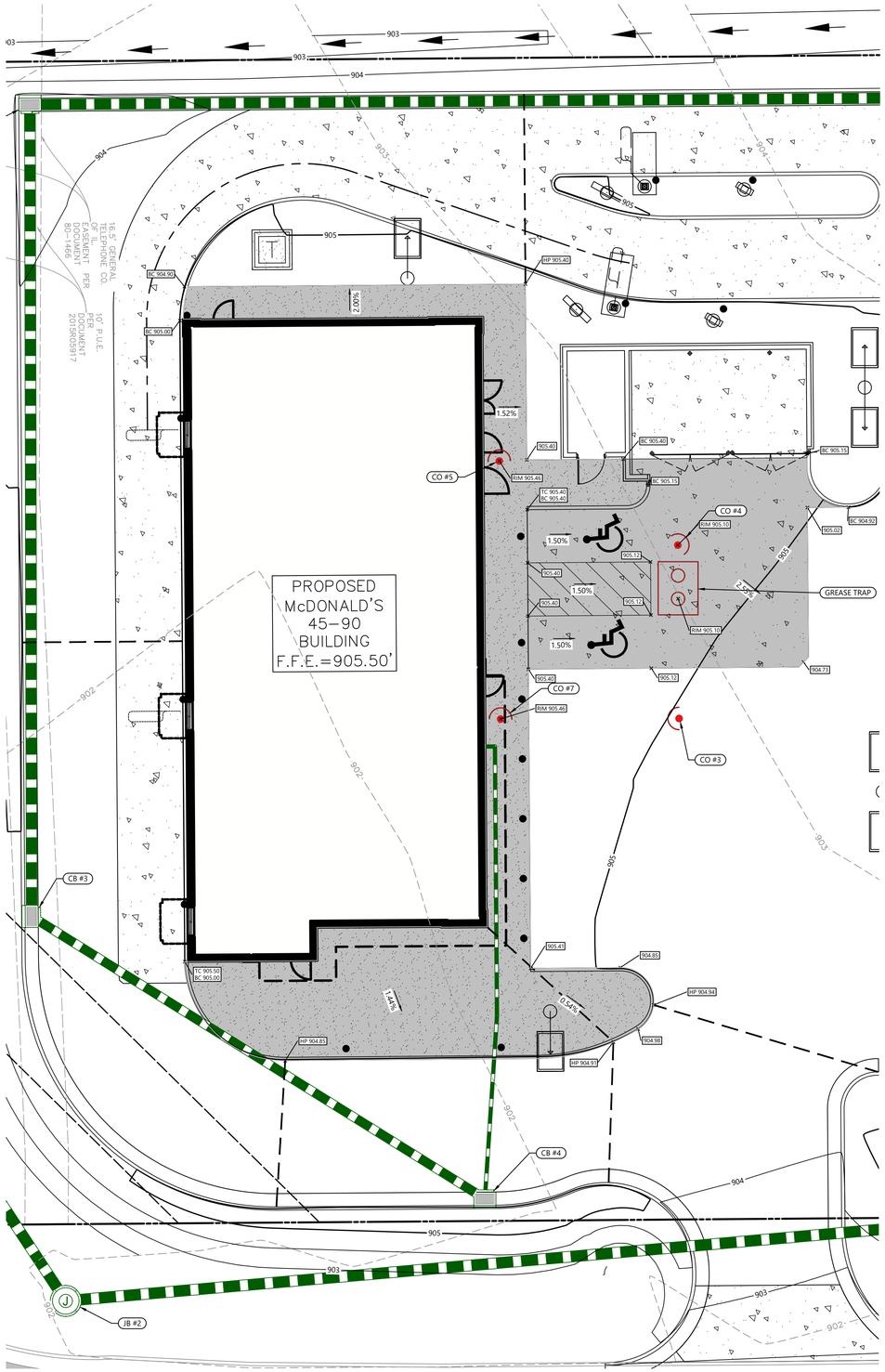
McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

REV	DATE	PLAN REVISIONS & RECORDS
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700
SHEET NO. C300

FILE NAME: \\gaatl3\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C300 GRADE PLAN.dwg LAST SAVED BY: jbrown 10/7/2025 3:25 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF 300DPI PC3 PLOT STYLE: ATWELL.CTB



GRADING PLAN NOTES

1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT BOTTOM OF CURB (BC) OR HIGH POINT (HP) ELEVATIONS.
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REFERENCE BENCHMARK
NATIONAL GEODETIC SURVEY MONUMENT MB014
PID: DM5648
DATUM: NAVD 88 ELEVATION = 915.73

SITE BENCHMARK

SITE BENCHMARK #1:
BOLT WITH ARROW ON FIRST FIRE HYDRANT NORTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76 ELEVATION = 907.12

SITE BENCHMARK #2:
BOLT WITH ARROW ON FIRST FIRE HYDRANT SOUTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76 ELEVATION = 902.82

GENERAL NOTES

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #25.0140 DATED 6/9/2025)
   PREPARED BY: COMPASS SURVEYING, LTD
   2631 GINGER WOODS PARKWAY, SUITE 100
   AURORA, IL 60502
   PHONE: 630.820.9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

GRADING LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 123 EXISTING MINOR CONTOURS
- 123 EXISTING MAJOR CONTOURS
- 123 PROPOSED MINOR CONTOUR
- 123 PROPOSED MAJOR CONTOUR
- PROPOSED BREAK LINE
- EXISTING STORM LINE
- PROPOSED STORM LINE
- x123.4 PROPOSED SPOT ELEV
- 2% SLOPE ARROW
- STORM MANHOLE
- HEADWALL
- HOODED GRATE INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT

= ADA ACCESSIBLE ROUTE

0 10' 20'
SCALE: 1"=10'

ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 184.000878

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR
EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

REV	DATE	PLAN REVISIONS & RECORDS
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700
SHEET NO. C310

ACCESSIBLE ROUTE GRADES AND DETAILS

FILE NAME: \\patl3\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C300 GRADE PLAN.dwg LAST SAVED BY: JBrown 10/7/2025 3:25 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF 300DPI PC3 PLOT STYLE: ATWELL.CTB

REFERENCE BENCHMARK
NATIONAL GEODETIC SURVEY MONUMENT MB014
PID: DM5648
DATUM: NAVD 88 ELEVATION = 915.73

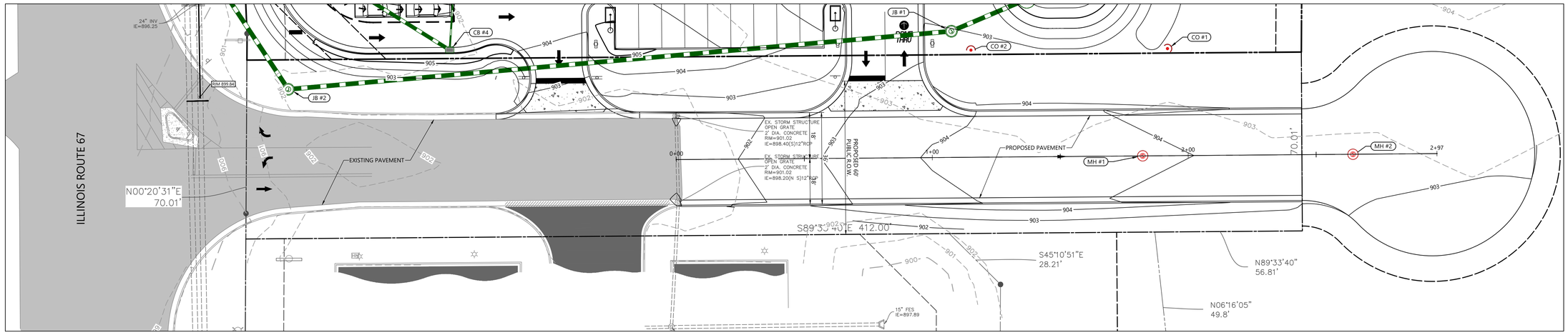
SITE BENCHMARK

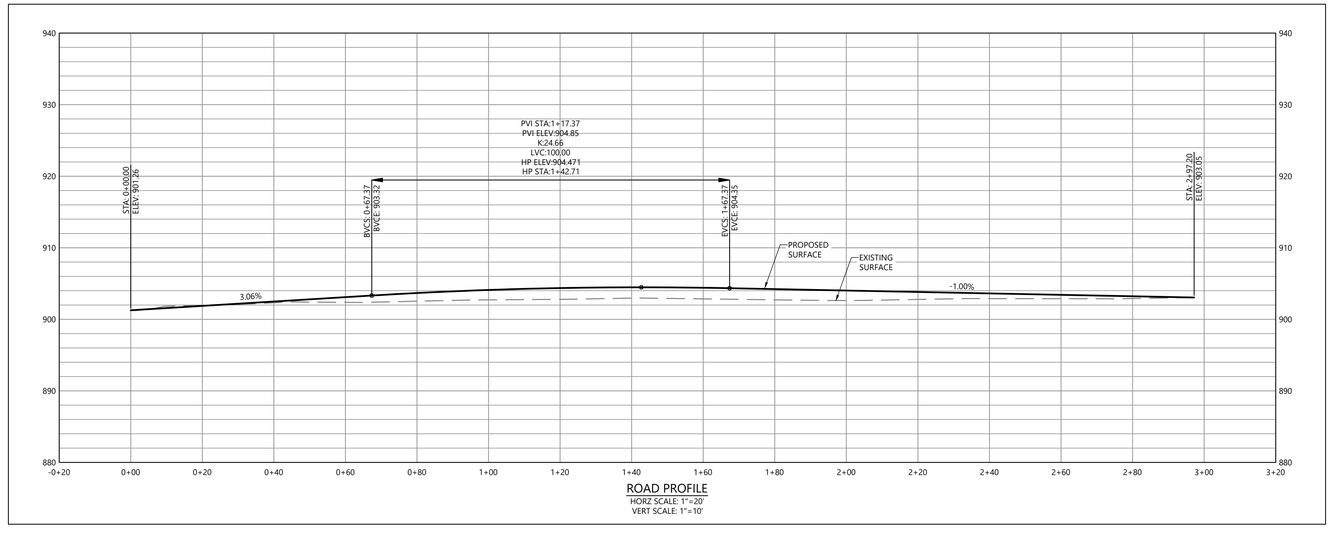
SITE BENCHMARK #1:
BOLT WITH ARROW ON FIRST FIRE HYDRANT
NORTH OF SITE ENTRANCE ON EAST SIDE OF
ILLINOIS ROUTE 76 ELEVATION = 907.12

SITE BENCHMARK #2:
BOLT WITH ARROW ON FIRST FIRE HYDRANT
SOUTH OF SITE ENTRANCE ON EAST SIDE OF
ILLINOIS ROUTE 76 ELEVATION = 902.82

GRADING LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED BREAK LINE
- EXISTING STORM LINE
- PROPOSED STORM LINE
- PROPOSED SPOT ELEV
- SLOPE ARROW
- STORM MANHOLE
- HEADWALL
- HOODED GRATE INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT





ROAD PROFILE
HORZ SCALE: 1"=20'
VERT SCALE: 1"=10'

ROAD PLAN AND PROFILE

0 20' 40'
SCALE: 1"=20'

ATWELL
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 854,000,878

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR
EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

REV	DATE	PLAN REVISIONS & RECORDS
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700
SHEET NO. C320

FILE NAME: \\gaatl3\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C300 GRADE PLAN.dwg LAST SAVED BY: jbrown 10/7/2025 3:25 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF 300DPI PC3 PLOT STYLE: ATWELL.CTB

UTILITY PLAN NOTES

1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT.
2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF PUBLIC UTILITIES SUCH AS ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING SHALL BE INCLUDED AS PART OF THE GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.
3. SANITARY SEWER PIPE WITH LESS THAN 4' OF COVER SHALL REQUIRE THE USE OF CHILL-GUARD SDR 26 PVC PIPE.

REFERENCE BENCHMARK

NATIONAL GEODETIC SURVEY MONUMENT MB014
PID: DM5648
DATUM: NAVD 88 ELEVATION = 915.73

SITE BENCHMARK

SITE BENCHMARK #1:
BOLT WITH ARROW ON FIRST FIRE HYDRANT NORTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76 ELEVATION = 907.12

SITE BENCHMARK #2:
BOLT WITH ARROW ON FIRST FIRE HYDRANT SOUTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76 ELEVATION = 902.82

GENERAL NOTES

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #25.0140 DATED 6/9/2025)
   PREPARED BY: COMPASS SURVEYING, LTD
   2631 GINGER WOODS PARKWAY, SUITE 100
   AURORA, IL 60502
   PHONE: 630.820.9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

UTILITY LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- UGE — ELECTRIC UNDERGROUND LINE
- SS — SEWER LINE
- UGT — TELEPHONE UNDERGROUND LINE
- #W — DOMESTIC WATER LINE #=SIZE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- B-BOX
- GATE VALVE
- FIRE HYDRANT
- GREASE TRAP
- ELECTRICAL TRANSFORMER
- HOODED GRATE INLET
- STORM MANHOLE
- HEADWALL

UTILITY CROSSINGS

C01	3/4" WATER B/P = 901.25 6" SANITARY T/P = 899.75	> 1.5'
C02	6" SANITARY B/P = 901.97 2" WATER T/P = 900.47	> 1.5'
C03	18" STORM B/P = 896.30 2" WATER T/P = 895.80	> 1.5'
C04	18" STORM B/P = 896.90 8" WATER T/P = 895.40	> 1.5'
C05	18" STORM B/P = 898.30 6" SANITARY T/P = 897.00	> 1.3'
C06	6" SANITARY B/P = 895.14 8" WATER T/P = 893.64	> 1.5'

S89°39'29"E(R) 55.10'(R)
S15°23'29"E(R) 65.43'(R)
S37°50'10"E 63.57'
10' P.U.E. PER DOCUMENT 2015R05917
N00°20'31"E 117.10'
16.5'
WATER VALVE RIM=902.96
16.5' GENERAL TELEPHONE CO. OF IL EASEMENT PER DOCUMENT 80-1466
POINT OF CONNECTION AND ROUTING FOR ELECTRIC SERVICES TO BE COORDINATED WITH ELECTRICAL SERVICE PROVIDER AND BY OWNER/GENERAL CONTRACTOR PRIOR TO CONSTRUCTION
N00°20'31"E(R=M) 64.57'(M)
PROPOSED 12" X 8" WET TAP TO EXISTING 12" WATER MAIN
ILLINOIS ROUTE 76
N02°31'13"W(R=M) 100.12'(R=M)
CB #3 HOODED GRATE INLET TOP ELEV. = 904.15 INV IN 12" = 900.85 INV OUT 15" = 900.60
HW #2 DOGHOUSE HEADWALL TOP ELEV. = 898.44 INV IN 15" = 896.50
24" INV IE=896.28
58 LF 15" RCP @0.9%
POINT OF CONNECTION AND ROUTING FOR TELEPHONE/TELECOMMUNICATION SERVICES TO BE COORDINATED WITH ELECTRICAL SERVICE PROVIDER AND BY OWNER/GENERAL CONTRACTOR PRIOR TO CONSTRUCTION
10.36'
N00°20'31"E 70.01'
WATER VALVE RIM=900.16
24" CMP
6" PE PER ATLAS

PIN: 03-26-200-008
OWNER: BEL AIR ESTATES LTD

CB #2 HOODED GRATE INLET TOP ELEV. = 903.59 INV IN 15" = 899.99 INV OUT 15" = 899.99
SEE ARCH. PLANS FOR ELECTRIC LINE TO TRASH ENCLOSURE
CB #1 HOODED GRATE INLET TOP ELEV. = 902.48 INV IN 15" = 898.73 INV OUT 15" = 898.73
HW #1 HEADWALL TOP ELEV. = 900.56 INV IN 15" = 898.50
N89°33'40"E(M) 417.00'(M)
251 LF 15" RCP @0.5%
47 LF 15" RCP @0.5%
CO #5 CLEAN OUT TOP ELEV. = 905.46 INV IN 6" = 901.48 INV OUT 6" = 901.48
45°-3/4" TYPE "K" COPPER WATERLINE
CO #4 CLEAN OUT TOP ELEV. = 905.10 INV IN 6" = 901.18 INV OUT 6" = 901.18
2 LF 6" SDR26 PVC @1.0%
INV AT BLDG= 901.50
30 LF 6" SDR26 PVC @1.0%
27 LF 6" SDR26 PVC @1.2%
2 LF 6" SDR26 PVC @1.0%
PROPOSED McDONALD'S 45-90 BUILDING F.F.E.=905.50'
122 LF 15" RCP @0.5%
6 LF 6" SDR26 PVC @1.0%
PROCEPTOR GMC 1300 UPC GREASE TRAP TOP ELEV. = 902.54 INV IN 6" = 901.11 INV OUT 6" = 901.36
20 LF 6" SDR26 PVC @1.0%
INV AT BLDG= 903.50
CO #6 CLEAN OUT TOP ELEV. = 905.46 INV IN 6" = 901.48 INV OUT 6" = 901.48
131'-2" HDPE WATER SERVICE
CO #3 CLEAN OUT TOP ELEV. = 904.97 INV IN 6" = 901.16 INV IN 6" = 901.16 INV OUT 6" = 898.02
189 LF 6" SDR26 PVC @1.0%
JB #1 STORM MANHOLE TOP ELEV. = 903.03 INV IN 15" = 898.34 INV OUT 15" = 898.34
15' PUBLIC UTILITY MAIN EASEMENT
95'-6" SDR26 PVC DOWN-SPOUT DRAIN LINE AT 1.00% MIN. WITH 4" PVC RISER TO MEET DOWN-SPOUT
80 LF 12" RCP @0.5%
B-BOX
260 LF 15" RCP @0.5%
CB #4 HOODED GRATE INLET TOP ELEV. = 904.12 INV IN 6" = 901.79 INV OUT 12" = 901.29
PROPOSED 8" X 2" CONNECTION
JB #2 STORM MANHOLE TOP ELEV. = 902.13 INV IN 15" = 897.04 INV OUT 15" = 897.04
STORM STRUCTURE OPEN GRATE 2' DIA. CONCRETE RIM=901.02 IE=898.40(S)12"RCP
480'-8" C-900 PVC WATER MAIN
STORM STRUCTURE OPEN GRATE 2' DIA. CONCRETE RIM=901.02 IE=898.20(N S)12"RCP
S89°33'40"E 412.00'
S45°10'51"E 28.21'
15" FES IE=897.89
STORM STRUCTURE OPEN GRATE 4' DIA. CONCRETE RIM=900.91 IE=898.01(N)12"RCP IE=897.91(W)12"RCP IE=(E) PER PLAN NOT FOUND
N89°33'40" 56.81'
N06°16'05" 49.8'
MATCH LINE (SEE SHEET C410)

PIN: 03-26-200-010
OWNER: BEL AIR ESTATES LTD

LOT 2
72,666 SQ FT
1.668 ACRES

PROPOSED STORM WATER MANAGEMENT AREA
175.00'
S00°20'31"W(M) 185.00'(M)
OCS OUTLET CONTROL STRUCTURE THROAT ELEV. = 900.00 4" ORIFICE ELEV. = 898.50 INV OUT 15" = 898.50
32 LF 15" RCP @0.5%
CO #1 CLEAN OUT TOP ELEV. = 903.87 INV IN 6" = 895.37 INV OUT 6" = 895.37
PROPOSED FLUSHING HYDRANT & GATE VALVE ASSEMBLY
S89°33'40"E 412.00'
CO #2 CLEAN OUT TOP ELEV. = 903.21 INV IN 6" = 896.14 INV OUT 6" = 896.13
77 LF 6" SDR26 PVC @1.0%
PROPOSED 20LF WATER MAIN TO BE STUBBED AND CAPPED BEYOND R.O.W. FOR FUTURE CONNECTION.
PROPOSED HYDRANT, TEE, VALVE, AND EASTERLY 20' STUB OF WATER MAIN TO BE RESTRAINED.
42 LF 6" SDR26 PVC @1.0%
MH #1 SEWER MANHOLE TOP ELEV. = 904.20 INV IN 8" = 894.85 INV OUT 8" = 894.65
10'
72 LF 8" SDR26 PVC @1.0%
MH #2 SEWER MANHOLE TOP ELEV. = 903.14 INV OUT 8" = 895.67
70.01'

FILE NAME: \\gsatl3\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C400 UTILITY PLAN.dwg LAST SAVED BY: jbrown 10/7/2025 1:30 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG to PDF 3000PI PC3 PLOT STYLE: ATWELL.CTB

SCALE: 1" = #'

ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 854.000578

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

REV	DATE	PLAN REVISIONS & RECORDS
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700
SHEET NO. C400

UTILITY PLAN

UTILITY PLAN NOTES

1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT.
2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF PUBLIC UTILITIES SUCH AS ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING SHALL BE INCLUDED AS PART OF THE GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

REFERENCE BENCHMARK

NATIONAL GEODETIC SURVEY MONUMENT MB014
PID: DM5648
DATUM: NAVD 88 ELEVATION = 915.73

SITE BENCHMARK

SITE BENCHMARK #1:
BOLT WITH ARROW ON FIRST FIRE HYDRANT NORTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76 ELEVATION = 907.12

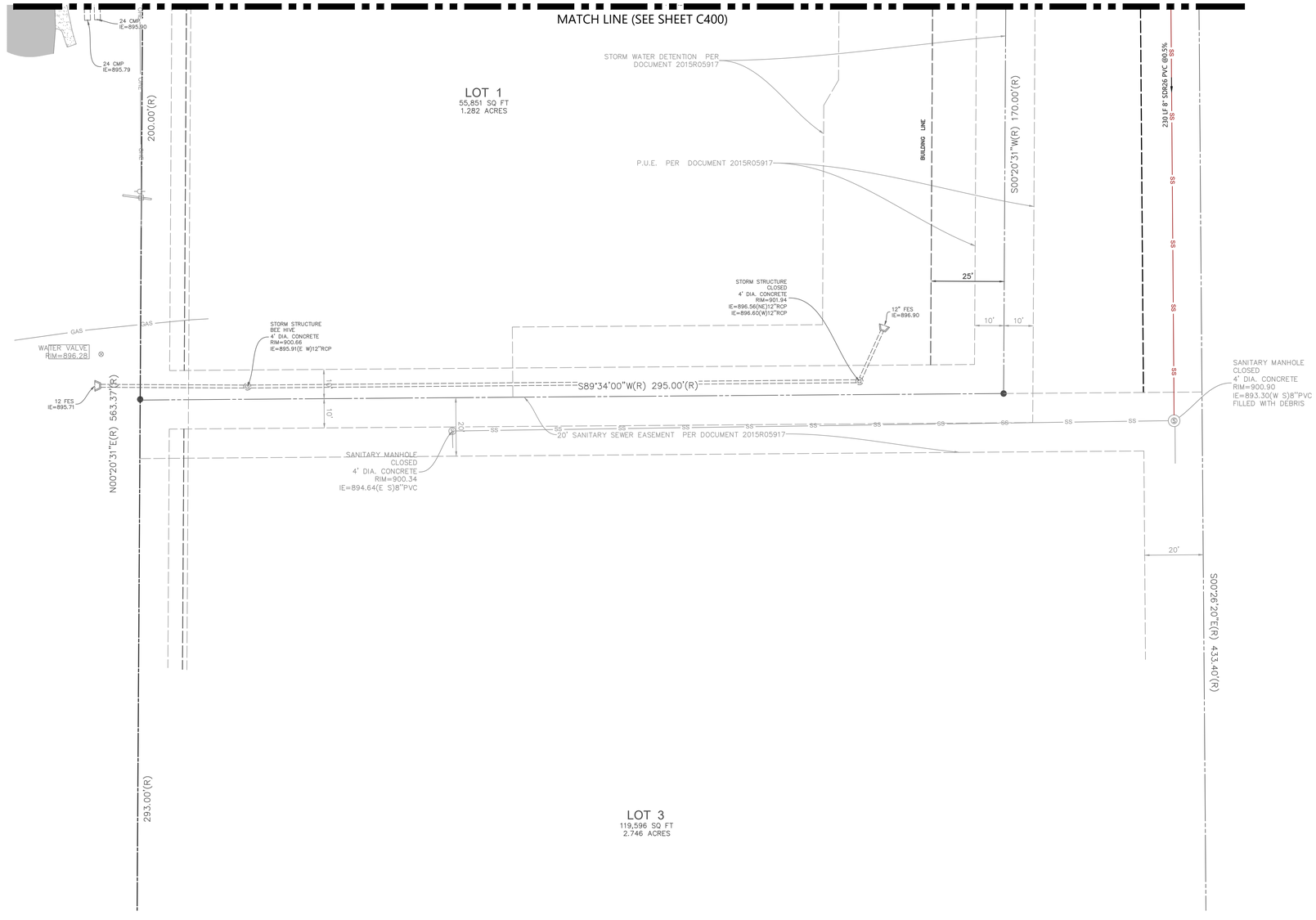
SITE BENCHMARK #2:
BOLT WITH ARROW ON FIRST FIRE HYDRANT SOUTH OF SITE ENTRANCE ON EAST SIDE OF ILLINOIS ROUTE 76 ELEVATION = 902.82

GENERAL NOTES

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #25.0140 DATED 6/9/2025)
   PREPARED BY: COMPASS SURVEYING, LTD
   2631 GINGER WOODS PARKWAY, SUITE 100
   AURORA, IL 60502
   PHONE: 630.820.9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

UTILITY LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- UGE — ELECTRIC UNDERGROUND LINE
- SS — SEWER LINE
- UGT — TELEPHONE UNDERGROUND LINE
- #W — DOMESTIC WATER LINE #=SIZE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- B-BOX
- GATE VALVE
- FIRE HYDRANT
- GREASE TRAP
- ELECTRICAL TRANSFORMER
- HOODED GRATE INLET
- STORM MANHOLE
- HEADWALL



SANITARY SEWER EXTENSION

0 #' #'
SCALE: 1" = #'

ATWELL
866.850.4200
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1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 934.000578

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

REV	DATE	PLAN REVISIONS & RECORDS
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700
SHEET NO. C410

FILE NAME: \\paat3\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C400 UTILITY PLAN.dwg LAST SAVED BY: JBrown 10/7/2025 1:30 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: _DWG to PDF 3000PI PC3 PLOT STYLE: ATWELL.CTB

SOIL SERIES

21B	PECATONICA SILT LOAM, 2-5% SLOPES
243B	ST. CHARLES SILT LOAM, 2-5% SLOPES
278A	STRONGHURST SILT LOAM, 0-2% SLOPES
279A	ROZETTA SILT LOAM, 0-2% SLOPES
419A	FLAGG SILT LOAM, 0-2% SLOPES
419B	FLAGG SILT LOAM, 2-5% SLOPES

EROSION CONTROL DATA (PHASE 1)

TOTAL PROPERTY AREA	1.67 AC
DISTURBED AREA	2.34 AC

EROSION LEGEND

- CONSTRUCTION EXIT
- SEDIMENT BARRIER SILT FENCE — SF
- LIMITS OF DISTURBANCE LINE
- SOIL TYPE BOUNDARY
- FILTER BASKET INLET PROTECTION
- COMPOST FILTER SOCK
- ROCK CHECK DAM
- TEMPORARY CONSTRUCTION DUMPSTER & CONCRETE WASHOUT
- TEMPORARY CONSTRUCTION TRAILER
- TEMPORARY PORTABLE TOILET
- DUST CONTROL — DC
- TEMPORARY STABILIZATION — TS
- EX. SOIL TYPE — 419A

0 10' 20'
SCALE: 1"=20'

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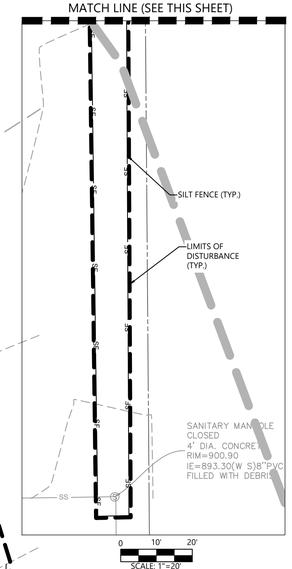
COA # 184.005878

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

S89°39'29"E(R) 55.10'(R)
S15°23'29"E(R) 65.43'(R)
S33°59'10"E 63.57'
N00°20'31"E 117.10'
21B
279A
419A
PIN: 03-26-200-008
OWNER: BEL AIR ESTATES LTD
LIMITS OF DISTURBANCE (TYP.)
N89°33'40"E(M) 417.00'(M)
906
905
904
903
902
901
SILT FENCE (TYP.)
N00°20'31"E(R=M) 64.57'(M)
N00°20'31"E(R=M) 101.21'(R=M)
LIMITS OF DISTURBANCE (TYP.)
TS
DC
PIN: 03-26-200-0
OWNER: BEL AIR ESTATES LTD
LOT 2
72,666 SQ FT
1.668 ACRES
S00°20'31"W(M) 185.00'(M)
175.00'
70.01'
MATCH LINE (SEE THIS SHEET)
TEMPORARY CONSTRUCTION DUMPSTER
TEMPORARY CONCRETE WASHOUT
TEMPORARY PORTABLE TOILET
TEMPORARY CONSTRUCTION TRAILER
24" INV IE=896.88
10.36'
S89°33'40"E 412.00'
CONSTRUCTION INGRESS/EGRESS
COMPOST SOCK ALONG DRIVEWAY OPENING
COMPOST SOCK ALONG DRIVEWAY OPENING
FILTER BASKET INLET PROTECTION
COMPOST FILTER SOCK
FILTER BASKET INLET PROTECTION
STORM STRUCTURE OPEN GRATE 2' DIA. CONCRETE RIM=901.02 IE=898.40(S)12"RCP
STORM STRUCTURE OPEN GRATE 2' DIA. CONCRETE RIM=901.02 IE=898.20(N S)12"RCP
SEE DETAIL INSET 1 (THIS SHEET)
S89°33'40"E 412.00'
S45°10'51"E 28.21'
N89°33'40" 56.81'
N06°16'05"
15" FES IE=897.89
STORM STRUCTURE OPEN GRATE 4' DIA. CONCRETE RIM=900.91 IE=898.01(N)12"RCP IE=897.91(W)12"RCP IE=(E) PER PLAN NOT FOUND
FILTER BAG INLET PROTECTION
[WATER VALVE RIM=900.10
24" CMP IE=895.80
MATCH LINE (SEE THIS SHEET)



PHASE 1 EROSION CONTROL PLAN

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

REV	DATE	PLAN REVISIONS & RECORDS
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700
SHEET NO. C500

FILE NAME: \\gnall3\projects\25006700.MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C500 EROSION PHASE 1.dwg LAST SAVED BY: JBrown 10/7/2025 3:40 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: _DWG TO PDF 3000PI PC3 PLOT STYLE: ATWELL.CTB

SOIL SERIES

21B	PECATONICA SILT LOAM, 2-5% SLOPES
243B	ST. CHARLES SILT LOAM, 2-5% SLOPES
278A	STRONGHURST SILT LOAM, 0-2% SLOPES
279A	ROZETTA SILT LOAM, 0-2% SLOPES
419A	FLAGG SILT LOAM, 0-2% SLOPES
419B	FLAGG SILT LOAM, 2-5% SLOPES

EROSION CONTROL DATA (PHASE 2)

TOTAL PROPERTY AREA	1.67 AC
DISTURBED AREA	2.34 AC

EROSION LEGEND

- CONSTRUCTION EXIT
- SEDIMENT BARRIER SILT FENCE — SF
- LIMITS OF DISTURBANCE LINE
- SOIL TYPE BOUNDARY
- FILTER BASKET INLET PROTECTION
- COMPOST FILTER SOCK
- ROCK CHECK DAM
- TEMPORARY CONSTRUCTION DUMPSTER & CONCRETE WASHOUT
- TEMPORARY CONSTRUCTION TRAILER
- TEMPORARY PORTABLE TOILET
- DUST CONTROL — DC
- TEMPORARY STABILIZATION — TS
- EX. SOIL TYPE — 419A

0 10' 20'
SCALE: 1"=20'

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MARIETTA, GA
770.423.0807
COA # 184.000876

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

REV	DATE	PLAN REVISIONS & RECORDS
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700

SHEET NO. C510

PHASE 2 EROSION CONTROL PLAN

MATCH LINE (SEE THIS SHEET)

FILE NAME: \\pwatl3\projects\25006700.MCD - 122773 - Poplar Grove I\LDWG\Engineering\04 PRODUCTION\C510 EROSION PHASE 2.dwg LAST SAVED BY: jlbrown 8/26/2025 5:04 PM PLOTTED BY: logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: _DWG TO PDF 300DPI.PC3 PLOT STYLE: ATWELL.CTB

SOIL SERIES

21B	PECATONICA SILT LOAM, 2-5% SLOPES
243B	ST. CHARLES SILT LOAM, 2-5% SLOPES
278A	STRONGHURST SILT LOAM, 0-2% SLOPES
279A	ROZETTA SILT LOAM, 0-2% SLOPES
419A	FLAGG SILT LOAM, 0-2% SLOPES
419B	FLAGG SILT LOAM, 2-5% SLOPES

EROSION CONTROL DATA (PHASE 3)

TOTAL PROPERTY AREA	1.67 AC
DISTURBED AREA	2.34 AC

EROSION LEGEND

- CONSTRUCTION EXIT
- SEDIMENT BARRIER SILT FENCE — SF
- LIMITS OF DISTURBANCE LINE
- SOIL TYPE BOUNDARY
- FILTER BASKET INLET PROTECTION
- COMPOST FILTER SOCK
- ROCK CHECK DAM
- TEMPORARY CONSTRUCTION DUMPSTER & CONCRETE WASHOUT
- TEMPORARY CONSTRUCTION TRAILER
- TEMPORARY PORTABLE TOILET
- DUST CONTROL — DC
- TEMPORARY STABILIZATION — TS
- EX. SOIL TYPE — 419A

21B
279A
419A

PIN: 03-26-200-008
OWNER: BEL AIR ESTATES LTD

S15°23'29"E(R) 65.43'(R)
S33°50'10"E 63.57'
N00°20'31"E 117.10'

LIMITS OF DISTURBANCE (TYP.)
FILTER BASKET INLET PROTECTION

N89°33'40"E(M) 417.00'(M)

PIN: 03-26-200-0 (TYP.)
(OWNER: BEL AIR ESTATES LTD

LOT 2
72,666 SQ FT
1.668 ACRES

N00°20'31"E(R=M) 64.57'(M)

PROPOSED McDONALD'S 45-90 BUILDING F.F.E.=905.50'

DRIVE THRU

N02°31'13"W(R=M) 100.12'(R=M)

WATER VALVE RIM=902.96

24" INV IE=896.26

10.36'

N00°20'31"E 70.01'

S89°33'40"E 412.00'

175.00' S00°20'31"W(M) 185.00'(M)

70.01'

SEE DETAIL INSET 1 (THIS SHEET)

STORM STRUCTURE OPEN GRATE 2' DIA. CONCRETE RIM=901.02 IE=898.40(S)12"RCP

STORM STRUCTURE OPEN GRATE 2' DIA. CONCRETE RIM=901.02 IE=898.20(N S)12"RCP

S89°33'40"E 417.00'

S45°10'51"E 28.21'

N89°33'40" 56.81'

N06°16'05" 49.8'

15" FES IE=897.89

STORM STRUCTURE OPEN GRATE 4' DIA. CONCRETE RIM=900.91 IE=898.01(N)12"RCP IE=897.91(W)12"RCP IE=(E) PER PLAN NOT FOUND

FILTER BAG INLET PROTECTION

WATER VALVE RIM=900.10

24" CMP IE=895.00

24" CMP IE=895.79

LOT 1

MATCH LINE (SEE THIS SHEET)

SANITARY MANHOLE CLOSED 4' DIA. CONCRETE RIM=900.90 IE=893.30(W S)8"PVC FILLED WITH DEBRIS

0 10' 20'
SCALE: 1"=20'

PHASE 3 EROSION CONTROL PLAN

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COA # 184.000576

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

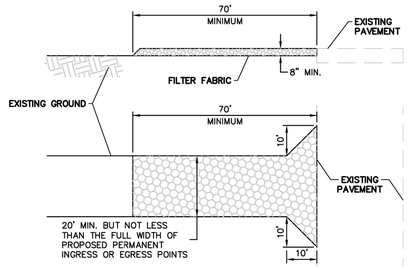
McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

REV	DATE	PLAN REVISIONS & RECORDS
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700
SHEET NO. C520

FILE NAME: \\paat\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C520 EROSION PHASE 3.dwg LAST SAVED BY: jbrown 8/26/2025 5:11 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: _DWG TO PDF 300DPI.PC3 PLOT STYLE: ATWELL.CTB

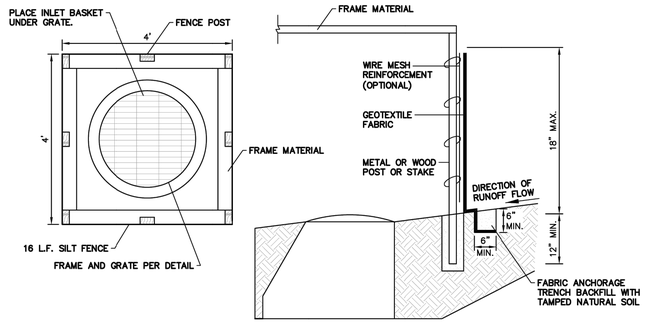


NOTES:
1. STONE SIZE – IDOT COARSE AGGREGATE GRADATIONS: CA–1, CA–2, CA–3 OR CA–4.
2. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
3. FILTER FABRIC – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL CLASS I, II OR IV IN THE ILLINOIS URBAN MANUAL.
4. STONE PLACEMENT – THE STONES IN THE ENTRANCE SHALL BE PLACED ACCORDING TO ILLINOIS URBAN MANUAL CONSTRUCTION SPECIFICATION 25 (ROCKFILL). PLACEMENT WILL BE BY METHOD 1 AND COMPACTION WILL BE CLASS III.
5. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED IMMEDIATELY.
6. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHS, WATERCOURSES, OR SURFACE WATERS INCLUDING WETLANDS.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

EROSION CONTROL

1. CONTRACTOR IS TO FOLLOW THE REQUIREMENTS OF THE "ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" CURRENT EDITION AND THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES).
2. SOIL EROSION CONTROL SYSTEMS SHALL BE CONSTRUCTED AS SHOWN ON THE SOIL EROSION CONTROL PLANS AND/OR AS SPECIFIED BY THE DESIGN ENGINEER, VILLAGE ENGINEER, APPOINTED SWPPP INSPECTOR, OR MUNICIPAL INSPECTOR.
3. PERIMETER EROSION BARRIER SHALL BE PLACED IN A MANNER THAT WILL INTERCEPT WATER BORNE SILT AND PREVENT IT FROM LEAVING THE AREA OF CONSTRUCTION. ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE WITH THE ENDS EXTENDING UPSLOPE. THE MAXIMUM SPACING OF POSTS SHALL BE 5 FEET. WHEN WIRE OR OTHER FORM OF APPROVED BACKING IS USED THE MAXIMUM SPACING MAY BE INCREASED TO 8 FEET. SPACING MAY NEED TO BE ADJUSTED SO THAT POSTS ARE LOCATED IN LOW AREAS WHERE WATER MAY POND. THE FILTER FABRIC AND WIRE SUPPORT, IF USED, MUST BE SECURELY FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST ONE INCH LONG OR TIE WIRES (10 GAGE MINIMUM). THE FABRIC SHALL NOT BE STAPLED OR WIRED TO THE WIRE SUPPORT OR TO EXISTING TREES. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 (GEOTEXTILE) TABLE 1 OR 2, CLASS I IN THE ILLINOIS URBAN MANUAL, CURRENT EDITION. THE FABRIC SHALL HAVE AN AOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN MATERIAL.
4. INLET FILTERS SHALL BE CONSTRUCTED OF A REPLACEABLE REINFORCED FILTER BAG SUSPENDED FROM A RETAINER RING OR FRAME. INLET FILTER SYSTEMS SHALL BE THE CATCH–ALL WITH OVERFLOW, AS FURNISHED BY MARATHON MATERIALS INC., OR PRE–APPROVED EQUAL. CARE SHOULD BE TAKEN WHEN MAINTAINING OR REMOVING THIS FILTER FABRIC BAG TO NOT ALLOW THE PREVIOUSLY TRAPPED DEBRIS TO ENTER THE STORM SEWER SYSTEM.
5. THE BED FOR RIP RAP SHALL BE TRIMMED AND SHAPED TO ALLOW THE FINISHED SURFACE TO CONFORM TO THE LINES SPECIFIED. AT THE TOE OF THE SLOPE, THE RIP RAP SHALL COMMENCE ON A CONTINUATION OF THE SLOPE AFTER EXCAVATION TO ACCOMMODATE THE FULL DEPTH OF FABRIC, BEDDING LAYER, AND RIP RAP SPECIFIED.
6. FILTER FABRIC IS REQUIRED UNDER STONE RIP RAP GRADATION 4, 5, 6 AND 7 FOR ALL USES, AND UNDER CONCRETE BLOCK, BROKEN CONCRETE, AND STONE OR BROKEN CONCRETE DUMPED RIP RAP WHEN USED FOR SOIL EROSION PROTECTION.
7. STREETS ARE TO BE CLEARED OF DEBRIS, AND SWEPT CLEAN OF SILT AND MUD DAILY.
8. SOIL EROSION CONTROL MEASURES ARE TO BE CHECKED BY QUALIFIED PERSONNEL AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL AND REPAIRED IF NECESSARY.
9. ALL EROSION CONTROL PROTECTION SHALL BE KEPT IN PLACE UNTIL THE GROUND HAS BEEN STABILIZED AND THE PAVEMENT HAS BEEN INSTALLED.
10. ANY DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE STOPPED (PERMANENTLY OR TEMPORARILY) FOR 7 DAYS, MUST BE STABILIZED IN ACCORDANCE WITH NPDES REQUIREMENTS.
11. BUILT UP SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE– THIRD THE HEIGHT OF THE FENCE.
12. SILT FENCES SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, ETC., TO SEE IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND THAT THE FENCE POSTS ARE SECURELY IN THE GROUND.
13. THE SEDIMENT BASIN, IF PRESENT, SHALL BE INSPECTED FOR DEPTH OF SEDIMENT AT LEAST ONCE A WEEK. BUILD UP SEDIMENT SHALL BE REMOVED WHEN IT REACHES 25 PERCENT OF THE DESIGN CAPACITY.
14. CONTRACTOR TO COMPLY WITH FINAL STABILIZATION AND TERMINATION REQUIREMENTS OF THE SWPPP.
15. AT A MINIMUM, SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PHASE I AND PHASE II SOIL EROSION CONTROL PLANS. THEY SHALL ALSO BE INSTALLED ANYWHERE THAT THEY ARE NEEDED DURING CONSTRUCTION IN ORDER TO PREVENT EROSION AND SEDIMENT FROM BEING CARRIED DOWN STREAM. THIS IS THE GENERAL CONTRACTOR'S RESPONSIBILITY AND SHALL BE INSTALLED, RELOCATED, MAINTAINED, ETC. AS DIRECTED BY THE APPOINTED SWPPP INSPECTOR. EROSION CONTROL INSTALLATION AND MAINTENANCE IS TO BE A PART OF THE CONTRACT AND IS NOT AN EXTRA TO THE OWNER.



NOTES:
1. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS–SECTIONAL AREA OF 3.0 SQ. IN.
2. STEEL POSTS SHALL BE STANDARD T AND U SECTIONS WEIGHING NOT LESS THAN 1.33 POUNDS PER LINEAR FOOT OR OTHER STEEL POSTS HAVING EQUIVILENT STRENGTH AND BENDING RESISTANCE.
3. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 (GEOTEXTILE) TABLE 1 OR 2, CLASS I IN THE ILLINOIS URBAN MANUAL, CURRENT EDITION. THE FABRIC SHALL HAVE AN AOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN MATERIAL.
4. STAKES ARE TO BE PLACED A MAXIMUM OF 3 FEET APART.
5. JOINTS IN GEOTEXTILE FABRIC ARE TO BE MADE AT STAKES.

INLET PROTECTION

PHASE 1 CONSTRUCTION SEQUENCE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SITE FENCES ON THE SITE.
4. INSTALL INLET PROTECTION AROUND ALL EXISTING STORM SEWER STRUCTURES
5. HOLD PRE–CONSTRUCTION MEETING TO DISCUSS THE STORM WATER POLLUTION PLAN WITH ENGINEER, ALL CONTRACTORS AND JURISDICTIONAL INSPECTION AGENCIES.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
8. BEGIN MASS GRADING OPERATIONS FOR THE SITE.

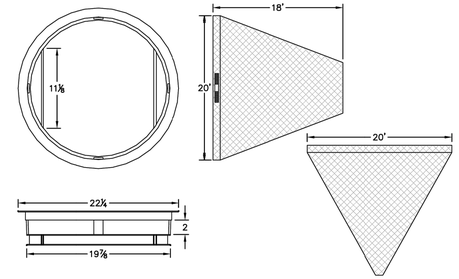
PHASE II CONSTRUCTION SEQUENCE:

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL INLET PROTECTION DEVICES.
7. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
8. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IN STABILIZED).

SOIL PROTECTION CHART

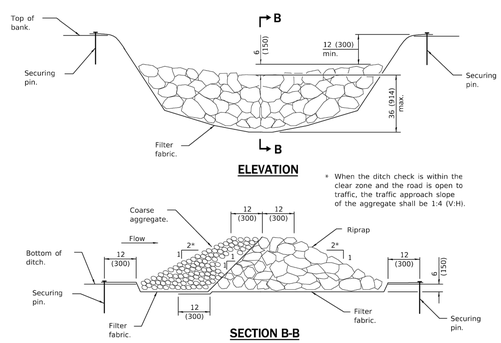
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			•	→	→	→	→	→	→			
SODDING			•	→	→	→	→	→	→			
TEMPORARY SEEDING			•	→	→	→	→	→	→			
MULCHING	•	→	→	→	→	→	→	→	→	→	→	→

NOTES:
1. PERMANENT VEGETATION SHALL BE PLANTED ACCORDING TO THE APPROVED LANDSCAPE PLAN AND SHALL FOLLOW ILLINOIS URBAN MANUAL PRACTICE STANDARD 880 FOR PERMANENT SEEDING AND 925 FOR SODDING AT A MINIMUM.
2. TEMPORARY SEEDING SHALL BE APPLIED ACCORDING TO THE ILLINOIS URBAN MANUAL PRACTICE STANDARD 965. THIS PRACTICE APPLIES TO ALL CLEARED, UNVEGETATED, OR SPARSELY VEGETATED SOIL SURFACES WHERE VEGETATIVE COVER IS NEEDED FOR LESS THAN 1 YEAR.
   A. WHERE THE PH OF THE SOIL IS BELOW 5.5, APPLY ONE AND ONE HALF TO TWO TONS PER ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE. IF THE SEEDING PERIOD IS LESS THAN 30 DAYS, LIMING WILL NOT BE REQUIRED.
   B. APPLY 500 POUNDS PER ACRE OF 10–10–10 FERTILIZER OR EQUIVALENT. INCORPORATE LIME AND FERTILIZER INTO THE TOP 2–4 INCHES OF SOIL. IF THE SEEDING PERIOD IS LESS THAN 30 DAYS, FERTILIZER WILL NOT BE REQUIRED.
   C. PREPARE A TOPSOIL SEEDBED OF LOOSE SOIL TO A DEPTH OF 3 TO 4 INCHES. IF RECENT TILLAGE OR GRADING OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL TILLAGE OR ROUGHENING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. GROVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.
   D. SEED SHALL BE EVENLY APPLIED WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. SMALL GRAINS SHALL BE PLANTED NO MORE THAN ONE INCH DEEP. GRASSES SHALL BE PLANTED NO MORE THAN ONE HALF INCH DEEP.
   E. COVER BROADCAST SEEDINGS BY CULTIPACKING, DRAGGING A HARROW, OR RAKING.
   F. OATS SHALL BE APPLIED AT 90 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO JULY 1.
   G. CEREAL RYE SHALL BE APPLIED AT 90 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
   H. WHEAT SHALL BE APPLIED AT 90 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
   I. PERENNIAL RYE GRASS SHALL BE APPLIED AT 25 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
3. TEMPORARY MULCHES ARE TO BE APPLIED TO:
   A. AREAS THAT HAVE BEEN SEEDED TO PROVIDE A TEMPORARY OR PERMANENT SEEDING;
   B. AREAS THAT CANNOT BE SEEDED BECAUSE OF THE SEASON OF THE YEAR AND NEED FOR SOIL SURFACE PROTECTION;
   C. FOR MUD AND DUST CONTROL;
   D. PROVIDE PROTECTION DURING PERIODS WHEN CONSTRUCTION OR SEEDING CANNOT BE DONE; AND SHALL BE CONSTRUCTED ACCORDING TO THE ILLINOIS URBAN MANUAL PRACTICE STANDARD 875.

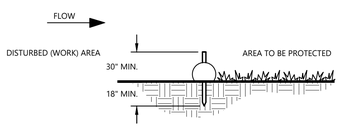


NOTES:
1. TOP FLANGE FABRICATED FROM 1 1/4" x 1 1/4" x 1/8" ANGLE BASE RIM FABRICATED FROM 1 1/2" x 1/2" x 1/8" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1 1/4" x 1/4" FLAT STOCK
2. ALL DOMESTIC STEEL IS TO CONFORM TO ASTM–A36.
3. SEDIMENT BAG IS TO BE FABRICATED FROM 4 OZ./SQ.YD. NON–WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH WITH A MINIMUM FLOW RATE OF 145 GAL/MIN/SQ. FT. BAG IS TO BE DESIGNED FOR A MINIMUM SILT AND DEBRIS CAPACITY OF 2 CU. FT. BAG IS TO BE SECURED TO BASE RIM WITH A STAINLESS STEEL STRAP AND LOCK.

INLET BASKET FILTER FOR TYPE 1 INLETS

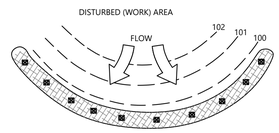


AGGREGATE DITCH CHECK



NOTE:
FILTER SOCK SIZED TO SUIT CONDITIONS (SEE APPROVED LIST)

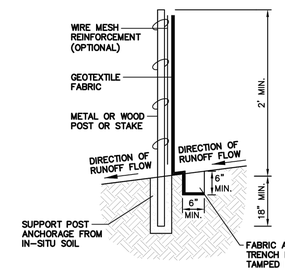
CROSS SECTION



PLAN

COMPOST FILTER SOCK

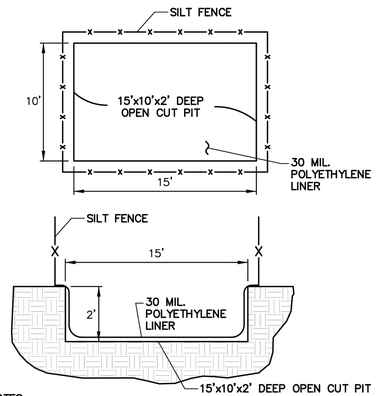
N.T.S.



NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS–SECTIONAL AREA OF 3.0 SQ. IN.
3. STEEL POSTS SHALL BE STANDARD T AND U SECTIONS WEIGHING NOT LESS THAN 1.33 POUNDS PER LINEAR FOOT OR OTHER STEEL POSTS HAVING EQUIVILENT STRENGTH AND BENDING RESISTANCE.
4. WIRE FENCE SHALL BE A MINIMUM 12 GAGE WIRE WITH A 6 INCH MAXIMUM OPENING.
5. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 (GEOTEXTILE) TABLE 1 OR 2, CLASS I IN THE FABRIC SHALL HAVE AN AOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN MATERIAL.

MAINTENENCE NOTES:
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL GREATER THAN 1/2" AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. AT A MINIMUM, SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PHASE I AND PHASE II SOIL EROSION CONTROL PLANS. THEY SHALL ALSO BE INSTALLED ANYWHERE THAT THEY ARE NEEDED DURING CONSTRUCTION IN ORDER TO PREVENT EROSION AND SEDIMENT FROM BEING CARRIED DOWN STREAM. THIS IS THE GENERAL CONTRACTOR'S RESPONSIBILITY AND SHALL BE INSTALLED, RELOCATED, MAINTAINED, ETC. AS DIRECTED BY THE APPOINTED SWPPP INSPECTOR. EROSION CONTROL INSTALLATION AND MAINTENANCE IS TO BE A PART OF THE CONTRACT AND IS NOT AN EXTRA TO THE OWNER.

SILT FENCE DETAIL



NOTES:
1) OPTIONAL USE OF A PORTABLE CONCRETE WASHOUT CONTAINER IS ACCEPTABLE WITH 30 MIL. POLYETHYLENE LINER.
2) CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES, STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER SIGNAGE. FAILURE TO COMPLY COULD RESULT IN AN INCIDENCE OF NONCOMPLIANCE (ION).

CONCRETE WASHOUT AREA DETAIL

EROSION CONTROL DETAILS

ATWELL
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 184.000878

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

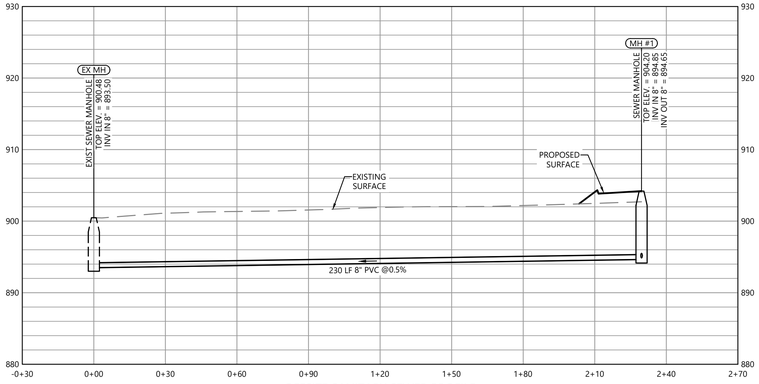
McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

REV	DATE	PLAN REVISIONS & RECORDS
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

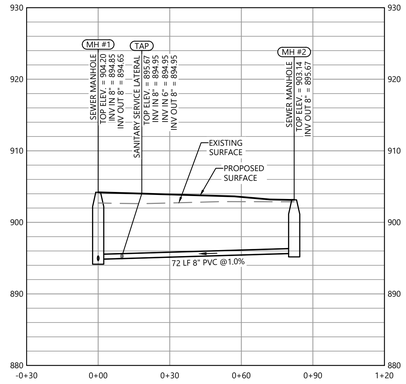
PROJECT NO. 25006700

SHEET NO. C530

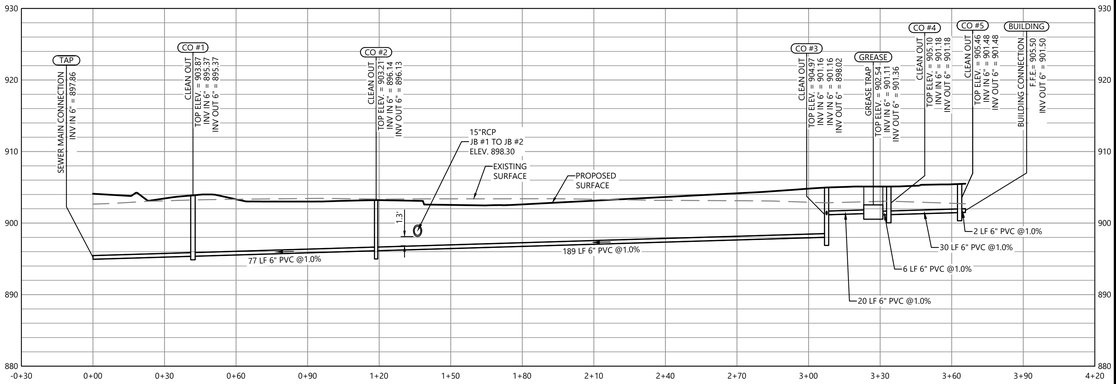
FILE NAME: \\pwt3\projects\25006700.MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C800 EROSION DETAILS.dwg LAST SAVED BY: jBrown 8/22/2025 8:34 AM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: _DWG TO PDF 300DPI PC3 PLOT STYLE: ATWELL.CTB



OFFSITE SANITARY SEWER PROFILE
HORZ SCALE: 1"=30'
VERT SCALE: 1"=10'



SANITARY SEWER MH#1 - MH#2 PROFILE
HORZ SCALE: 1"=30'
VERT SCALE: 1"=10'



SANITARY SEWER SERVICE (TAP TO CO#5) PROFILE
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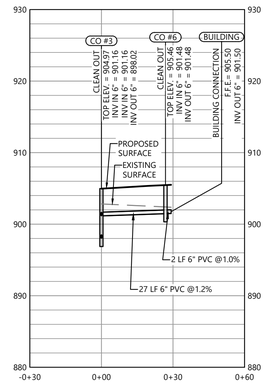
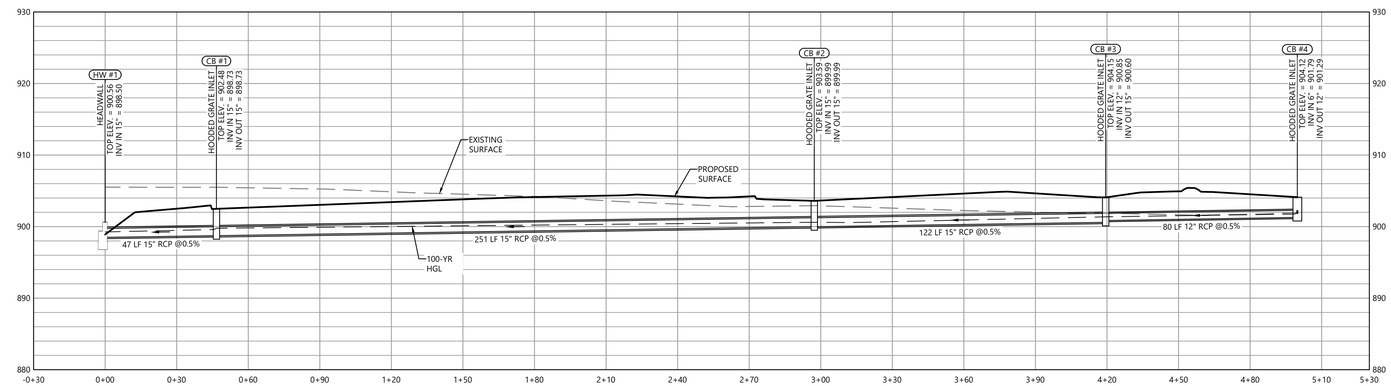
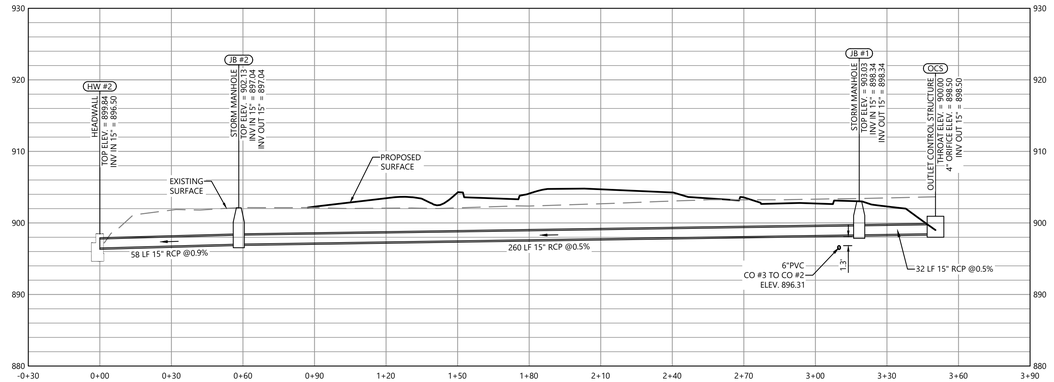
VERT SCALE: 1"=10'



SANITARY SEWER SERVICE (CO#3 TO CO#6) PROFILE
HORZ SCALE: 1"=30'
VERT SCALE: 1"=10'



STORM HW #1 TO CB #3 PROFILE
HORZ SCALE: 1"=30'
VERT SCALE: 1"=10'



POND OUTFALL PROFILE
HORZ SCALE: 1"=30'
VERT SCALE: 1"=10'

PIPE CHARTS

ATWELL
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 184,000878

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REV	DATE	PLAN REVISIONS & RECORDS
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700

SHEET NO. C600

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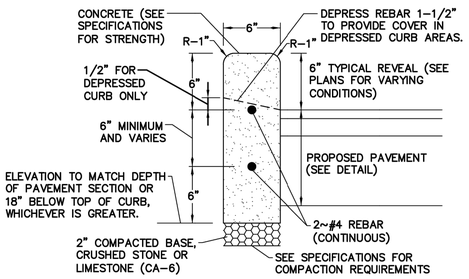
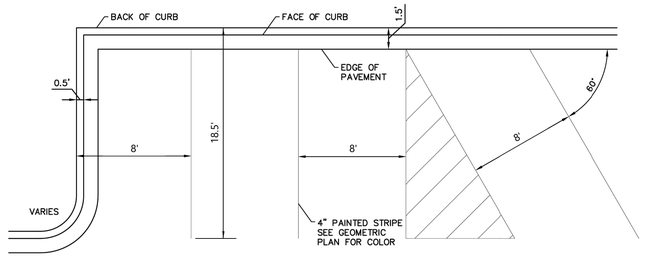


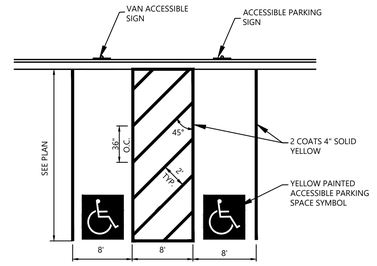
TYPE "C" BARRIER CURB

1. PROVIDE 1/2" EXPANSION JOINTS EVERY 45' O.C.
2. PROVIDE HAND TOOLED CONTRACTION JOINTS EVERY 15' O.C.



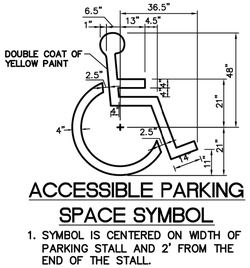
NOTES:
1. PARKING STALLS ARE 9' APART, STARTING FROM FACE OF CURB TO PAINTED STRIPE.
2. FACE OF CURB DIMENSION IS 6" FROM BACK OF CURB. THE EDGE OF PAVEMENT IS 12" FROM FACE OF CURB.

PARKING STALLS WITH CURB AND GUTTER (TYP.)



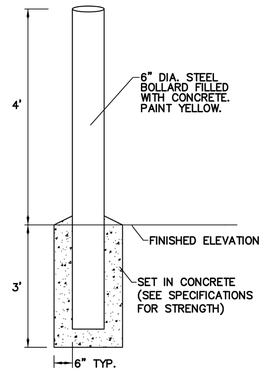
ACCESSIBLE PARKING SPACE SIGN SHALL BE SET NOT LESS THAN 5' BUT NOT MORE THAN 9' ABOVE FINISH GRADE.

ACCESSIBLE PARKING SPACE DETAIL

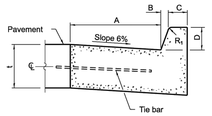


ACCESSIBLE PARKING SPACE SYMBOL

1. SYMBOL IS CENTERED ON WIDTH OF PARKING STALL AND 2' FROM THE END OF THE STALL.



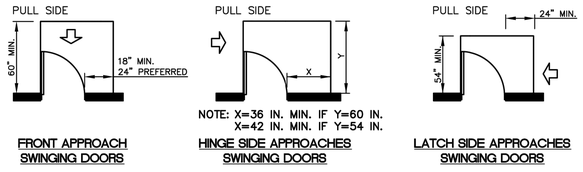
BOLLARD



BARRIER CURB

TABLE OF DIMENSIONS BARRIER CURB					
TYPE	A	B	C	D	R_1
B-6.06 * (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

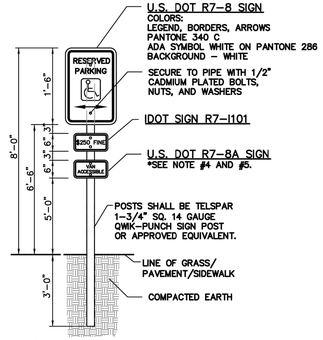
COMBINATION CURB & GUTTER (I.D.O.T. TYPE 'B')



NOTE: X=36 IN. MIN. IF Y=60 IN.
X=42 IN. MIN. IF Y=54 IN.

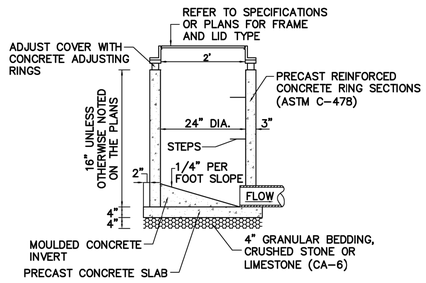
FRONT APPROACH SWINGING DOORS | HINGE SIDE APPROACHES SWINGING DOORS | LATCH SIDE APPROACHES SWINGING DOORS

TYPICAL ACCESSIBLE LANDING AREA DETAIL

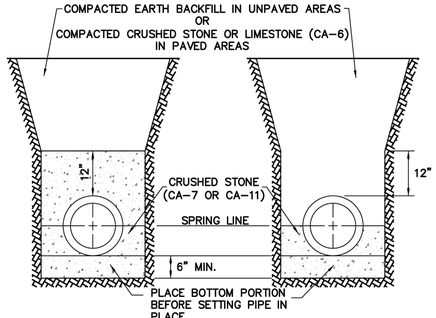


1. WHERE A FINE IN EXCESS OF $250 IS ESTABLISHED BY A MUNICIPALITY BY ORDINANCE IN ACCORDANCE WITH THE STATUTES, THE ACTUAL AMOUNT OF THE FINE SHOULD BE SHOWN.
2. THIS PLATE MAY BE MOUNTED DIRECTLY BELOW THE R7-8 SIGN OR COMBINED WITH THAT SIGN ON A SINGLE 12 INCH BY 24 INCH PANEL.
3. ON THE RESERVED PARKING SIGN, THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE ARROW MAY ALSO BE REPLACED BY "TIME" SUCH AS 9 AM-5 PM WHERE A PART TIME RESTRICTION EXISTS.
4. ONE IN EVERY SIX ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8 FEET WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE".
5. THE LOWEST BOTTOM EDGE OF THE LOWEST REQUIRED SIGN SHALL BE MOUNTED AT 60" ABOVE FINISHED GRADE.
6. COLORS FOR BOTH IDOT SIGN R7-I101 AND USDOT R7-8A, LEGEND, BORDERS AND ARROWS TO BE GREEN, NON-REFLECTORIZED (PANTONE 340C) BACKGROUND-WHITE REFLECTORIZED

ACCESSIBLE PARKING SPACE SIGN DETAIL



24" INLET (I.D.O.T TYPE "A")

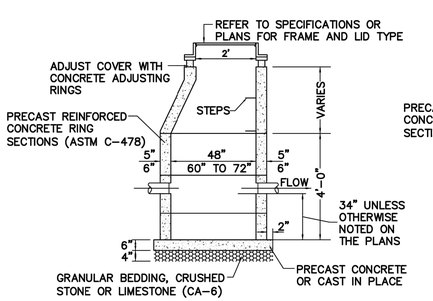


CLASS 1A
(FLEXIBLE PIPE, ASTM 2321-89)
(PVC, HDPE, CMP)

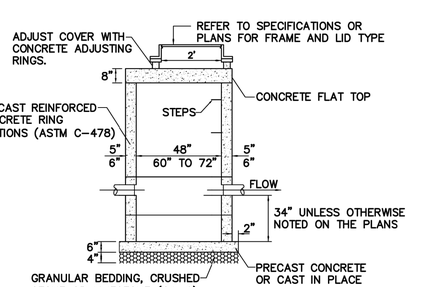
TYPE B
(RIGID PIPE, ASTM C12)
(RCP, DIP, CIP, VCP)

NOTES:
1. GRANULAR BEDDING IS NOT REQUIRED FOR WATER MAIN; HOWEVER, SOIL BASE BEDDING MUST BE COMPACTED AND STABLE MATERIAL.
2. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION.
3. MAXIMUM WIDTH OF TRENCH AT TOP OF PIPE FOR ALL CLASSES IS TO BE 4/3 INTERNAL DIAMETER PLUS 10" UNLESS SHEETING IS USED.
4. MINIMUM COVER FOR PVC, HDPE, AND CMP IS 12" FROM THE TOP OF THE PIPE TO THE BOTTOM OF ASPHALT/OR TO TOP OF CONCRETE PAVEMENT, OR TO FINISHED GRADE ELEVATION IN LANDSCAPED AREAS.
5. TRENCH BACKFILL MUST BE WELL SPADED ON BOTH SIDES OF PIPE.
6. TRENCH BACKFILL AND BEDDING MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD LABORATORY DENSITY PER ASTM D698.

TRENCH DETAIL



CATCHBASIN 48" TO 72" (I.D.O.T TYPE "A")



CATCHBASIN 48" TO 72" (FLAT TOP)

PROJECT DETAILS

ATWELL
FRISCO, TX
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
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24 HOUR EMERGENCY CONTACT
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13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

REV	DATE	PLAN REVISIONS & RECORDS
	10/09/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700

SHEET NO. C700

FILE NAME: \\gpatl3\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C700 DETAILS.dwg LAST SAVED BY: jbrown 8/27/2025 1:31 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: _DWG TO PDF 300DPI PC3 PLOT STYLE: ATWELL.CTB

NOTES:

1. FOR GRAVITY APPLICATIONS ONLY.
2. ALL PROCEPTOR UNITS ARE MANUFACTURED WITH FIBERGLASS REINFORCED PLASTICS. PHYSICAL CHARACTERISTICS AND THICKNESS: POLYESTER RESIN AND E GLASS MINIMUM THICKNESS 1/4" WALL AND 3/8" TOP AND BOTTOM BOWLS.
3. ALL PROCEPTOR UNITS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTION.
4. STANDARD PIPING IS SCH. 40 PVC.
5. GMC/GMC 500 - 3000 UNITS COME STANDARD WITH 4" INLET AND OUTLET (OTHER PIPE SIZE OPTIONS AVAILABLE ON REQUEST).
6. EXTENSION COLLAR TO BE ORDERED TO MEET FINISHED GRADE, CUT ON SITE FOR FINAL ADJUSTMENT AND CAULKED WITH SIKAFLEX BY CONTRACTOR FOR WATERTIGHT SEAL.
7. COVERS AVAILABLE FOR H20 TRAFFIC LOADING. PEDESTRIAN LOADING OR ABOVE GROUND INSTALLATION.
8. CONSULT GREEN TURTLE FOR OTHER SIZES.
9. 30 YEAR WARRANTY AGAINST LEAKS, AND STRUCTURAL FAILURE.
10. U.S. PATENT #5,746,912; CDN PATENT #2,195,822

US PAT. # 5746912

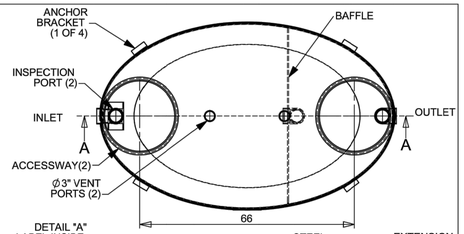
Proceptor®

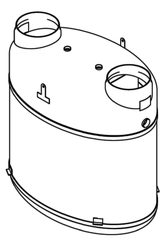
UPC

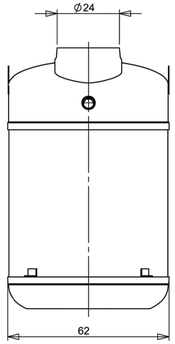
MANUFACTURER: GREEN TURTLE TECHNOLOGIES

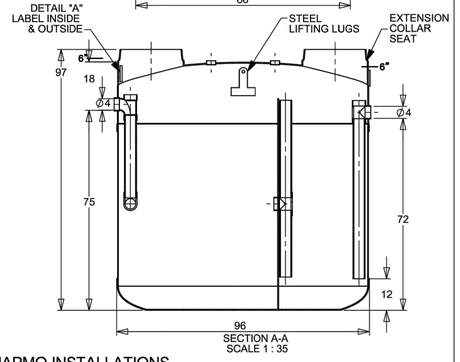
PROCEPTOR MODEL NUMBER: GMC 1300 UPC
LIQUID CAPACITY (WORKING VOLUME): 1300 US GAL.
RATED FLOW: 6 FT.
STD. MAX BURIAL DEPTH TO TOP OF TANK:
MAX VERTICAL LOAD: 1133 PSF
MONTH/YEAR OF MANUFACTURE:

DETAIL "A"









FOR UPC/IAPMO INSTALLATIONS

FOR UPC/IAPMO INSTALLATIONS
APPROVED UNDER IAPMO / ANSI Z1001-2007
MEETS ASTM C-581

TITLE:	PROCEPTOR F.O.G. SEPARATOR GMC 1300 UPC GALLON INTERCEPTOR 4" INLET & OUTLET 24" ACCESSWAY
PROJECT:	WO:

AVAILABLE OPTIONS (CHECKED IF REQUESTED)
- GREASE SENSOR ALARM
- SUCTION PIPE FOR INDOOR INSTALLATION
- ABOVE GROUND INSTALLATION

REV	DATE	DRAWN
1	6/15/04	F. CHANDLER
2	9/20/05	L. SIMKINS
3	JANUARY 2, 2007	L. SIMKINS
4	MAY 14, 2008	L. SIMKINS
5	NOVEMBER 16, 2009	L. SIMKINS
6	APRIL 3, 2012	L. SIMKINS
7	OCTOBER 01, 2012	S. MANGAT
8	FEBRUARY 11, 2013	S. MANGAT
9	NOV. 11, 2014	
10		

DRAWN BY: F CHANDLER
DATE DRAWN: 6/15/04

Proceptor® by greenturtle®
US 877 428 8187 CAN 877 966 9444
www.greenturtletech.com

SIZE A | DWG. NO. GMC 1300 UPC | REV. 9
SCALE:1:30 | DO NOT SCALE DRAWING | SHEET 1 OF 1

GMC 500-P, 750-P, 1000-P, 1300-P, 1500-P, 2000-P UPC FOR UPC/IAPMO INSTALLATION DRAWING

NOTES:
1. REFER TO INSTALLATION PROCEDURE AND INSTALLATION CHECKLIST.
2. PROCEPTOR SEPARATORS MUST BE INSTALLED IN ACCORDANCE WITH ALL RELEVANT FEDERAL, PROVINCIAL/STATE, AND LOCAL CODES INCLUDING LOCAL PLUMBING CODE.
3. US PATENT # 5,746,912; CDN PATENT # 2,195,822

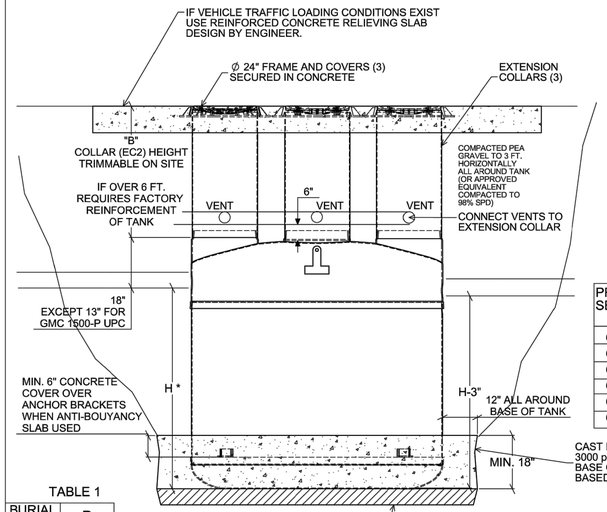


TABLE 2

PROCEPTOR SEPARATOR MODEL	INLET INVERT TO TANK BOTTOM (H*)	DRY WEIGHT OF TANK
GMC 500-P UPC	33"	650 lbs
GMC 750-P UPC	46"	733 lbs
GMC 1000-P UPC	60"	832 lbs
GMC 1300-P UPC	75"	951 lbs
GMC 1500-P UPC	83"	1000 lbs
GMC 2000-P UPC	110"	1500 lbs

CAST IN PLACE SLAB.
3000 psi CONCRETE READY MIX POUR 12 INCHES ALL AROUND BASE OF UNIT. 58 CU FT MINIMUM VOLUME OF CONCRETE POURED BASED ON CONCRETE DENSITY OF 130 LBS / CU FT.

TABLE 1

BURIAL DEPTH	B
Max.	6 ft.
Min.with Traffic	18"
Min. with Alarm	14"
Min. no Traffic	** 12"

** ESTIMATED SPACE REQUIRED TO FIT VENT ELBOWS UNDER FLOOR

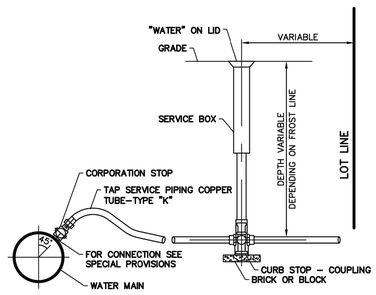
TITLE:	PROCEPTOR F.O.G. SEPARATOR INSTALLATION FOR GMC 500-P, 750-P, 1000-P, 1300-P, 1500-P, 2000-P UPC
PROJECT:	WO:

REV	DATE	DRAWN
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

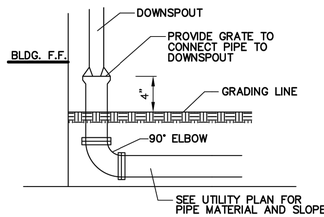
DRAWN BY: F CHANDLER
DRAWN DATE: 2018/08/08

Proceptor® ZURN®

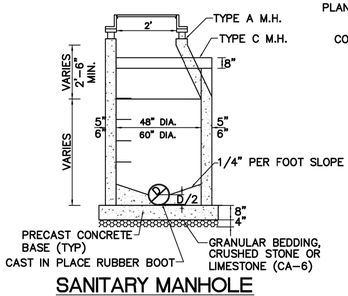
SIZE A | DWG. NO. INSTALL GMC 500-P-2000-P UPC | REV. 0
SCALE:1:35 | DO NOT SCALE DRAWING | SHEET 1 OF 1



WATER SERVICE DETAIL

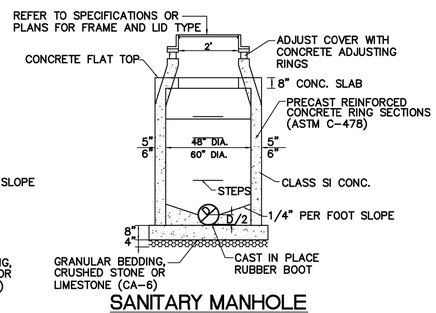


DOWNSPOUT CONNECTION DETAIL



SANITARY MANHOLE
(IEPA TYPES A AND C)

NOTES:
1. PROVIDE EXTERNAL CHIMNEY SEAL ON ALL SANITARY MANHOLES.
2. USE TYPE A UNLESS SPECIFIED IN SEWER CALLOUT.
3. OUTSIDE OF SANITARY MANHOLE SHALL BE MOISTURE PROOFED WITH TWO COATS OF BITUMINOUS MATERIAL.



SANITARY MANHOLE
(CONCENTRIC)

NOTES:
1. PROVIDE EXTERNAL CHIMNEY SEAL ON ALL SANITARY MANHOLES.
2. USE TYPE A UNLESS SPECIFIED IN SEWER CALLOUT.
3. OUTSIDE OF SANITARY MANHOLE SHALL BE MOISTURE PROOFED WITH TWO COATS OF BITUMINOUS MATERIAL.

PROJECT DETAILS

ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 184,000,876

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

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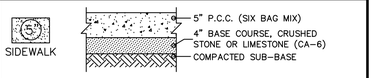
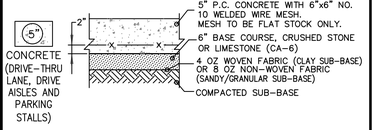
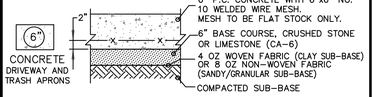
PROJECT NO. 25006700
SHEET NO. C710

FILE NAME: \\patatl3\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C700 DETAILS.dwg LAST SAVED BY: JBrown 8/27/2025 1:31 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: _ DWG TO PDF.3000PI PC3 PLOT STYLE: ATWELL.CTB

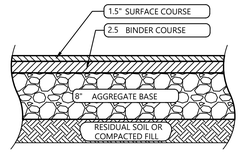
PAVEMENT LEGEND







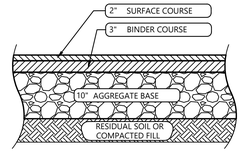
NOTES:
1. REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
2. THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
3. SEE PROJECT SPECIFICATIONS FOR SUB-BASE AND BASE COURSE COMPACTION.
4. ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9'x9' SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.
5. FOR SIDEWALKS, PROVIDE TOOLED JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.
6. PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER I.D.O.T. STANDARD.



THIS PAVEMENT DETAIL IS BASED ON THE GEOTECHNICAL REPORT FOR PROPOSED McDONALD'S 12-2773 - POPLAR GROVEM IL, BY ECS MIDWEST, LLC, DATED 8/15/2025. THE CONTRACTOR SHOULD CLARIFY ANY DISCREPANCY BETWEEN THE GEOTECHNICAL REPORT AND THIS DETAIL PRIOR TO BIDDING OR CONSTRUCTING.

STANDARD DUTY ASPHALT PAVING SPECIFICATION

N.T.S.



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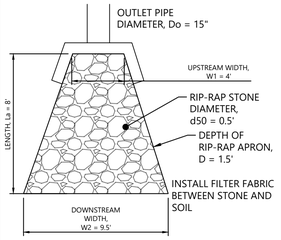
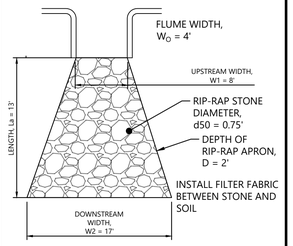
HEAVY DUTY ASPHALT PAVING SPECIFICATION

N.T.S.



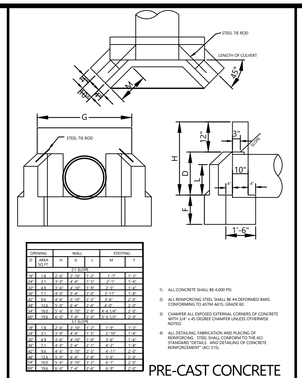
RIP RAP OUTLET PROTECTION APRON

N.T.S.



RIP RAP FLUME PROTECTION APRON

N.T.S.



CIPCONC. PIPE DIA.	WALL	A	L	FOOTING W	T
		(CLASS C)			
12"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
15"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
18"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
24"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
30"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
36"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
42"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
48"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
54"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
60"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
		(CLASS D)			
12"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
15"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
18"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
24"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"
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60"	1.5"	2'-0"	2'-0"	2'-0"	0'-6"

1) ALL CONCRETE SHALL BE 4,000 PSI.
2) ALL REINFORCING STEEL SHALL BE #4 DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
3) CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH 3/4" x 45 DEGREE CHAMFER UNLESS OTHERWISE NOTED.
4) ALL DETAILING, FABRICATION, AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE ACI STANDARD "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (ACI 315).

PRE-CAST CONCRETE HEADWALL

N.T.S.

PROJECT DETAILS

ATWELL
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 934.005878

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

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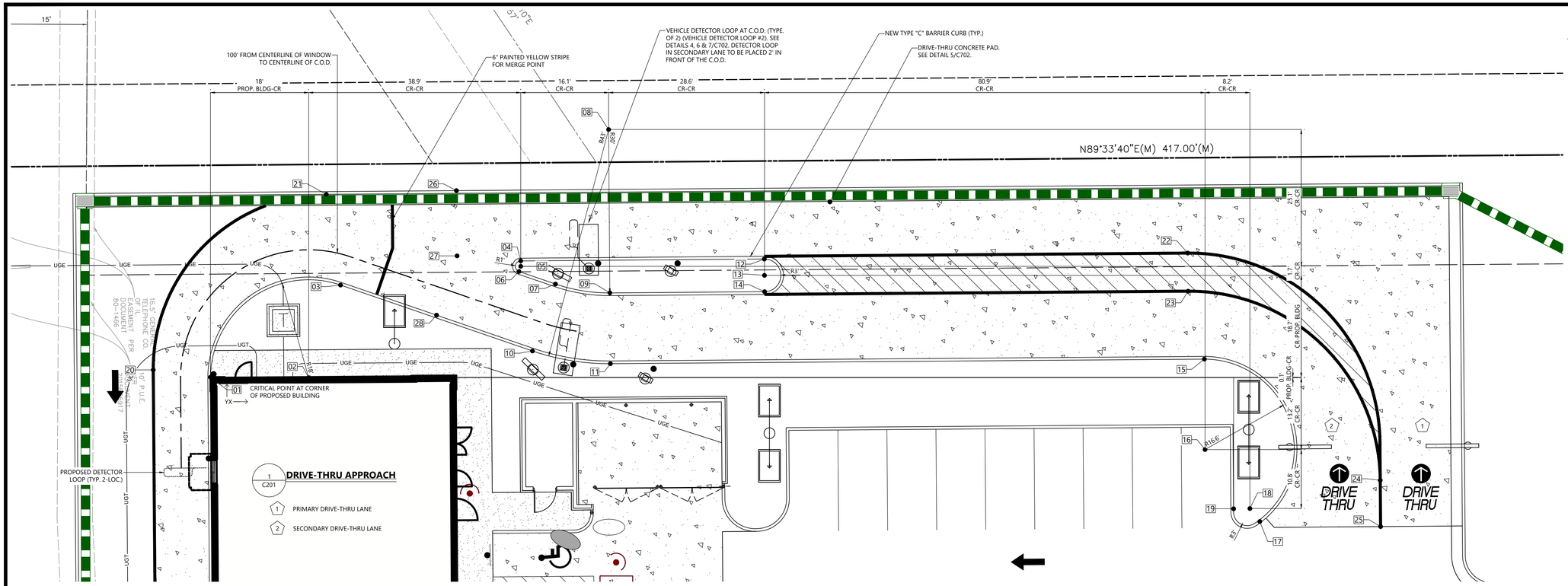
FILE NAME: \\pwfl3\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C700 DETAILS.dwg LAST SAVED BY: jbrown 8/27/2025 1:31 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF 300DPI.PC3 PLOT STYLE: ATWELL.CTB



COORDINATES

PAVEMENT

	X	Y	DESCRIPTION
1	0.00'	0.00'	CRITICAL POINT FOR ALL COORDINATES/TO BACK OF CURB AT START OF RADIUS
2	18.02'	-0.10'	TO CENTER OF RADIUS (18.00')
3	23.87'	16.91'	TO BACK OF CURB AT END OF RADIUS
4	56.94'	21.35'	TO BACK OF CURB AT START OF RADIUS
5	56.95'	20.35'	TO CENTER OF RADIUS (1.00')
6	56.62'	19.41'	TO BACK OF CURB AT END OF RADIUS
7	63.32'	17.10'	TO BACK OF CURB AT START OF RADIUS
8	73.07'	45.48'	TO CENTER OF RADIUS (43.00') AND (30.00')
9	73.30'	15.48'	TO BACK OF CURB AT END OR RADIUS
10	59.09'	4.81'	TO BACK OF CURB AT START OF RADIUS
11	73.40'	2.48'	TO BACK OF CURB AT END OF RADIUS
12	101.65'	21.69'	TO BACK OF CURB AT START OF RADIUS
13	101.67'	18.69'	TO CENTER OF RADIUS (3.00')
14	101.69'	15.69'	TO BACK OF CURB AT END OF RADIUS
15	182.40'	3.31'	TO BACK OF CURB AT START OF RADIUS
16	182.52'	-13.28'	TO CENTER OF RADIUS (16.60')
17	192.57'	-26.50'	TO BACK OF CURB AT END/START OF RADIUS
18	190.75'	-24.12'	TO CENTER OF RADIUS (3.00')
19	187.76'	-24.16'	TO BACK OF CURB AT END OF RADIUS
20	-10.47'	1.33'	TO STRIPING/CONCRETE
21	21.26'	33.58'	TO STRIPING/CONCRETE
22	179.35'	22.79'	TO STRIPING/CONCRETE
23	179.40'	15.79'	TO STRIPING/CONCRETE
24	214.67'	-18.93'	TO STRIPING/CONCRETE
25	214.74'	-27.43'	TO STRIPING/CONCRETE
26	45.14'	34.26'	TO MERGE POINT STRIPING
27	45.26'	22.27'	TO MERGE POINT STRIPING
28	41.50'	11.39'	TO MERGE POINT STRIPING

GENERAL NOTES:

1. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
2. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS RECOMMENDED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
3. THE PLACEMENT OF THE C.O.D.S AND ANY ADDITIONAL SIGNAGE SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
4. THESE DIMENSIONS ARE CRITICAL TO THE FUNDAMENTAL LAYOUT OF THE SIDE BY SIDE DESIGN.
5. IF DIMENSIONS ARE MODIFIED CONTACT DESIGN ENGINEER IMMEDIATELY.
6. VERIFY THE SUPPLIER OF DRIVE-THRU EQUIPMENT THAT MOST CURRENT EQUIPMENT IS BEING UTILIZED.

DRIVE THRU PAVEMENT PLAN

SCALE: 1"=10'

ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
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COA # 184,000876

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McDonald's
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McDONALD'S - POPLAR GROVE, IL
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POPLAR GROVE, ILLINOIS

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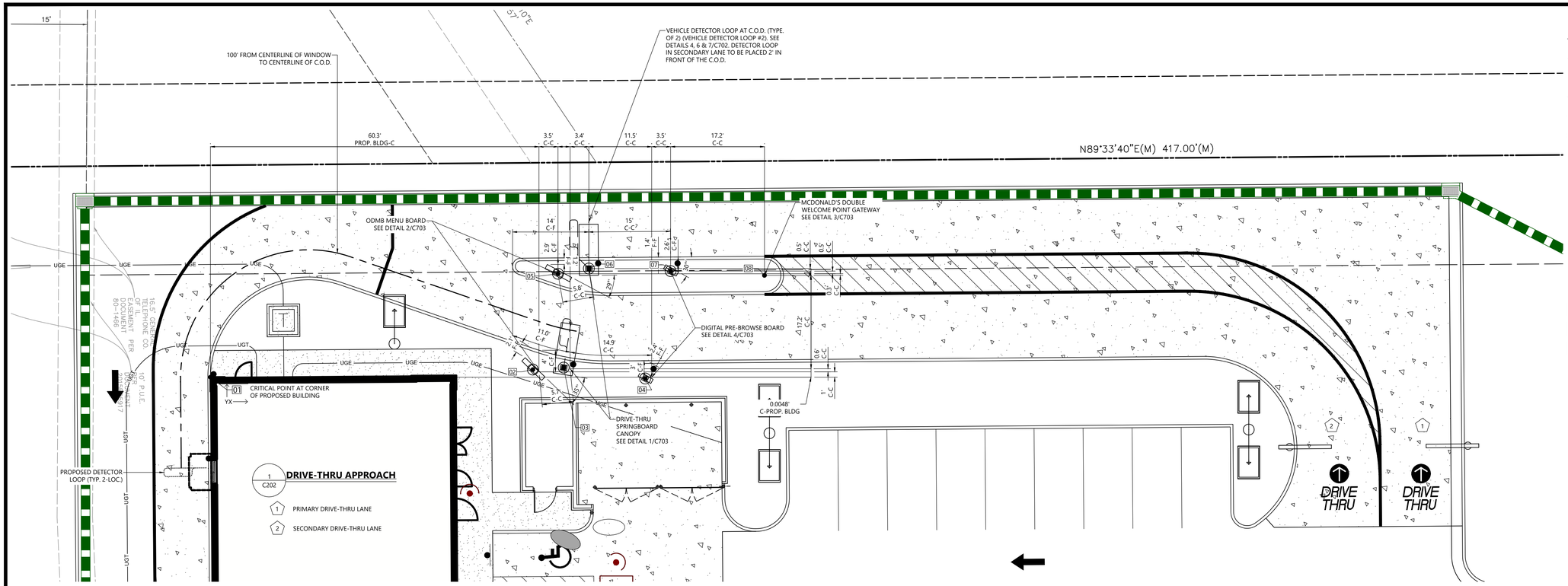
SHEET NO. DT-1

FILE NAME: \\paatl3\projects\25006700 MCD - 122773 - Poplar Grove I\LDWG\Engineering\04 PRODUCTION\C200 SITE PLAN.dwg LAST SAVED BY: jbrown 10/7/2025 3:28 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: _DWG TO PDF 300DPI PC3 PLOT STYLE ATWELL.CTB



1 C202 **DRIVE-THRU APPROACH**

1 PRIMARY DRIVE-THRU LANE

2 SECONDARY DRIVE-THRU LANE

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 18" CURB AND GUTTER
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- PARKING SPACE COUNT
- SIGN
- DUMPSTER PAD
- TRANSFORMER PAD
- CONCRETE
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING

0 5' 10'
SCALE: 1"=10'

COORDINATES

EQUIPMENT

	X	Y	DESCRIPTION
1	0.00'	0.00'	CRITICAL STARTING POINT FOR ALL COORDINATES
2	60.29'	0.98'	TO CENTER OF ODMB MENU BOARD
3	66.01'	1.54'	TO CENTER OF DRIVE TRU SPRINGBOARD CANOPY
4	80.97'	0.00'	TO CENTER OF DIGITAL PRE-BROWSE BOARD
5	63.78'	18.99'	TO CENTER OF ODMB MENU BOARD
6	69.45'	19.95'	TO CENTER OF DRIVE THRU SPRINGBOARD CANOPY
7	84.44'	19.48'	TO CENTER OF DIGITAL PRE-BROWSE BOARD
8	101.67'	18.69'	TO CENTER OF FOUNDATION OF DOUBLE WELCOME POINT GATEWAY

GENERAL NOTES:

1. THE LOCATION AND ORIENTATION OF MENU BOARDS WERE DETERMINED BY THE SIGHT LINES OF THE CARS. THE CARS WERE POSITIONED ACCORDING TO THE MAX. AMOUNT OF CARS DURING A PEAK PERIOD. ALL DIMENSIONS SHOWN ARE BASED UPON PROTOTYPICAL LAYOUTS SHOWN. ACTUAL DIMENSIONS TO BE BASED ON THE SITE SPECIFIC CONFIGURATIONS AND THE REQUIREMENTS OF NOTE 2.
2. THE MEASUREMENT GIVEN FROM THE CENTER OF THE SPRINGBOARD CANOPY TO BE THE CENTER OF THE PRE-BROWSE BOARD IS MEASURED ALONG THE FACE OF CURB.
3. PROVIDE TWO CIRCUITS FOR MENU BOARD AND PRE-VIEW BOARDS. ONE CIRCUIT FOR LIGHTS AND ONE CIRCUIT WITH LOCK FOR MOTOR AND CONTROLLER. REFER TO ARCHITECTURAL/ELECTRICAL PLANS FOR TERMINATION OF CONDUIT RUNS INSIDE BUILDING.
4. ALL GALVANIZED ANCHOR BOLTS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
5. PLACEMENT NOTE: THE PLACEMENT OF THE CUSTOMER ORDER DISPLAY SHOULD BE SUCH THAT IT DOES NOT BLOCK THE VIEWING OF THE MENU BOARD FROM THE DRIVER'S VANTAGE POINT.
6. VERIFICATIONS NOTE: VERIFY ALL DRIVE-THRU EQUIPMENT WITH MCDONALD'S PROJECT MANAGER AND OPERATIONS MANAGER BEFORE PROCEEDING.
7. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
8. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS RECOMMENDED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
9. THE PLACEMENT OF THE C.O.D.S AND ANY ADDITIONAL SIGNAGE SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
10. IF DIMENSIONS ARE MODIFIED CONTACT DESIGN ENGINEER IMMEDIATELY.
11. VERIFY WITH SUPPLIER OF DRIVE-THRU EQUIPMENT THAT MOST CURRENT EQUIPMENT IS BEING UTILIZED.

ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
ODA# 184.005878

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

REV	DATE	PLAN REVISIONS & RECORDS
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

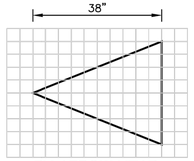
PROJECT NO. 25006700

SHEET NO. DT-2

DRIVE THRU EQUIPMENT PLAN

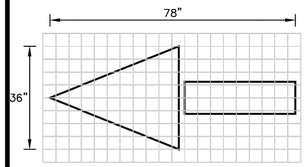
FILE NAME: \\paat3\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C200 SITE PLAN.dwg LAST SAVED BY: jbrown 10/7/2025 3:28 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: _DWG TO PDF 300DPI.PC3 PLOT STYLE: ATWELL.CTB

PARKING LOT ARROWS (MEETS NO STATE OR FEDERAL DESIGN STANDARDS)

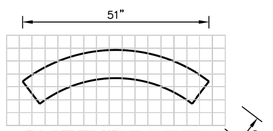


PH ARROW HEAD

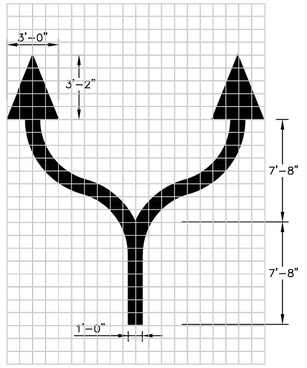
PC SHAFT



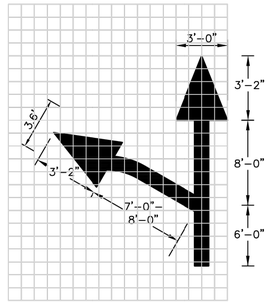
PAC
1 PIECE ARROW



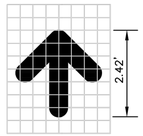
PC REVERSIBLE CURVED SHAFT



DOUBLE ARROW

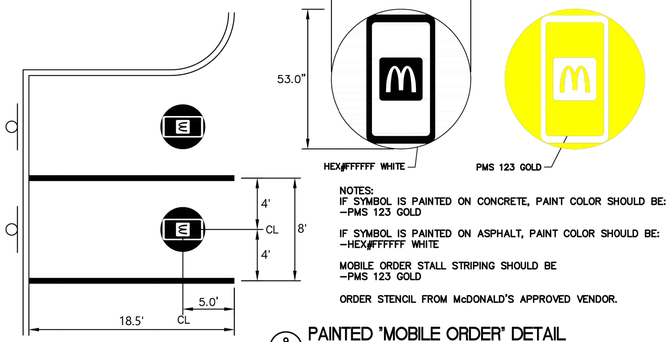


SPECIAL USE DOUBLE ARROW

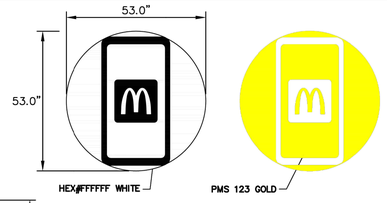


ROLL FORWARD DIRECTIONAL ARROW

1 DT-3 TYPICAL PAVEMENT MARKING DETAILS



9 DT-3 PAINTED "MOBILE ORDER" DETAIL

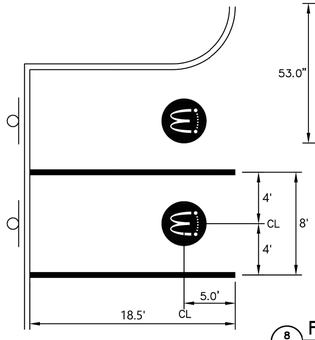


NOTES:
IF SYMBOL IS PAINTED ON CONCRETE, PAINT COLOR SHOULD BE:
–PMS 123 GOLD

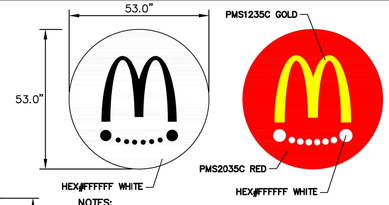
IF SYMBOL IS PAINTED ON ASPHALT, PAINT COLOR SHOULD BE:
–HEX#FFFFFF WHITE

MOBILE ORDER STALL STRIPING SHOULD BE
–PMS 123 GOLD

ORDER STENCIL FROM McDONALD'S APPROVED VENDOR.



8 DT-3 PAINTED "McDELIVERY" DETAIL

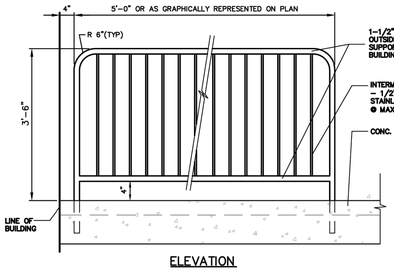


NOTES:
IF SYMBOL IS PAINTED ON CONCRETE, PAINT COLOR SHOULD BE:
–PMS1235C GOLD
–PMS2035C RED
–HEX#FFFFFF WHITE

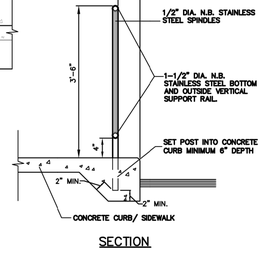
IF SYMBOL IS PAINTED ON ASPHALT, PAINT COLOR SHOULD BE:
–HEX#FFFFFF WHITE

McDELIVERY STALL STRIPING SHOULD BE
–PMS 1235C GOLD

ORDER STENCIL FROM McDONALD'S APPROVED VENDOR.



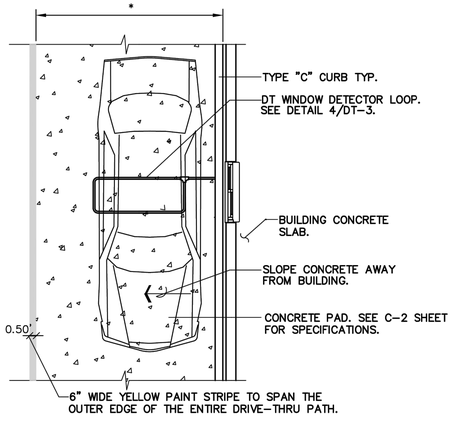
ELEVATION



SECTION

GUARD RAIL DETAIL

1. LOCATION SUBJECT TO ADA MANEUVERING CLEARANCE REQUIREMENTS.
2. THE GUARD RAIL IS INTENDED TO PROVIDE A PHYSICAL BARRIER WHERE INDICATED ON THE PLANS AND IS NOT INTENDED FOR USE AS A HANDRAIL.
3. POSTS TO BE PROVIDED EVERY 5'.
4. GUARDRAILS SHALL BE DESIGNED IN ORDER TO WITHSTAND A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT AS WELL AS TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF LATEST EDITION OF ASCE 7.
5. ALTERNATE GUARD RAIL MATERIALS AND COLORS TO BE APPROVED BY MCDONALD'S CONSTRUCTION MANAGER.
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO MCDONALD'S CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF GUARDRAILS.

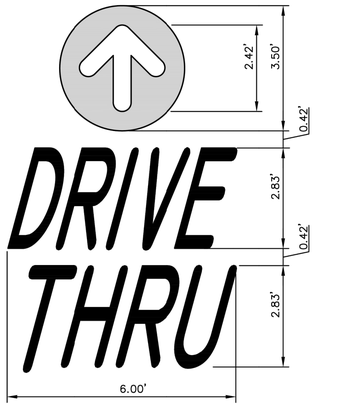


* FOR DIMENSIONS OF DRIVE-THRU LANE CONCRETE PAD, SEE C-2 SHEET FOR SPECIFICATIONS.

5 DT-3 DRIVE-THRU CONCRETE PAD DETAIL

NOTE: ALL TEXT SHALL BE PAINTED TO MATCH PMS 123 YELLOW

3 DT-3 PAINTED "THANK-YOU" DETAIL



NOTE: ALL TEXT AND ARROW SHALL BE PAINTED TO MATCH PMS 123 YELLOW

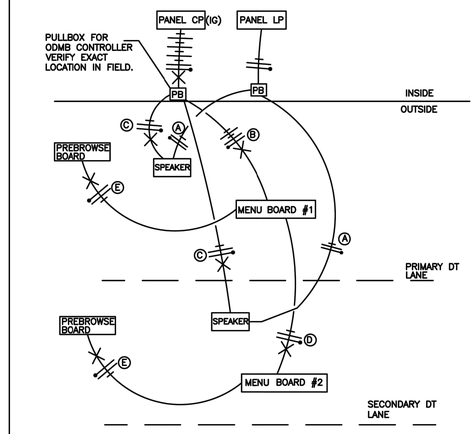
2 DT-3 PAINTED "DRIVE-THRU" WITH ARROW DETAIL

NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. DETECTOR LOOP MANUFACTURERS:
   DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
   3M: 1–800–328–0033
   HME: 1–800–848–4468
5. DETECTOR LOOP MATERIAL:
   PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD–IN IS PRE–TWISTED AT FACTORY.
6. DETECTOR LOOP CONSTRUCTION:
   FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.

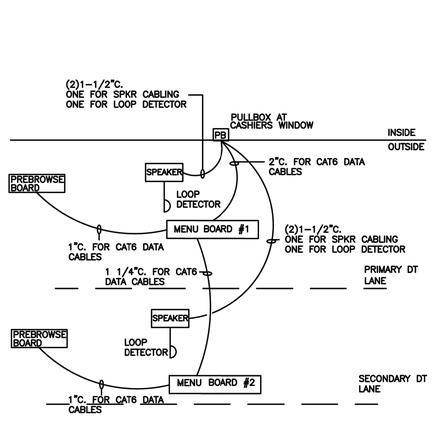
4 DT-3 DETECTOR LOOP DETAILS

NOT TO SCALE



6 DT-3 DRIVE THRU POWER DIAGRAM

NOT TO SCALE



7 DT-3 DT LOW VOLTAGE CONDUIT DIAGRAM

NOT TO SCALE

NOTE:

* VERIFY EXACT CIRCUITS & QUANTITIES OF CIRCUITS WITH PANEL SCHEDULES AND MANUFACTURERS INSTALLATION INSTRUCTIONS.

FOR EXISTING LOCATIONS:
* VERIFY EXISTING CP PANEL HAS AMPACITY AND SUFFICIENT SPARES/SPACE FOR TWO (2) NEW 20A/1P CIRCUITS. UPGRADE CP PANEL TO 42 CIRCUITS IF NECESSARY.

* VERIFY EXISTING PULLBOXES ARE SIZED FOR NEW CONDUIT ROUTING. MODIFY PULLBOXES IF NECESSARY.

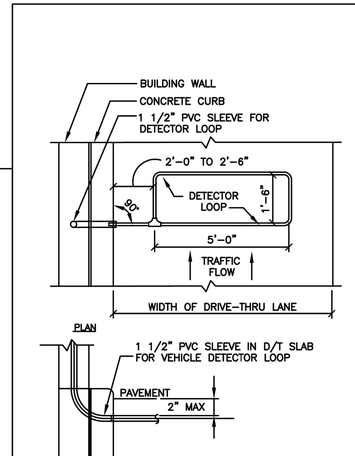
(A) 2#12 & 1#12 GND. TO LP–1 FOR COD CANOPY LIGHTING.

(B) 4#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.

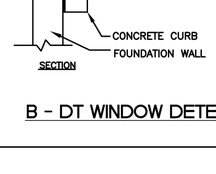
(C) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT.

(D) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.

(E) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO FOR PRE–BROWSE BOARDS AND MEDIA PLAYER.

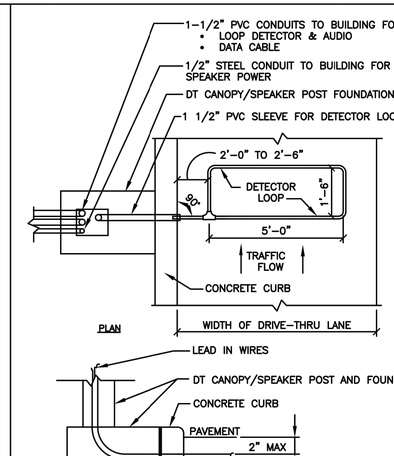


PLAN

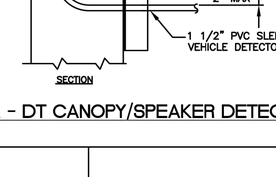


SECTION

B – DT WINDOW DETECTOR LOOP



PLAN



SECTION

A – DT CANOPY/SPEAKER DETECTOR LOOP

DRIVE-THRU DETAILS

ATWELL
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 184.000878

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

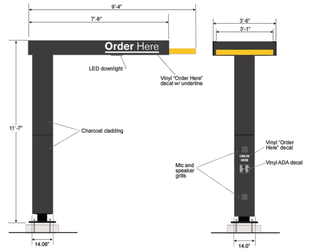
REV	DATE	PLAN REVISIONS & RECORDS
	10/08/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700

SHEET NO. DT-3

FILE NAME: \\patl3\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C700 DETAILS.dwg LAST SAVED BY: JBrown 8/27/2025 1:31 PM PLOTTED BY: Logan Brown 10/8/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: _DWG TO PDF 300DPI PC3 PLOT STYLE: ATWELL.CTB

F — Spring Board Canopy-Charcoal (SSB)



SIGN DETAILS:

LED illuminated order canopy and cladding

Next Gen Charcoal with PMS 123C Yellow accents

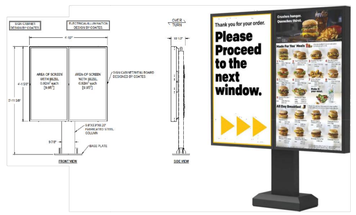
Reflective White vinyl Order Here letters

Audio provided by others

Everbrite — Project No: 61921 | Prepared By: Karl Moyle | Address: 13685 IL-76 Poplar Grove, IL 61065 | Date: 09/16/2025 | PIF: 529025-0 | Description: McDonald's Rest #43460 | Customer Signature: — Page 12 of 18

1 DT–4 DRIVE-THRU SPRINGBOARD CANOPY

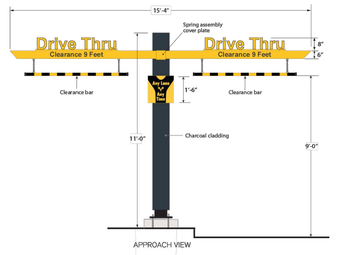
H — Outdoor Digital Menu Board (ODMB)



Everbrite — Project No: 61921 | Prepared By: Karl Moyle | Address: 13685 IL-76 Poplar Grove, IL 61065 | Date: 09/16/2025 | PIF: 529025-0 | Description: McDonald's Rest #43460 | Customer Signature: — Page 12 of 18

2 DT–4 ODMB MENU BOARD ELEVATIONS

E — Double Welcome Point Gateway-Charcoal (DWPG_CHAR)



SIGN DETAILS:

Non-illuminated clearance sign with spring loaded clearance arms

Clearance copy to be black vinyl

Adjustable PMS 123C Yellow and black bang bar

Sintra "Drive Thru" letters with reflective PMS 123C Yellow vinyl decal

PMS 123C Yellow and black "Any Lane Any Time" face

Everbrite — Project No: 61921 | Prepared By: Karl Moyle | Address: 13685 IL-76 Poplar Grove, IL 61065 | Date: 09/16/2025 | PIF: 529025-0 | Description: McDonald's Rest #43460 | Customer Signature: — Page 9 of 18

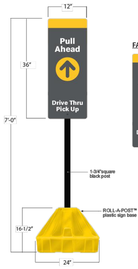
3 DT–4 DOUBLE WELCOME POINT GATEWAY

G — Outdoor Digital Pre-Browse Board (ODPB)

Everbrite — Project No: 61921 | Prepared By: Karl Moyle | Address: 13685 IL-76 Poplar Grove, IL 61065 | Date: 09/16/2025 | PIF: 529025-0 | Description: McDonald's Rest #43460 | Customer Signature: — Page 11 of 18

4 DT–4 OUTDOOR DIGITAL PRE-BROWSE BOARD

I — Roll Forward Signage (ROLL)



FACE OPTIONS

3 sq ft

SIGN DETAILS:

Non-illuminated ACM panel

Next Gen Charcoal with matte finish screened copy and graphics

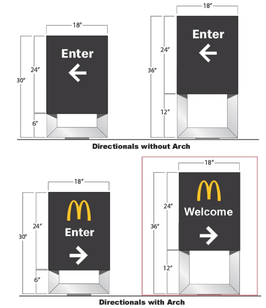
Shown with yellow ROLL-A-POST™ and black plastic post, sold separately

Everbrite — Project No: 61921 | Prepared By: Karl Moyle | Address: 13685 IL-76 Poplar Grove, IL 61065 | Date: 09/16/2025 | PIF: 529025-0 | Description: McDonald's Rest #43460 | Customer Signature: — Page 13 of 18

5 DT–4 ROLL FORWARD SIGN AND BOLLARD

L — 3 sq ft Next Gen @36" Welcome with arch

Three Square Foot Next Gen Directional



SIGN DETAILS:

Routed aluminum Next Gen Charcoal faces and Next Gen Silver frame

LED illuminated letters, arrow, and optional Arch logo

White letters and arrow, PMS 123C Yellow Arch

Available Copy

Enter
Exit
Welcome
Thank You
Drive-Thru

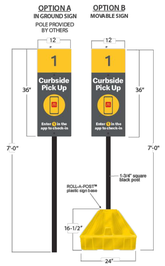
Available Heights

36"
30"

Everbrite — Project No: 61921 | Prepared By: Karl Moyle | Address: 13685 IL-76 Poplar Grove, IL 61065 | Date: 09/16/2025 | PIF: 529025-0 | Description: McDonald's Rest #43460 | Customer Signature: — Page 13 of 18

6 DT–4 DIRECTIONAL SIGNS

J — Curbside Pick Up Signage (MOBILE)



FACE OPTIONS

3 sq ft

SIGN DETAILS:

Non-illuminated ACM panel

Next Gen Charcoal with matte finish screened copy and graphics

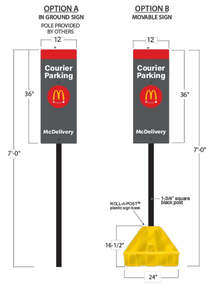
Reflective PMS123C Yellow vinyl number square

Shown with yellow ROLL-A-POST™ and black plastic post, sold separately

Everbrite — Project No: 61921 | Prepared By: Karl Moyle | Address: 13685 IL-76 Poplar Grove, IL 61065 | Date: 09/16/2025 | PIF: 529025-0 | Description: McDonald's Rest #43460 | Customer Signature: — Page 14 of 18

7 DT–4 READY ON ARRIVAL SIGN AND BOLLARD

K — Courier Parking Sign (COURIER-PK)



3 sq ft

SIGN DETAILS:

Non-illuminated ACM panel

Next Gen Charcoal with matte finish screened copy and graphics

Shown with yellow ROLL-A-POST™ and black plastic post, sold separately

Everbrite — Project No: 61921 | Prepared By: Karl Moyle | Address: 13685 IL-76 Poplar Grove, IL 61065 | Date: 09/16/2025 | PIF: 529025-0 | Description: McDonald's Rest #43460 | Customer Signature: — Page 10 of 18

8 DT–4 McDELIVERY SIGN AND BOLLARD

B — Drive-Thru Trellis Decals, 3 Windows (DT-DECAL-3)

Product Details:

Decals for 48" charcoal drive-thru trellis ONLY.

White vinyl letters

PMS 132C Yellow vinyl square with number cut out

Everbrite — Project No: 61921 | Prepared By: Karl Moyle | Address: 13685 IL-76 Poplar Grove, IL 61065 | Date: 09/16/2025 | PIF: 529025-0 | Description: McDonald's Rest #43460 | Customer Signature: — Page 8 of 18

9 DT–4 DRIVE-THRU TRELLIS DECALS

DRIVE-THRU DETAILS

ATWELL
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # 184.000878

PROJECT ADDRESS
13675 ILLINOIS ROUTE 76
VILLAGE OF POPLAR GROVE
BOONE COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

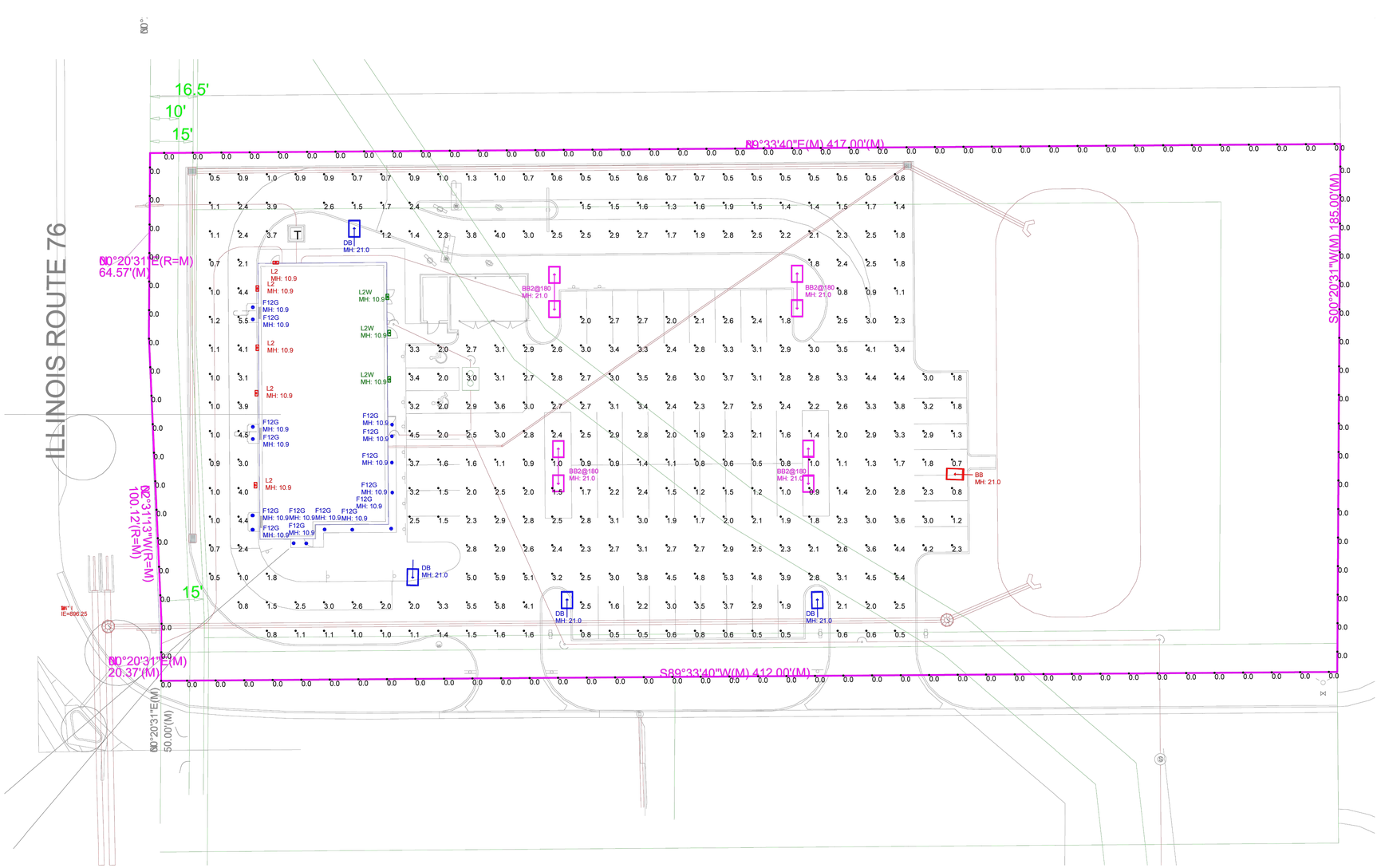
McDONALD'S - POPLAR GROVE, IL
13675 ILLINOIS ROUTE 76
POPLAR GROVE, ILLINOIS

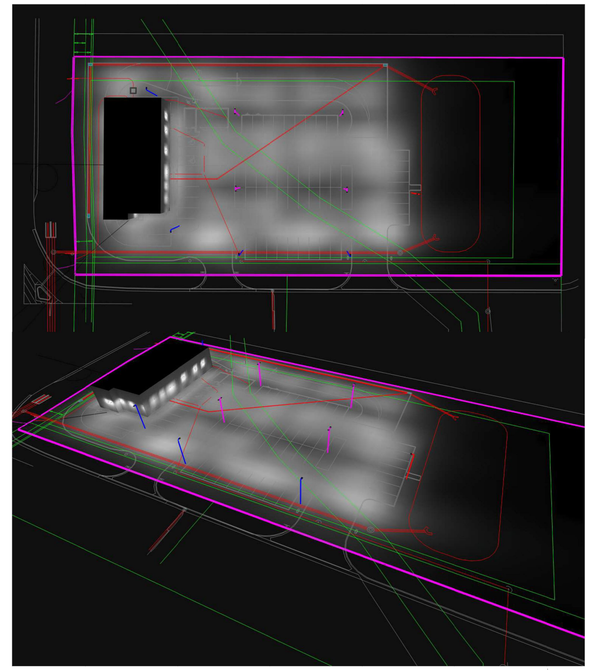
REV	DATE	PLAN REVISIONS & RECORDS
	10/10/2025	FOR SPECIAL USE PERMIT APPLICATION

PROJECT NO. 25006700

SHEET NO. DT-4

FILE NAME: \\pat\3\projects\25006700 MCD - 122773 - Poplar Grove IL\DWG\Engineering\04 PRODUCTION\C700 DETAILS.dwg LAST SAVED BY: jbrown 8/27/2025 1:31 PM PLOTTED BY: Logan Brown 10/13/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB





NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. DISTANCE BETWEEN READINGS 10'

Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

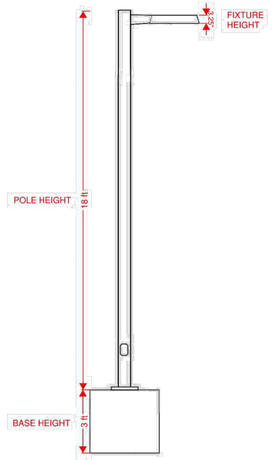
Lighting Ord

Max Prop line 0FC

Max Avg 2.4FC

Max/min 20/1

Min point 0,.2FC



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	2.24	5.9	0.5	4.48	11.80
Propertyline	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	1	BB	Single	0.850	RAR-1-160L-100-5K7-4W-BC	90	0.607	21	SES-18-40-1-TA-GL-xx (4")
	4	BB2@180	Back-Back	0.850	RAR-1-160L-100-5K7-4W-BC	90	1.214	21	SES-18-40-1-TA-GL-xx (4")
	4	DB	Single	0.850	RAR-1-160L-100-5K7-2-BC	90	0.607	21	SES-18-40-1-TA-GL-xx (4")
	15	F12G	Single	0.850	8542-5CCT-5000K	12.45			
	5	L2	SINGLE	0.850	RWSC-36L-5K-DO-U-PS	14.4			
	3	L2W	SINGLE	0.850	RWSC-36L-5K-DO-U-WH	14.4			

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

Regional Drawing
122773

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

SECURITY LIGHTING™
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"

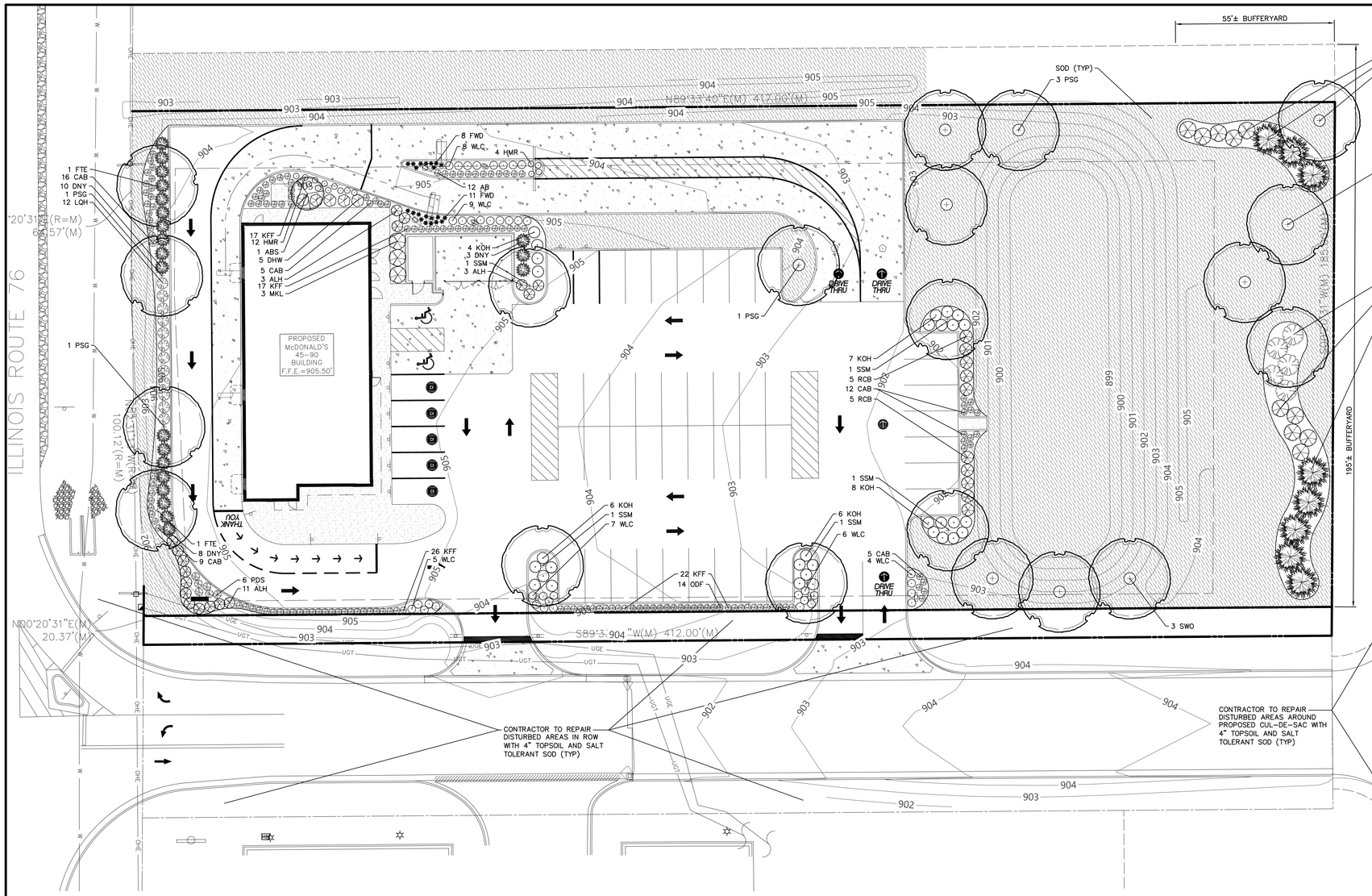
DRAWN BY CLB

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
13766 IL-76 POPLAR GROVE, IL 61065

NATIONAL STORE NUMBER
43460

DATE 10/2/2025

DRAWING NUMBER A251570C.AGI

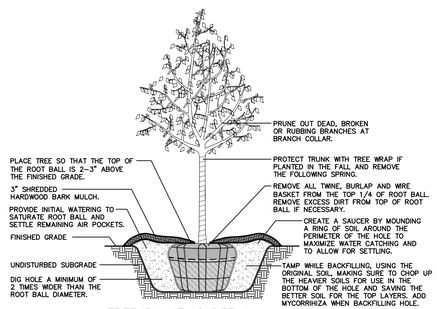


GENERAL NOTES:

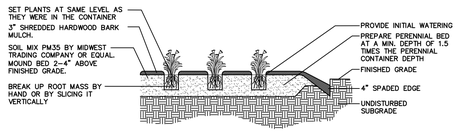
1. THESE PLANS ARE BASED ON THE FINAL ENGINEERING PLANS PREPARED BY ATWELL, LLC.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

LANDSCAPE NOTES

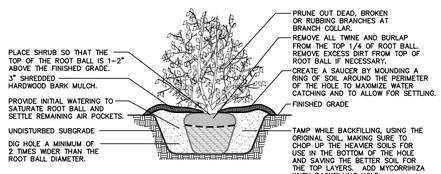
1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER – SEE NOTE 5.
7. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNITTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
12. AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
13. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
14. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
15. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM IT'S ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH IT'S INSTALLATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
18. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
20. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
21. ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
22. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
23. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
24. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
25. DURING THE BIDDING PROCESS, THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR OR OTHER PARTIES RESPONSIBLE FOR THE OVERALL BIDDING OF THE PROJECT TO DETERMINE WHICH CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
    A. 4" MINIMUM IN GRASS OR SOD AREAS
    B. 6" MINIMUM IN PLANTING AREAS
    C. 12" MINIMUM IN LANDSCAPE ISLANDS



TREE PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



SHRUB PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

PLANT LIST

SHADE, ORNAMENTAL, AND CONIFEROUS TREES

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
6	SSM	Acer miyabei 'Morton'	State Street Maple	2 1/2" Cal.
6	PSG	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2" Cal.
6	SWO	Quercus bicolor	Swamp White Oak	2 1/2" Cal.
2	FTE	Ulmus x frontier	Frontier Elm	2 1/2" Cal.
1	ABS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'
8	CNJ	Juniperus virginiana 'Canaertii'	Canaertii Juniper	6'

FLOWERING AND EVERGREEN SHRUBS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
10	RCB	Aronia arbutifolia 'Briliantissima'	Red Chokeberry	5 Gal.
17	ALH	Aronia melanocarpa 'UCONNAM165'	Aronia Low Scape Hedger	3 Gal.
31	KOH	Diervilla 'G2X88544'	Kodiak Orange Honeysuckle	3 Gal.
12	LQH	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hydrangea	3 Gal.
13	DKL	Syringa meryei 'Palibin'	Dwarf Korean Lilac	5 Gal.
5	CLV	Viburnum dentatum 'Synnestvedt'	Chicago Lustre Viburnum	5 Gal.
5	DHW	Weigela x 'Dark Horse'	Dark Horse Weigela	3 Gal.
21	DNY	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
19	FWD	Dianthus gratianopolitanus 'Firewitch'	Firewitch Dianthus	1 Gal.
16	HMR	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	1 Gal.
39	WLC	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	1 Gal.
82	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
14	ODF	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 Gal.
59	CAB	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	1 Gal.
6	PDS	Sporobolus heterolepis	Prairie Dropseed	1 Gal.

ISA CERTIFIED ARBORIST
DANIEL D. OLSON
IL-5081A

Know what's **Below.** **Call** before you dig.
811

20 0 10 20 40 80

NO.	REVISIONS	DATE
1	PER VILLAGE COMMENT LTR DATED 10/17/25	10/8/25

Prepared For:

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - POPLAR GROVE, IL
(Near) 13685 IL-76
Poplar Grove, Illinois

Prepared By:

UPSTREAM DESIGN GROUP
dolson@upstreamdesigngroup.com

CHECKED BY:	D.OLSON
DESIGN BY:	D.OLSON
DRAWN BY:	D.OLSON
DATE:	AUGUST 28, 2025
SCALE:	1" = 20'
PROJECT NO.:	25-106

L-1
LC #12-2773

LANDSCAPE PLAN

LANDSCAPE PLAN

Boone County
Soil & Water
Conservation District

211. N. Appleton Road
Belvidere, IL 61008
815-544-3465 x3

September 15, 2025

SWCD NRI #: 1806

Village of Poplar Grove Planning Department
200 N. Hill Street
Poplar Grove, IL 61065

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to your office as indicated below:

__X__ Our review does not apply in this instance.
_____ Other (see attached)

Location of Site: 13675 IL Route 76, Poplar Grove, IL 61065
PIN(S): 03-26-200-010

Contact	**Petitioner**	**Owner**
Permit Solutions Cathy Stephens	Same as Contact	Bel Air Estates LTD
330-327-1023 cstephens@permitsolutionsohio.com		

Request: Special Use-Drive Thru

Notes, if any: By considering the current zoning, current land use, Geographical Information Systems maps, and requested special use permit, the Boone County Soil and Water Conservation District has determined that the proposed use will have no significant impact on the natural resources on the property or surrounding area.

Sincerely,

Heather VanTilburg

Heather VanTilburg, Resource Conservationist
Boone County Soil & Water Conservation District

The Boone County Soil and Water Conservation District is an equal opportunity employer. All programs and services are offered without regard to race, color, national origin, religion, sex, age, marital status, or handicap.

VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

200 N. Hill Street, Poplar Grove, IL 61065
Phone: (815) 765-3201 – Fax: (815)765-3571
https://www.poplargrove-il.gov/

Special Use Application

PART 1: INTRODUCTION

Please complete this Zoning Special Use Permit Application and return it to the Village of Poplar Grove along with the following documentation:

- Written Narrative of the Proposed Request
- Plat of Survey of the Property
- Site Plan of property if changes to the property are proposed
- Floor Plan
- Legal description of the Property
- Any other information required by staff such as hours of operation, number of employees, traffic report, landscape plan, lighting plan, elevation plan.
- List of Adjacent Property Owners within 250 feet, excluding public right-of-way. This may be obtained from the Supervisor of Assessments Office, 1208 Logan Ave. The accuracy of the information is the applicant's responsibility.
- Application Fee
- Natural Resource Information (NRI) – State law requires applicants to request a natural Resource Information Report (NRI) from Boone county Soil and Water Conservation District at 211 North Appleton Road, Belvidere, IL 61008-1983, 815-544-2677, ext 3. This report must be received by the Village of Poplar Grove prior to the Plan Commission public hearing.
- Proof of submittal to IDNR regarding the Endangered Species Act. The applicant shall contact the Illinois Department of Natural Resources (IDNR) via the EcoCat website at https://dnr@Illinois.gov/EcoPublic/
- Proof of submittal to the Illinois Historic Preservation Agency at 217-782-4836 if the proposal involves State or Federal Funding.

PART 2: APPLICANT INFORMATION

Applicant	Name:	Cathy Stephens Permit Solutions
	Email:	cstephens@permitsolutionsohio.com
	Address/City:	100 North Ave. Tallmadge 44278
	Phone Number(s):	330.327.1023
Owner of Record	Name:	Bel Air Estates LTD
	Email:	STEVE@POPLARGROVEAUTOMOTIVE.COM

Address/City: 11619 IL ROUTE 76 POPLAR GROVE, IL, 61065
Phone Number(s): [redacted]

Attorney
Name:
Email:
Address/City:
Phone Number(s):

PART 3: PROPERTY INFORMATION

Street Address: 13675 Illinois Route 76

Tax Parcel Number (PIN): 03-26-200-010

Legal Description: See Attached
(May be on separate sheet)

Current Use of the Property: vacant land

Current Zoning of the property: GB

Surrounding Zoning and Land Use

North GB
South GB
East R2
West GB

PART 5: PROPOSED SPECIAL USE

Describe the proposed special use (Attach additional sheets as needed to thoroughly describe the proposed use and/or business)
Construction of a new 4180 s.f. McDonald's restaurant with double drive thru lanes.

PART 6: STANDARDS FOR SPECIAL USE PERMITS

The Plan Commission will make its recommendation to approve or deny the proposed special use based on compliance with the facts listed below. Describe how the proposed use will comply with the minimum standards set forth in the Village of Poplar Grove Zoning Ordinance:

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

   The proposed McDonald's will comply with all applicable codes and regulations ensuring safe operations without adverse effects on public health, safety, or general welfare.

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

   The restaurant will be designed to maintain consistent aesthetics, and will not diminish property values or impair the use and enjoyment of adjacent sites.

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

   The project aligns with the city's development plan and will not hinder the orderly development of surrounding properties.

4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;

   All necessary utilities, access roads, drainage, and related facilities are available or will bbe provided to fully support the site.

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

   Ingress and egress points have bbeen designed to provide safe traffic fflow. Adequate measures are included to minimize congestion and maintain accessiblity

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

   The project will comply with all applicable zoning district requirements, including setbacks, landscaping signage, and bbuilding standards.

PART 7: PROCESS

Once a special use application is submitted with all required documentation it will be reviewed by Village Staff. It is recommended that the proposed use be described in as much detail as possible to avoid delays in processing. Staff may request additional information to complete its review.

When the review is complete, a public hearing before the Plan Commission will be scheduled. The public hearing will be conducted no less than 15 days or more than 30 days after public notice is sent

to adjacent property owners within 250 feet by certified mail. The notice form will be provided to the applicant by Village staff, but the applicant shall send the notices and provide proof of service to the Village prior to the hearing. The Village will place a legal notice in a newspaper of general circulation. The cost of the newspaper notification shall be paid by the applicant.

The Plan Commission may make a recommendation after the public hearing, or continue the case to a future date for additional information.

The Plan Commission will forward its recommendation, along with its Findings of Fact to the Village Board, which will make the final determination on the proposed special use.

PART 8: ACKNOWLEDGEMENT

Payment of Fees. Fees shall be payable at the time applications are filed with the Village Clerk and are not refundable.

Reimbursable Costs. The Village may expend time in the investigation and processing of zoning procedures and site plan review. In addition to Village involvement, the Village may retain the services of professional consultants including, but not limited to engineers, landscape architects, architects, attorneys, environmental specialists, and recreation specialists in the administration, investigation and processing of such matters. Any person, firm or corporation requesting action by the Village on zoning procedures shall reimburse the Village for staff time expended in the administration, investigation and processing of applications for such permits or amendments and the cost to the Village charged by any professional consultant retained by the Village on any such matter. Notice shall be sent to the property owner or representative of the property owner informing them of the Village policy on reimbursement costs prior to the costs being incurred.

Fees for Public Hearing Notification. Applicants for all zoning matters (special uses, variations, map amendments, etc.) shall pay all expenses incurred for notification of all public hearings and other notices; including, but not limited to, publication, first class mail, certified mail, etc.

Any person who shall knowingly make or cause to be made, conspire, combine, aid, assist in, agree to, arrange for, or in any way procure the making of a false or fraudulent application affidavit, certificate or statement, shall be guilty of a misdemeanor as provided by statute by the State of Illinois. I hereby acknowledge that the information provided in this application is true and correct and that I understand that I am responsible for costs incurred.

Name of applicant: Cathy Stephens Signature: Cathy Stephens Date: 9/8/25

Name of property owner: BEL AIR ESTATES, LLC Signature: [redacted] Date: 9/11/25

APPLICATION FOR PLAT OF SUBDIVISION APPROVAL

VILLAGE OF POPLAR GROVE

Poplar Grove Village Hall
200 North Hill Street
Poplar Grove, IL 61065

FOR OFFICE USE ONLY

_____ Preliminary _____ Final ____Replat

Case Number_____ PZC Date_____
Filing Date_____ Admin Date_____
Zone District_____ VB Date_____

PLEASE PRINT IN BLACK INK OR TYPE

1) **Applicant Name:** Cathy Stephens Permit Solutions
Mailing Address: 100 North Ave. Tallmadge 44278
Zip:
Daytime Phone: 330.327.1023 Fax: Email: cstephens@permitsolutionsohio.com

2) **Property Owner Name:** Bel Air Estates LTD
Mailing Address: 11619 IL Route 76 Poplar Grove, IL
Zip: 61065
Daytime Phone: [redacted] Fax: 815-544-8900

3) **Surveyor/Engineer Name:** Atwell LLC/ Kyle Wood
Mailing Address:
Zip:
Daytime Phone: 770- 615-2881 Fax:

4) **Attorney Name:**
Mailing Address:
Zip:
Daytime Phone: Fax:

5) **Project Manager:** In order to reduce confusion, planning staff requests one contact person be designated to discuss issues concerning this petition.
Name: Cathy Stephens Permit Solutions
Mailing Address: 100 North Ave. Tallmadge 44278
Zip:
Daytime Phone: 330-327-1023 Fax: Email: cstephens@permitsolutionsohio.com

6) Proposed Name of Subdivision: _____

7) Property Location: 13675 Illinois Route 76

Parcel Identification Number: 03-26-200-010 Section: _____ Twp: _____
Range: _____ Other (attached) _____ Twp. Name: _____

8) Proposed Use(s): McDonald's Restaurant Present Zoning: GB
Proposed Zoning: GB # of Lots: 1 Area of Parcel: 1.67 ac

9) Are you proposing deed restrictions? _____ Yes ✓ No If yes, please attach copy.

10) For residential subdivisions, indicate total number of proposed: n/a

Single-Family: _____ Two-Family: _____ Multi-Family: _____
Indicate total dwelling units of all Multi-Family :_____

11) Your proposed single-family, multi-family, or mobile home plat must comply with the Land/Cash Ordinance adopted by Poplar Grove. Please indicate when you plan to pay the required fee.

n/a

_____ At time of final plat approval.
_____ At time of securing building permit for each residential unit. (Applicant must sign "Exhibit B, Agreement", attached to this application)

12) What type of sewage disposal do you propose? _____

13) List all proposed improvements and utilities. State your intention to install or post a guarantee prior to actual installation.

	Improvement	Installation	Guarantee
a.			
b.			
c.			

14) List other materials submitted with this application.

	Item	Number
a.		
b.		
c.		

NOTE: The "Endangered Species Act" entitles the Illinois Department of Natural Resources (IDNR) to review all platting applications for their impact on endangered or protected species. Illinois law allows thirty (30) days for their response. The Applicant is responsible for contacting the IDNR, via the EcoCAT website at DNR.EcoCAT@illinois.gov.

The "National Historic Preservation Act" entitles the Illinois Historic Preservation Agency to review all platting applications for their impact on cultural or historical resources if the proposed development involves State or Federal funding. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the Illinois Historic Preservation Agency at (1-217-782-4836).

DECLARATION

I, the applicant, of the above legally described property on which the plat of subdivision is proposed, has provided answers to the questions herein that are true to the best of my knowledge. I have been granted permission by the property owner(s) of the above legally described property to apply for a plat of subdivision on said property.

By virtue of my application for a plat of subdivision, I do hereby declare that the appropriate appointed and elected officials responsible for the review of my application are given permission to visit and inspect the property proposed for plat of subdivision in order to determine the suitability of the request.

Applicant Signature: Cathy Stephens Date Signed: 9/8/25

Owner(s) Signature: [redacted] Date Signed: 9/11/25

_____ Date Signed: _____

STAFF SIGNATURE: _____ Date Signed: _____

Filing Fee - Amount Paid: _____ Check Number: _____

FILING PROCEDURE

A. This form, ten (10) full size copies, and one (1) 11" x 17" copy of each page of the plat shall be filed with this application. Reduction must be readable. All plats must be filed in the Clerk's Office at the time of application submittal.

B. Submit this form and supporting information accompanied by an application fee (make check payable to the Village of Poplar Grove). See the attached fee schedule.

C. Applicants must appear before the Village's Planning and Zoning Commission, Administrative Committee and the Village Board.

Checks for *subdivision filing fees* for village plats are to be made out to *the Village of Poplar Grove* and shall be submitted to the Village Clerk. Checks for Village *Engineering Review fees* are to be made out to the Village of Poplar Grove and shall be submitted to the Village Clerk.

Permit Solutions

Written Narrative

The applicant seeks a Special Use Permit to construct and operate a McDonald s restaurant in the Village of Poplar G.
The restaurant will provide dine-in and drive-thru service, with site access and utilities designed to meet Village standards.
The project will comply with all applicable zoning regulations.

VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

200 Hill Street, Poplar Grove, IL 61065 Phone: (815) 765-3201 – Fax: (815)765-3571 www.poplargrove-il.gov

PROFESSIONAL SERVICES FEE AGREEMENT

Date: 9/8/25

PRIMARY CONTACT (for Escrow): Name of Contact: Cathy Stephens Permit Solutions

Address: 100 North Ave. Suite 103-164 Tallmadge, OH 44278

e Number: 330.327.1023 Facsimile Number: _____

E-mail: cstephens@permitsolutionsohio.com

OWNER: Name of Property Owner: BEL AIR ESTATES LTD 11619 IL Route 76 Poplar Grove,IL Owner's

Address: _____ Telephone

Number: 815-494-0443 Facsimile Number: 815-544-8900

E-mail: STEVE@POPLARGROVEAIRMOTIVE.COM

PETITIONER: Name of Petitioner: Amy Switzer- McDonald's Area Construction Manager

Petitioner's Address: 110 N. Carpenter St. Chicago, IL 60607

Telephone Number: 913.660.2205 Facsimile Number: _____

E-mail: amy.switzer@us.mcd.com

LOCATION OF PROPERTY (General Location, attach more pages if necessary):

13675 Illinois Route 76

Total Acreage: 1.67 ac PIN(S): 03-26-200-010

LEGAL DESCRIPTION: (attach as an Exhibit)

DESCRIPTION OF PROJECT OR APPROVAL SOUGHT (attach more pages if necessary):

Construction of a new 4180 s.f. McDonald's restaurant with double drive thru lanes.

The undersigned(s) do hereby agree to pay for all professional services fees and costs incurred by the Village in connection with the above-described project or approval sought. The undersigned(s) agree that such payment shall be made in accordance with the provisions of Title 11 of the Village of Poplar Grove Code of Ordinances, a copy of which is attached hereto and incorporated herein, and that the undersigned(s) agree to comply with all applicable provisions of said Title 11.

WITHDRAWALS OR DENIALS OF PETITION OR APPLICATION: In the event the undersigned(s) withdraws their petition or application, the undersigned(s) may apply in writing to the Village for a refund of the escrow account balance. The Village Administrator may, in his/her sole discretion, approve the refund less any actual fees and expenses which the Village has already incurred associated with the project or request. In the event the petition or application is denied by the Village, the undersigned(s) shall remain liable for all Professional Services Fee and costs which the Village has incurred, and no refund of the escrow account balance shall occur until all such Professional Services Fee and costs have been paid. Should the escrow account fund balance be insufficient to cover all of the Professional Services Fee and costs, the undersigned(s) shall remain liable to pay for any remaining balance of Professional Services Fee and costs.

DEFAULT: Upon the failure of the undersigned(s) to pay for Professional Services Fee incurred by the Village associated with the project or request in accordance with Title 11 of the Village of Poplar Grove Code of Ordinances and the provisions of this Agreement, the undersigned(s) shall be deemed to be in Default of this Agreement and the Village shall have any and all remedies available to it in equity or at law to obtain payment of the unpaid Professional Services Fee and costs. Further, the Village shall have the right to refrain from taking any further action whatsoever with regards to the project or request and that the same shall remain in abeyance until the escrow is in good standing. The undersigned(s) further agree to extensions of any statutory timelines that may be necessary until such time as the escrow account has been replenished in accordance with said Title 11, and upon such happening, the Village agrees to proceed promptly and with due diligence thereafter. The undersigned(s) agree that the Village may withhold any other action, legislative or ministerial, which may include the issuance of permits, licenses, approval and/or execution of any development agreements, economic development agreements, economic incentive agreements, or recording of plats, approval of zoning actions, code amendments, contracts, or any other Village action for, on or upon the subject property, until the Default is cured. Upon any Default, interest in the amount of one percent (1%) per month shall accrue on all sums outstanding for thirty (30) days or more, plus any legal expenses and five percent (5%) of the outstanding amount due in order to cover administration expenses. The Village shall have the right, but not the obligation, in its sole discretion, to pursue any remedy it may have at law or in equity in the event of Default, including, but not limited to, pursing collection via the State of Illinois Local Debt Recovery Program and/or electing to place a lien against any real property associated with the undersigned(s)'s project or request, for the amount of expenses, including administrative costs and reasonable attorney fees, that have been outstanding for thirty (30) days or more.

REMEDIES: The remedies available to the Village as set forth herein are non-exclusive and nothing herein shall be construed to limit or waive the Village's right to proceed against any or all parties in a court of law or equity in competent jurisdiction.

PLANNING, ZONING, DEVELOPMENT FEES (Petition or Application Fees): The undersigned(s) agrees that the payment of Professional Services Fee in accordance with this Agreement and Title 11 of the Village of Poplar Grove Code of Ordinance shall be in addition to any other customary Village fees which may be applicable to the project or request.

TERMINATION OF PETITION OR APPLICATION: In the event the undersigned(s) fails to replenish the escrow account within thirty (30) days of a request by the Village to do so, the undersigned(s) agree that the Village, shall the right, in its sole discretion, to terminate and render null and void the pending application/petition for the project or request, upon providing written notice of the same to the undersigned.

NOTICE OF PUBLIC HEARING
POPLAR GROVE PLANNING AND ZONING COMMSSION

Notice is hereby given that the Village of Poplar Grove Planning and Zoning Commission will hold a public hearing on Tuesday, October 14, 2025 at 6:00 pm in the Village Board Room, 200 North Hill Street, Poplar Grove, Illinois, 61065 for the purpose of considering the following:

The applicant, Cathy Stephens of Permit Solutions, 100 North Avenue, Tallmadge, Ohio 44278 on behalf of the property owner Bel Air Estates, LTD, 11619 IL Route 76, Poplar Grove, IL 61065 is requesting to rezone approximately 0.30 acre portion of the property which is owned by Bel Air Estates, LTD, 11619 IL Route 76, Poplar Grove, IL 61065, with PIN 03-26-200-008 from the currently designated zoning district of R-2 (Single Family Residential 2 District) to GB (General Business District) per section 8-5-5 Map Amendment (Rezoning) of the Poplar Grove Zoning Code.

The applicant also requesting a Special Use Permit to install a McDonalds Restaurant with a Drive Through on the real property with an address of 13675 IL Route 76, Poplar Grove, IL 61065 (PIN 03-26-200-010). The property is zoned GB (General Business) and requires a Special Use Permit per section 8-5-7 of the Poplar Grove Zoning Code. The Special Use Permit would also be applicable to the approximately 0.30 acre portion of the property which is being rezoned from R-2 to GB as referenced-above.

ORDINANCE NO. 2025-28

AN ORDINANCE REZONING AN APPROXIMATELY 0.30 ACRE PORTION OF THE PROPERTY WITH PIN 03-26-200-008 FROM R-2 (SINGLE FAMILY RESIDENTIAL 2 DISTRICT) TO GB (GENERAL BUSINESS) IN THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS

WHEREAS, the Village of Poplar Grove, Illinois ("Village") is authorized under the Illinois Municipal Code and its own zoning ordinance to regulate the use of land and to rezone properties; and

WHEREAS, a petition has been submitted to the Village by the property owner(s) of certain real estate with PIN 03-26-200-008 (the "Subject Property"), requesting to rezone an approximately 0.30 acre portion of the Subject Property from R-2 (Single Family Residential 2 District) to GB (General Business); and

WHEREAS, the Village Planning and Zoning Commission held a public hearing on the rezoning request on October 14, 2025, after proper notice was given in accordance with applicable law; and

WHEREAS, the Planning and Zoning Commission recommended approval of the rezoning request following due consideration of the applicable standards for zoning map amendments; and

WHEREAS, the Village Board of Trustees has determined that the rezoning of an approximately 0.30 acre portion of the Subject Property is in the best interest of the Village and is consistent with applicable zoning regulations.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Poplar Grove, Boone County, Illinois, as follows:

Section 1. Incorporation of Recitals. The above-stated recitals are hereby found to be true and correct and are incorporated herein by reference as though fully set forth.

Section 2. Rezoning of Property. The approximately 0.30 acre portion of the Subject Property, as legally described in **Exhibit A** attached hereto and made a part hereof, is hereby rezoned from the R-2 (Single Family Residential 2 District) to GB (General Business) under the Village of Poplar Grove Zoning Ordinance.

Section 3. Zoning Map Amendment. The official zoning map of the Village of Poplar Grove shall be amended to reflect the rezoning of said approximately 0.30 acre portion of the Subject Property to GB.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Section 5. Conflict. Except as amended in this Ordinance, all other provisions and terms of Village Code of Ordinances shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2025

AS FOLLOWS:

VOTING "AYE": _____

_____

VOTING "NAY": _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2025

ATTEST:

_____ _____

CLERK PRESIDENT

EXHIBIT A –
LEGAL DESCRIPTION OF 0.30 ACRE PORTION OF SUBJECT PROPERTY BEING REZONED TO GB

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN POPLAR WOODS SECOND ADDITION, RECORDED NOVEMBER 5, 2015, AS DOCUMENT NO. 2015R05917; THENCE NORTH 00 DEGREES 20 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF LOT 2 IN SAID POPLAR WOODS SECOND ADDITION, 70.37 FEET; THENCE NORTH 02 DEGREES 31 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 100.12 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 64.59 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 40 SECONDS EAST, 361.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 40 SECONDS EAST, 55.09 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 31 SECONDS WEST, 175.02 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS WEST, 52.71 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 20 SECONDS WEST, 175.00 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS.

INVOICE REPORT BOARD FOR VILLAGE OF POPLAR GROVE
POST DATES 10/14/2025 - 10/17/2025
BOTH JOURNALIZED AND UNJOURNALIZED
OPEN

INVOICE NUMBER	INVOICE DATE	VENDOR NAME	DESCRIPTION	DISTRIBUTIONS	AMOUNTS	GROSS AMOUNT
VENDOR NAME: ABBY PEST ELIMINATION LLC						
14994	10/02/2025	ABBY PEST ELIMINATION	PEST CONTROL @NEW PW BLDG	01-53-4240	85.00	85.00
14990	10/02/2025	ABBY PEST ELIMINATION	PEST CONTROL @ NWWTP	31-75-4301	165.00	165.00
14991	10/02/2025	ABBY PEST ELIMINATION	PEST CONTOL @ OLD PW BLDING	01-53-4240	67.00	67.00
14989	10/02/2025	ABBY PEST ELIMINATION	PEST CONTROL @ VH	01-50-4301	47.00	47.00
TOTAL VEN						364.00
VENDOR NAME: AMAZON CAPITAL SERVICES						
1XX1-TD46-3K1H	10/09/2025	AMAZON.COM	MILAUKEE BATTERY REPLACEMENTS	01-53-4227	697.03	697.03
1XLK-T7RL-6461	10/08/2025	AMAZON.COM	SURGE PROTECTOR	01-53-4302	87.96	87.96
13K3-7D9V-D4PY	10/07/2025	AMAZON.COM	NEW TABLET GLASS PROTECTOR	01-53-4302	75.96	75.96
14FC-JW7P-CYT6	10/14/2025	AMAZON.COM	OFFICE SUPPLIES	01-50-4300	22.96	22.96
1YQT-44QY-7JM6	10/16/2025	AMAZON.COM	OFFICE SUPPLIES FOR PW	01-53-4301	121.75	121.75
TOTAL VEN						1,005.66
VENDOR NAME: B&F CONSTRUCTION CODE SERVICE, INC.						
21592	10/15/2025	B&F CONSTRUCTION CODE	SEPT ADMIN TIME	01-55-4237	4,450.00	4,450.00
TOTAL VEN						4,450.00
VENDOR NAME: BLAIN'S FARM & FLEET						
BFF-090422	10/02/2025	BLAIN'S FARM & FLEET	SHOP STOCK	01-53-4228	202.74	202.74
BFF-090462	10/03/2025	BLAIN'S FARM & FLEET	SHOP STOCK	01-53-4228	68.87	68.87
BFF-090449	10/05/2025	BLAIN'S FARM & FLEET	ZACH CLOTHING ALLOWANCE	01-53-4080	334.82	334.82
TOTAL VEN						606.43
VENDOR NAME: BOBCAT OF ROCKFORD						
01-310420	10/09/2025	BOBCAT OF ROCKFORD	STUMP GRINDER	01-53-4302	250.00	250.00
TOTAL VEN						250.00
VENDOR NAME: COMCAST						
0207744SEPT25	09/27/2025	COMCAST	PRAIRIE KNOLL L/S	31-50-4202	81.88	81.88
0208536SEPT25	10/09/2025	COMCAST	WELL 5&6 PHONE	31-68-4202	82.15	82.15
TOTAL VEN						164.03
VENDOR NAME: COMED						
0622964000SEPT25	10/09/2025	COMED	BEAVER LIFT STATION	31-75-4204	72.81	72.81
0862561222SEPT25	10/09/2025	COMED	L/S - HARVEST WAY	31-75-4204	135.09	135.09
2994975000SEPT25	10/09/2025	COMED	WELL HOUSE 4	31-68-4204	86.81	86.81
317289222SEPT25	10/10/2025	COMED	WELL HOUSE 2	31-68-4204	109.95	109.95
7080803000SEPT25	09/18/2025	COMED	COMMUNITY STREET LIGHTS	01-53-4230	5.58	5.58
5318627000SEPT25	10/09/2025	COMED	SWWTP METER 2	31-79-4204	36.89	36.89
79991645000SEPT25	10/13/2025	COMED	WELL 5 &6	31-68-4204	1,831.30	1,831.30
4653503000SEPT25	10/13/2025	COMED	SWWTP METER 1	31-79-4204	13,069.67	13,069.67
7470531222SEPT25	10/13/2025	COMED	NWWTP	31-77-4204	4,236.93	4,236.93
9866415000SEPT25	10/09/2025	COMED	WATER TOWER & WELL 3	31-68-4204	1,283.30	1,283.30
TOTAL VEN						20,868.33
VENDOR NAME: CORE & MAIN LP						
X847821	10/02/2025	CORE & MAIN LP	MAN HOLE COVER TITLEST TRL	01-53-4228	1,453.65	1,453.65
TOTAL VEN						1,453.65
VENDOR NAME: CORPRO VISUAL						
CP-INV003891	10/10/2025	CORPRO VISUAL	WINDOW AND TRUCK DECALS	01-50-4300	73.08	393.90
				01-50-4300	64.20	
				01-53-4226	106.62	
				01-53-4226	150.00	

INVOICE NUMBER	INVOICE DATE	VENDOR NAME	DESCRIPTION	DISTRIBUTIONS	AMOUNTS	GROSS AMOUNT
VENDOR NAME: CORPRO VISUAL						
TOTAL VEN						393.90
VENDOR NAME: DORNER PRODUCTS, INC.						
517645	10/08/2025	DORNER PRODUCTS, INC.	ACTUATOR REPAIR	31-75-4301	8,566.00	8,566.00
TOTAL VEN						8,566.00
VENDOR NAME: GAIL BONESCHANS						
10/17/2025	10/17/2025	GAIL BONESCHANS	UB Receipt Refund for Account #: 001109	31-00-1401	17.40	0.00
				31-00-1401	34.79	
				31-00-1401	8.69	
				31-00-1401	17.37	
TOTAL VEN						0.00
VENDOR NAME: GAME TIME C/O PLAYCORE COMPANY						
176928-01-03	10/01/2025	GAME TIME C/O PLAYCOR	WEST GROVE PARK EQUIPMENT	90-52-4440	27,945.79	27,945.79
TOTAL VEN						27,945.79
VENDOR NAME: GATEHOUSE MEDIA ILLINOIS HOLDINGS						
11691227	10/14/2025	GATEHOUSE MEDIA ILLIN	MCDONALDS PLANNING AND ZONING LEGAL NOT	01-55-4209	121.20	121.20
TOTAL VEN						121.20
VENDOR NAME: GO TO COMMUNICATIONS INC						
IN7104275907	10/01/2025	GO TO COMMUNICATIONS	VH PHONES	01-50-4202	251.15	251.15
TOTAL VEN						251.15
VENDOR NAME: GRAINGER						
9665613510	10/05/2025	GRAINGER	NWWTP MACHINE BELTS	31-77-4302	57.69	57.69
TOTAL VEN						57.69
VENDOR NAME: HAWKINS, INC.						
4953478	10/01/2025	HAWKINS, INC.	AZONE CHEMCIALS FOR PLANTS	31-68-4305	2,629.18	2,629.18
TOTAL VEN						2,629.18
VENDOR NAME: HD SUPPLY INC / USA BLUE BOOK						
INV00848401	10/06/2025	USA BLUE BOOK	TRANSMITTER FOR SWWTP	31-79-4301	934.95	934.95
TOTAL VEN						934.95
VENDOR NAME: HEARTLAND BANK & TRUST COMPANY						
3828	10/06/2025	HEARTLAND BANK & TRUS	SERIES 2015B PRINCIPAL-INTEREST-BOND AG	32-50-4801	205,000.00	209,600.00
				32-50-4811	4,100.00	
				01-50-4270	500.00	
TOTAL VEN						209,600.00
VENDOR NAME: JOHNSON TRACTOR						
IE36372A	10/07/2025	JOHNSON TRACTOR	BATWIG MOWER PARTS	01-53-4227	374.76	374.76
TOTAL VEN						374.76
VENDOR NAME: LAUTERBACH & AMEN, LLP						
110140	10/06/2025	LAUTERBACH & AMEN, LL	FY25 FINAL BILLING	01-50-4211	2,000.00	2,000.00
TOTAL VEN						2,000.00
VENDOR NAME: LAWSON PRODUCTS, INC.						

INVOICE NUMBER	INVOICE DATE	VENDOR NAME	DESCRIPTION	DISTRIBUTIONS	AMOUNTS	GROSS AMOUNT
VENDOR NAME: LAWSON PRODUCTS, INC.						
9312868561	10/02/2025	LAWSON PRODUCTS, INC.	DEGREASER FOR DUMP BED	01-53-4301	471.45	471.45
TOTAL VEN						471.45
VENDOR NAME: LINCOLN RENT-ALL & LAWN EQUIP SALES						
545699	10/10/2025	LINCOLN RENT-ALL & LA	AERATOR RENTAL	01-53-4302	59.54	59.54
TOTAL VEN						59.54
VENDOR NAME: MARATHON FLEET / WEX BANK						
108024403	10/16/2025	WEX BANK - MARATHON F	PUBLIC WORKS FUEL	01-53-4303	1,225.62	1,225.62
TOTAL VEN						1,225.62
VENDOR NAME: MARVS TOWING & REPAIR, INC.						
7001	10/15/2025	MARVS TOWING & REPAIR	OIL FILTER	01-53-4226	40.54	40.54
TOTAL VEN						40.54
VENDOR NAME: MID-WEST TRUCKERS ASSOCIATION, INC.						
177807	10/03/2025	MID-WEST TRUCKERS ASS	2026 ANNUAL CHARGE-5 PEOPLE	01-53-4202	450.00	450.00
TOTAL VEN						450.00
VENDOR NAME: MILLER-BRADFORD & RISBERG, INC.						
P3384608	09/30/2025	MILLER-BRADFORD & RIS	SCAG MOWER PARTS	01-53-4227	211.69	211.69
TOTAL VEN						211.69
VENDOR NAME: NAPA AUTO PARTS						
431766	10/10/2025	NAPA AUTO PARTS	GMC SIERRA TRUCK PARTS	01-53-4227	342.98	342.98
431527	10/07/2025	NAPA AUTO PARTS	FILTERS 1999 VOLVO LOADER	01-53-4227	375.14	375.14
431529	10/07/2025	NAPA AUTO PARTS	FILTERS FOR SWEEPER	01-53-4227	133.12	133.12
431528	10/07/2025	NAPA AUTO PARTS	FILTERS FOR 2019 ISUZU	01-53-4227	222.94	222.94
TOTAL VEN						1,074.18
VENDOR NAME: NICOR GAS						
1231447685SEPT25	10/15/2025	NICOR GAS	DAWSON LAKE L/S	31-75-4204	53.82	53.82
2289858274SEPT25	10/09/2025	NICOR GAS	BEAVER DR L/S	31-75-4204	56.96	56.96
94988910009SEPT25	10/14/2025	NICOR GAS	WATER TOWER AND WELL 3	31-68-4204	23.62	23.62
17034425508SEPT25	10/09/2025	NICOR GAS	HARVEST WAY L/S	31-75-4204	153.47	153.47
30139401027SEPT25	10/09/2025	NICOR GAS	WELL HOUSE #4	31-68-4204	47.73	47.73
3185732001SEPT25	10/09/2025	NICOR GAS	WELL HOUSE #2	31-68-4204	14.13	14.13
TOTAL VEN						349.73
VENDOR NAME: ONSOLVE, LLC						
15351611	10/07/2025	ONSOLVE, LLC	YEARLY CHARGE 11.25-11.26	01-50-4223	1,814.45	1,814.45
TOTAL VEN						1,814.45
VENDOR NAME: O'REILLY AUTO PARTS						
4384243006	10/06/2025	O'REILLY AUTO PARTS	FILTERS AND OIL FOR FLEET	01-53-4226	(73.08)	148.50
				01-53-4226	221.58	
4384242685	10/03/2025	O'REILLY AUTO PARTS	CLEANER	01-53-4226	37.98	37.98
4384242682	10/03/2025	O'REILLY AUTO PARTS	2019 CHEVY FILTERS	01-53-4226	39.62	39.62
4384242679	10/03/2025	O'REILLY AUTO PARTS	AIR FILTER 2022 RAM 2500	01-53-4226	41.33	41.33
4384242677	10/03/2025	O'REILLY AUTO PARTS	CABIN FILTERS 2022 RAM 2500	01-53-4226	74.11	74.11
4384242676	10/03/2025	O'REILLY AUTO PARTS	OIL AND CABIN FILTER 2016 GMC SIERRA 35	01-53-4226	27.71	27.71
4384243065	10/07/2025	O'REILLY AUTO PARTS	FILTERS	01-53-4226	211.99	211.99
4384242681	10/03/2025	O'REILLY AUTO PARTS	MOTOR OIL FOR TRUCKS	01-53-4226	129.42	129.42
TOTAL VEN						710.66

INVOICE REPORT BOARD FOR VILLAGE OF POPLAR GROVE
POST DATES 10/14/2025 - 10/17/2025
BOTH JOURNALIZED AND UNJOURNALIZED
OPEN

INVOICE NUMBER	INVOICE DATE	VENDOR NAME	DESCRIPTION	DISTRIBUTIONS	AMOUNTS	GROSS AMOUNT
VENDOR NAME: P.C. TECH 2 U						
21995	10/07/2025	P.C. TECH 2 U	IT SETUP FOR PW IPADS	01-53-4240	200.00	200.00
TOTAL VEN						200.00
VENDOR NAME: PIRTEK ROCKFORD						
9509	10/13/2025	PIRTEK ROCKFORD	LOADER HYDRALIC HOSES	01-53-4227	531.26	531.26
9493	10/08/2025	PIRTEK ROCKFORD	HOSE ASSEMBLY KITS	01-53-4227	169.29	169.29
TOTAL VEN						700.55
VENDOR NAME: PREMIER LANDSCAPE STORE						
2554	10/09/2025	PREMIER LANDSCAPE STO	TOPSOIL FOR B BOX REPAIR	31-70-4301	38.99	38.99
TOTAL VEN						38.99
VENDOR NAME: ROCK ROAD COMPANIES						
P0013-07-25-00122	10/15/2025	ROCK ROAD COMPANIES	2025 MFT #1 25-00000-00-GM MCM P0013-07	20-00-4409	101,286.00	101,286.00
TOTAL VEN						101,286.00
VENDOR NAME: SABEL MECHANICAL LLC.						
250903	10/07/2025	SABEL MECHANICAL LLC.	SAND FILTER REPAIR	31-79-4240	891.68	891.68
250904	10/07/2025	SABEL MECHANICAL LLC.	PUMP REPAIR	31-77-4240	5,011.89	5,011.89
TOTAL VEN						5,903.57
VENDOR NAME: SUNBELT RENTALS						
175523904	10/13/2025	SUNBELT RENTALS	AERATOR RENTAL-PARKS	01-53-4301	1,168.42	1,168.42
TOTAL VEN						1,168.42
VENDOR NAME: TEST INC.						
10125055	10/01/2025	TEST INC.	MONTHLY SERVICE CHARGES PER CONTRACT W	31-77-4236	5,823.55	19,411.83
				31-79-4236	5,823.55	
				31-68-4236	4,852.96	
				31-75-4236	2,911.77	
TOTAL VEN						19,411.83
VENDOR NAME: ULINE						
199059079	10/09/2025	ULINE INC	RAVENS CREST SIDEWALK	01-53-4228	117.25	117.25
TOTAL VEN						117.25
GRAND TOTAL:						417,271.19

Date Updated: 10.03.2025

Oct-25

TO BE ATTACHED IN PACKET AS SUMMARY REPORT

FOR APPROVAL	Actual to Date		Total by Type	
	Check Run #1	Check Run #2		
AP Checks	$31,121.28	$394,576.36	$425,697.64	
EFTS (ACH)	$34,506.79	$22,694.83	$57,201.62	
Payroll	$20,916.34	$56,947.71	$77,864.05	back pay for employees + Trustee pay
Insurance	$0.00	$16,806.60	$16,806.60	
Total	$86,544.41	$491,025.50	$577,569.91	

Specific Breakout:	Actual for the month paid	Estimate Additional	Total by Type
Total	$0.00	$0.00	$0.00

FINAL NUMBERS

SEPTEMBER 2025 Final Numbers

Monthly Approvals	Requested	Actual	Difference	
AP Checks	$213,547.33	$213,547.33	$0.00	
EFTS (ACH)	$27,663.07	$27,663.07	$0.00	
Payroll	$33,197.06	$33,535.61	$338.55	Estimated difference
Insurance	$16,465.48	$17,773.83	$1,308.35	
Total	$290,872.94	$292,519.84	$1,646.90	

Specific Breakout:	Requested	Actual	Difference

Village of Poplar Grove – Board Meeting Memo

Kristi Richardson

October 14, 2025

Subject:
Raffle Permits

1. Background:

A recent inquiry about various types of raffles, lead to the review of ordinance 2-6-4. To Note our ordinance is modeled off the requirements of the IL Gaming (230 ILCS 30) Charitable Games Act. It reads as follows:

“Raffle licenses shall be issued only to bona fide religious, charitable, labor, business, fraternal, educational or veterans' organizations that operate without profit to their members and which have been in existence continuously for a period of five years immediately before making application for a license and which have had, during that entire five year period, a bona fide membership engaged in carrying out their objectives, or to a nonprofit fundraising organization that the licensing authority determines is organized for the sole purpose of providing financial assistance to an identified individual or group of individuals suffering extreme financial hardship as the result of an illness, disability, accident, or disaster. The following are ineligible for any raffle license:

A. Any person who has been convicted of a felony;

B. Any person who is or has been a professional gambler or gambling promoter;

C. Any person who is not of good moral character;

D. Any firm or corporation in which a person defined in subsection A, B, or C of this section has a proprietary, equitable, or credit interest, or in which such person is active or employed;

E. Any organization in which a person defined in subsection A, B, or C of this section is an officer, director, or employee, whether compensated or not; and

F. Any organization in which a person defined in subsection A, B, or C of this section is to participate in the management or operation of a "raffle" as defined in this chapter.”

2. Current Status:

Currently we have businesses within the Village of Poplar Grove who are not non-profit entities as defined in the 2-6-4 ordinance holding raffles.

3. Fiscal Impact:

Fiscal impact will include any legal counsel services, office time. Other fiscal impact will be dependent upon raffle permit fee.

4. Legal Review (if applicable):

Legal Counsel was engaged during the discovery of this issue.

5. Recommendation:

In efforts to come in-line with Boone County and to encourage non-profit entities to pull the appropriate raffle permits, while be extremely affordable it is recommended to reduce the Class D License (Calendar Raffle) fee from $100 to $25. All raffle permits licenses would be $25 with the exception of a Class C (one-time emergency) which is $0 fee.

Also note, per the ordinance a not-for-profit may apply for a waiver of Class A license fees once in a Village fiscal year (May 1 through April 30). There is no fee for a Class C license.

6. Supporting Documents (if applicable):

☐ Attached – Raffle Permit Ordinance
☐Not Applicable

Signature:

_____
Kristi Richardson
Village President

CHAPTER 6. RAFFLES

2-6-1. DEFINITIONS.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context expressly indicates a different meaning.

Business. A voluntary organization composed of individuals and businesses who have joined together to advance the commercial, financial, industrial, and civic interests of a community.

Calendar raffle. A raffle for which one set of tickets is sold and where drawings are held and prizes awarded on individual pre-determined dates specified in part of a calendar year and may include a consecutive portion of but shall not exceed 12 consecutive months.

Charitable Organization. An organization or institution organized and operated to benefit an indefinite number of the public. The service rendered to those eligible for benefits must also confer some benefit on the public.

Educational Organization. An organization or institution organized and operated to provide systematic instruction in useful branches of learning by methods common to schools and institutions of learning which compare favorably in their scope and intensity with the course of study presented in tax supported schools.

Fraternal Organization. An organization of persons having a common interest, the primary interest of which is to both promote the welfare of its members and to provide assistance to the general public in such a way as to lessen the burdens of government by caring for those who otherwise would be cared for by the government.

Labor Organization. An organization composed of workers organized with the objective of betterment of the conditions of those engaged in such pursuit and the development of a higher degree of efficiency in their respective occupations.

Licensee. An organization which has been issued a license to operate a raffle pursuant to this chapter.

Net Proceeds. The gross receipts from the conduct of raffles, less reasonable sums expended for prizes, local license fees and other reasonable operating expenses incurred as a result of operating a raffle.

Nonprofit. An organization or institution organized and conducted on a not for profit basis with no personal profit inuring to anyone as a result of said operation.

Person. An individual, firm, organization, public or private corporation, government, limited liability company, partnership, or unincorporated association.

Raffle. A form of lottery, as defined in 720 Illinois Compiled Statutes 5/28-2(b), conducted by an organization licensed under this chapter in which:

A. The player pays or agrees to pay something of value for a chance, represented and differentiated by a number or by a combination of numbers or by some other medium, one or more of which chances is to be designated as the winning chance; and

B. The winning chance is to be determined through a drawing or by some other method based on an element of chance by an act or set of acts on the part of persons conducting or connected with the lottery, except that the winning chance shall not be determined by the outcome of a publicly exhibited sporting contest.

Raffle administrator(s). The Village Clerk or any deputy clerk appointed; and in the event of a conflict of interest of either of the before mentioned, the Village President. In the event of a conflict of interest with both of the aforementioned, any two member(s) of the administrative and legislative committee shall provide the required signatures.

Raffle event. An event at which at least one raffle is conducted by an organization that holds a raffle license issued under this Code.

Religious Organization. Any church, congregation, society, or organization founded for the purpose of religious worship.

Veterans' Organization. An organization or association comprised of members of which substantially all are individuals who are veterans or spouses, widows, or widowers of veterans, the primary purpose of which is to promote the welfare of its members and to provide assistance to the general public in such a way as to confer a public benefit.

(Ord. 2010-787, 5-10-2010; Ord. No. 2019-06, § 1, 2-20-2019)

2-6-2. LICENSE REQUIRED.

A. It shall be unlawful for any person, firm or corporation to conduct or operate a raffle, or to sell, offer for sale, convey, issue, or otherwise transfer for value a chance on a raffle, unless conducted pursuant to a license duly issued by the village and in accordance with the provisions of this chapter.

B. Such license, when issued, is effective for all areas within the corporate limits of the village.

(Ord. 2010-787, 5-10-2010)

2-6-3. APPLICATION.

Any person, firm or corporation seeking to conduct or operate a raffle shall file an application therefor with the village clerk on forms provided by the Village Clerk. No application shall be filed more than 30 days nor less than seven days prior to the Raffle Event. Any not-for-profit seeking a waiver of fees as set forth in Section 2-6-6 shall be a registered 501(c) organization with the Internal Revenue Service. Such application shall contain the following information:

A. The name, address, and type of organization;

B. The length of existence of the organization and, if incorporated, the date and state of incorporation;

C. The name, address, telephone number, and date of birth of the organization's presiding officer, secretary, raffles manager, and any other members responsible for the conduct and operation of the raffle;

D. The aggregate retail value of all prizes to be awarded in the raffle;

E. The maximum retail value of each prize to be awarded in the raffle;

F. The maximum price charged for each raffle chance issued or sold;

G. The maximum number of raffle chances to be issued;

H. The area in which raffle chances will be sold or issued;

I. The time period during which raffle chances will be issued or sold;

J. The date, time, and location at which winning chances will be determined;

K. A sworn statement attesting to the not for profit character of the applicant organization, signed by its presiding officer and secretary;

L. A certificate signed by the presiding officer of the applicant organization attesting to the fact that the information contained in the application is true and correct; and

M. A fidelity bond in an amount equal to the aggregate retail value of all prizes to be awarded shall accompany such application.

(Ord. 2010-787, 5-10-2010; Ord. No. 2019-06, § 1, 2-20-2019)

2-6-4. LICENSEE QUALIFICATIONS.

Raffle licenses shall be issued only to bona fide religious, charitable, labor, business, fraternal, educational or veterans' organizations that operate without profit to their members and which have been in existence continuously for a period of five years immediately before making application for a license and which have had, during that entire five year period, a bona fide membership engaged in carrying out their objectives, or to a nonprofit fundraising organization that the licensing authority determines is organized for the sole purpose of providing financial assistance to an identified individual or group of individuals suffering extreme financial hardship as the result of an illness, disability, accident, or disaster. The following are ineligible for any raffle license:

A. Any person who has been convicted of a felony;

B. Any person who is or has been a professional gambler or gambling promoter;

C. Any person who is not of good moral character;

D. Any firm or corporation in which a person defined in subsection A, B, or C of this section has a proprietary, equitable, or credit interest, or in which such person is active or employed;

E. Any organization in which a person defined in subsection A, B, or C of this section is an officer, director, or employee, whether compensated or not; and

F. Any organization in which a person defined in subsection A, B, or C of this section is to participate in the management or operation of a "raffle" as defined in this chapter.

(Ord. 2010-787, 5-10-2010)

2-6-5. ISSUANCE.

A. The Village Clerk shall receive all license applications. Provided that an applicant has submitted any and all information required by the application, paid any and all necessary fees and otherwise meets with all the requirements and provisions of this Chapter 6, the Village Clerk shall issue a raffle license to the applicant within 30 days from the date of application. A raffle license shall be valid for a period of 30 days from and after its issuance unless the Village Clerk specifically authorizes a license for a longer or shorter period of time. In no event shall a license be authorized for a period longer than one year. The Village Clerk has the authority to issue the following types of licenses for raffles:

Class A: General raffle license. A general raffle license shall permit an organization the ability to conduct a raffle that may include multiple drawings to award the prizes but all drawings must occur on the same day and at the same location and within the confines of the same raffle event.

Class B: Multiple raffles license. A Class B license allows multiple 50/50 raffles to be conducted within 12 consecutive calendar months. Such license shall permit no more than 52 raffle events.

Class C: One time emergency raffle license. A Class C raffle license allows a not-for-profit fundraising organization or group, organized for the sole purpose of providing financial hardship assistance to an identified individual or group of individuals suffering severe financial hardship as a result of an injury, disability, accident or disaster, to conduct one raffle event for that purpose. All drawings must occur on the same day and at the same location and within the confines of the same raffle event.

Class D: Calendar Raffle. A 12-month raffle license shall permit the conduct of a raffle or raffles as defined above. Class D raffles shall be licensed annually for a period not to exceed 12-month period commencing on the day after the license is approved by the Village Clerk. Such license shall permit no more than 52 raffle events.

Class E: Limited annual raffle license. A limited annual raffle license permits an organization to regularly conduct raffles among its own membership at a regularly scheduled organizational meeting. Chances for these raffles may only be sold, and the drawings held, on the day of the meeting. Such licenses shall permit no more than 52 raffle events per year.

B. A raffle license shall contain the following.

1. The area in which raffle chances will be sold or issued;
2. The period of time during which raffle chances will be sold or issued;
3. The date, time, and location on or at which the winning chances will be determined.

C. Such license shall be prominently displayed at the time and location of the determination of the winning chances.

D. A license shall be valid for one raffle only, unless the Village Clerk specifically authorizes a specified number of raffles to be conducted during a specified period not to exceed one year.

E. A license may be suspended or revoked for any violation of this chapter.

(Ord. 2010-787, 5-10-2010; Amd. Ord. 2013-027, 11-11-2013; Ord. No. 2019-06, § 1, 2-20-2019)

2-6-6. FEES.

The fee for a Class A, B or E license is $25.00. A not-for-profit may apply for a waiver of Class A license fees once in a Village fiscal year (May 1 through April 30). There is no fee for a Class C license. The fee for a Class D license is $100.00. When an application for a raffle license is filed, such application fee is nonrefundable even if the application is rejected by the Village Clerk.

(Ord. 2010-787, 5-10-2010; Amd. Ord. 2013-027, 11-11-2013; Ord. No. 2019-06, § 1, 2-20-2019)

2-6-7. CONDUCT OF RAFFLES.

The conducting of raffles is subject to the following restrictions:

A. The entire net proceeds of any raffle must be exclusively devoted to the lawful purposes of the licensee.

B. No person except a bona fide member of the licensee may participate in the management or operation of the raffle.

C. No person may receive any remuneration or profit for participating in the management or operation of the raffle.

D. A licensee may rent a premises on which to determine the winning chance or chances in a raffle only from an organization which is also licensed under this chapter.

E. Raffle chances may be sold, offered for sale, conveyed, issued, or otherwise transferred for value only within the area specified on the license and winning chances may be determined only at those locations specified on the license.

F. A person under the age of 18 years may participate in the conducting of raffles or chances only with the permission of a parent or guardian. A person under the age of 18 years may be within the area where winning chances are being determined only when accompanied by a parent or guardian.

G. Anyone seeking a raffle license with a prize amount above $10,000.00, or if the aggregate of all prizes exceeds $25,000.00, must appear before the administration committee and provide a surety bond to the village in the amount of the total aggregate retail value of all prizes awarded. For good cause shown, the village board may waive the surety bond requirement for any applicant. The aggregate retail value for all prizes awarded in a single raffle shall not exceed $150,000.00 and the retail value of any one prize awarded in a single raffle shall not exceed $150,000.00.

H. The price which may be charged for each raffle chance sold, offered for sale, conveyed, issued or otherwise transferred for value shall not exceed the following schedule.

Aggregate Retail Value of Prize	Price of Chance
Less than $100.00	$ 1.00
$100.00 or more but less than $500.00	5.00
$500.00 or more but less than $1,000.00	10.00
$1,000.00 or more but less than $10,000.00	20.00
$10,000.00 or more	50.00

I. Each raffle chance shall have printed thereon the cost of such chance, the aggregate retail value of all prizes to be awarded in such raffle, and the maximum number of raffle chances to be issued. Each chance shall indicate whether the holder must be present to win. However, when raffle chances are sold, conveyed, issued, or otherwise transferred, only at the time and location at which winning chances will be determined and only to persons then in attendance, the face of the raffle chance need not contain such information.

(Ord. 2010-787, 5-10-2010)

2-6-8. RAFFLES MANAGER.

The operation and conduct of a raffle shall be under the supervision of a single raffles manager designated by the licensee. The manager shall give a fidelity bond equal in amount to the aggregate retail value of all prizes to be awarded in favor of the licensee conditioned upon his honesty in the performance of his duties. The terms of the bond shall provide that notice shall be given in writing to the village not less than 30 days prior to its cancellation. The village board may waive this bond requirement by including a waiver provision in the license issued to the licensee, provided that the license containing such waiver provision shall be granted only by unanimous vote of the members of the licensee.

(Ord. 2010-787, 5-10-2010)

2-6-9. RECORDS.

A. Each licensee shall keep records of its gross receipts, expenses, a list of names of prize winners, and net proceeds for each single gathering or occasion at which winning chances are determined. All deductions from gross receipts for each single gathering or occasion shall be documented with receipts or other records indicating the amount, a description of the purchased item or service or other reason for the deduction, and

the recipient. The distribution of net proceeds shall be itemized as to payee, purpose, amount and date of payment.

B. Gross receipts from the operation of raffles shall be segregated from other revenues of the licensee, including bingo gross receipts, if bingo games are also conducted by the same nonprofit organization pursuant to license therefor issued by the department of revenue of the state of Illinois, and placed in a separate account. Each licensee shall keep separate records of its raffles. The person who accounts for gross receipts, expenses, and net proceeds from the operation of raffles shall not be the same person who accounts for the other revenues of the licensee.

C. Each licensee shall report promptly after the conclusion of each raffle to its membership and to the village its gross receipts, expenses, and net proceeds from the raffle and the distribution of net proceeds itemized as required herein. If a license is valid for more than 30 days, the report shall be made monthly.

D. Raffle records required by this section shall be preserved for three years, and organizations shall make available their records relating to the operation of raffles for public inspection at reasonable times and places.

(Ord. 2010-787, 5-10-2010)

2-6-10. PENALTY.

Failure to comply with any of the requirements of this chapter shall constitute a violation, and any person shall, upon conviction thereof, be fined no less than $100.00 nor more than $500.00 for each offense. Each day the violation continues shall be considered a separate offense. Each member of the sponsoring organization shall be jointly and severally liable with the organization and with each other for any violation. The imposition of the penalties herein prescribed shall not preclude the institution of appropriate action to prevent unlawful raffles or to restrain, correct, or abate a violation of this chapter or of the conditions of a raffle license issued pursuant to such license.

(Ord. 2010-787, 5-10-2010; Ord. No. 2019-06, § 1, 2-20-2019)

Village of Poplar Grove – Board Meeting Memo

Village of Poplar Grove
Office of the Village Clerk

To: Village President and Board of Trustees
From: Karri Miller, Village Clerk
Date: October 17, 2025
Subject: Hall Rental Agreement – Current Practices and Proposed Policy Updates

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1. Background

The Village currently rents out the community hall for private events and gatherings. The established fee structure is as follows:

- **Rental Fee:** $75.00
- **Security Deposit:** $150.00

At this time, the security deposit is collected by check and held in the Village safe until after the event. If no damage or issues are reported, the check is returned to the renter.

However, the Village does not have a formal written policy governing hall rentals. This absence of policy creates inconsistencies and operational challenges when scheduling, processing payments, managing facility usage, and protecting Village property.

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2. Current Practices

- Only **one rental per weekend** is permitted. This limitation is due to the lack of available staff to verify that the hall has been cleaned and reset between events.
- **Non-profit organizations** are not currently charged a rental fee.
- The Village **does not require proof of insurance** for non-profit organizations or other renters. Insurance is only requested if the event includes a bounce house or inflatable attraction.

- Security deposits are not consistently collected from all renters, and the current policy does not clearly outline the conditions under which the deposit may be forfeited.

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3. Staff Recommendations

To improve clarity, fairness, and financial accountability, staff recommends the following updates to the Hall Rental Policy:

1. **Two-Tier Fee Structure:**
   Staff recommends adopting a **resident and non-resident fee structure** to better reflect the benefit received by Village residents and to align with common municipal practices.
   - Resident Rental Fee: $_____
   - Non-Resident Rental Fee: $_____

This change ensures that Village taxpayers receive a discounted rental rate while non-residents pay a rate that reflects the full cost of facility use.

2. **Updated Deposit Policy:**
   Staff recommends implementing a consistent deposit policy that requires a security deposit for **all rentals**, including those by non-profit organizations. This deposit should be collected in advance and returned only if:
   - The facility is left clean and in good condition.
   - No damage occurs to Village property.
   - The key is returned promptly following the event.
   - All rental rules and policies are followed.

This updated approach will help protect Village assets and reduce the risk of damage or misuse.

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4. Next Steps

Staff recommends that the Village Board **discuss and provide input on what they would like to see included in a comprehensive rental policy**, including fee amounts, deposit requirements, insurance expectations, and any additional conditions. Once the Board has provided guidance, staff will use that direction to **draft and present a formal rental policy for approval** at a future meeting.

Supporting Documents:

☒ Current Rental Rules and Forms (attached)

☐ Not Applicable

Signature:

Karri Miller, Village Clerk

VILLAGE OF POPLAR GROVE

APPLICATION TO RESERVE VILLAGE HALL

NAME OF APPLICANT(S): _____

STREET ADDRESS:_____ CITY: _____ STATE:_____ ZIP CODE: _____

PHONE NUMBER OF APPLICANT: HOME/CELL _____

DATE(S) REQUESTED: _____

HOURS REQUESTED:_____ TO _____ MAX NUMBER TO BE IN ATTENDANCE: _____

FOR THE PURPOSE OF: _____

DEPOSITS & FEES:

DEPOSIT	Room Rental Fee
$150	$75
Due at time of Application	Non-Refundable
Refundable; Contingent on Room condition & Village Key Returned	*Village Key pick-up 24 hours before event

ALL PAYMENTS MUST BE SUBMITTED TO THE VILLAGE OF POPLAR GROVE WITH THE COMPLETED APPLICATION.

- ☐ **I have read and understand the Policy and Guideline Packet; Initial:_____**

The applicant agrees by signing this application that the deposit shall be held by the Village of Poplar Grove, and may be applied to property damage to the premises and/or Village Key not being returned the day of rental, resulting from the time of the activity or may be forfeited as a result of the activity. The Village may also seek further action to recover damages to the occupied premises. The applicant agrees not to use the premises for any unlawful activity and agrees to abide by all Village Hall rules, Regulations, and Ordinances of the Village of Poplar Grove. Person(s) using the Village Hall do so at their own risk. The Village and its employees are not responsible for damage to or loss of property of person(s) using the Hall. The Village will be contacted immediately for any injuries that result while person(s) are using the Hall. I, the applicant, have read and fully understand all the policies and guidelines as attached necessary for the use of Village Hall, and I will comply.

- ☐ **I have read and understand the above waiver**.

APPLICANT SIGNATURE: _____ DATE:_____

- ☐ Deposit refund date:_____
- ☐ Key Given to: _____ Date: _____
- ☐ Fee Paid Date: _____
- ☐ Paid by: CK Number _____ CC Last Four Numbers _____ CASH _____

VILLAGE OF POPLAR GROVE
FACILITY RENTAL POLICY AND GUIDELINES

200 North Hill Street; Poplar Grove, IL 61065
Phone: (815)765-3201 Fax: (815)765-3571
www.villageofpoplargrove.com

Thank you for considering the Village of Poplar Grove's rental facilities as a possible location for your next special event. Listed below is a description of the facilities and the policies the Village has adopted to assist you with your planning.

AVAILABLE FACILITIES, FEES AND DEPOSIT

Auditorium This rental package is especially suitable for large group meetings and small parties.

Fee Procedure: The $150 deposit is due at the time of the application to confirm date and time. Rental fees are due prior to the reservation date. (Fee Exemption: The Village of Poplar Grove, its committees, activities, and sponsored events are exempt from fees, as are non-profit Poplar Grove organizations, local, state, and federal government agencies and organizations. This form must still be signed and rules must be followed.) Room rental fee is $75 per rental.

RENTAL POLICIES

- **Reservations and Cancellations:** All reservations are made through Village Hall (815)765-3201. Applications must be completed and approved, with appropriate fees and deposits paid before confirmation can be made. Reservations may be made up to six months in advance, but not less than one week prior to the event.
- **Changes** in time, rescheduling, or cancellations must be done in person or in writing and are subject to availability. Cancellations received at least one week prior to the event will receive a full refund of fees; those received after this time may result in a partial refund. Please allow one month for refunds.
- **Deposits:** All deposits are refundable if the facility is returned to its pre-event condition (free of food, trash decorations, etc., and furniture returned to pre-event locations) and renter has complied with all Village facility rental regulations. Village Key is returned the day of event in Village Utility Lock Box outside Village Hall. Village staff or a representative and rental applicant shall conduct a joint inspection both before and after the event to determine the condition of the facility at those times..
- **Rental Fee:** Rental fees are not refundable. They cover costs to sanitize the facility upon conclusion of the event and after joint inspection is performed. This service prepares the facility for the next event. Rental fees do not pay for removal of trash, food, decorations, or other event paraphernalia.

- **Decorations:** No nails, staples, tape or chemicals of any kind shall be used to secure decorations to the walls or woodwork. Fog machines are not permitted. Balloons or items, which can be tied to curtains, or other fixtures, can be used. Poplar Grove facility decorations (pictures, signs) may be taken down or removed without staff approval, but should be replaced at the conclusion of the event. No lighted candles.
- **Hours:** Day and evening use until 10 PM, unless other arrangements are made in advance.
- **Security Officers:** Some events will require the attendance of one or more assigned private security officers, the number of officers required is determined by the type of activity and number of anticipated guests.
- **Commercial Catering:** The rental applicant is solely responsible for cleanliness and condition of the facility area at conclusion of the event, even though a commercial caterer may have been used. As required by municipal code, a valid business license must be held by anyone hired to provide food service in a Village facility.
- **Music-Noise Level:** Music and other sounds shall not interfere with other concurrent users of the building, or be heard outside the facility. Please remember that this facility is in a residential section of town. Be considerate of our neighbors and turn your music down, especially after 10 PM. AUDIO/SPEAKER SYSTEM NOT INCLUDED. BRING YOUR OWN.
- **Alcohol:** Alcoholic beverages are not permitted on Village property. Non-compliance with this regulation or intoxication of guests may be cause for termination of activity and forfeiture of all fees.
- **Insurance:** Applicant may be required to provide proof of insurance acceptable to the Village in the amount of $1,000,000.00.
- **Smoking:** Smoking is not permitted in/or 15 feet of Village Buildings.
- **Property and Equipment:** Village equipment and or furnishings shall not be removed from the premises. Damage to Village property may result in billing for replacement or repair and/or forfeiture of deposit.
- **Conduct:** Rental applicant is responsible for the conduct of all guests.
- **Village Access:** The Village reserves the right of full access to facility at all times to insure compliance with regulations.
- **Cleanup:** Please replace all furniture to its original location. Don’t block doors or the thermostat on the wall. Vacuum carpet and sweep floors. Wash any counters that had food on them. Garbage is to be removed from building and placed in dumpster.
- **Lost or Stolen Articles:** The Village is not responsible for lost or stolen articles.
- **Accidents:** Accidents occurring on Village property are to be reported immediately. For emergencies only please call (815) 742-0418.
- **Village Board Room:** Village Board Room will be locked by Village Staff the day before event. If Village Board Room is required by applicant, it must be cleared with Village Staff at time of application rental fee is due prior to the event.

VILLAGE OF POPLAR GROVE

Facility Checklist

RENTER: _____ RENTAL DATE: _____

The following is a list of items that need attention at the end of each rental. We ask that renters use this form as a guide to keep our facilities neat and clean. These items are evaluated by the Village Hall Staff. Damage Deposits are withheld based on the satisfactory cleaning of the rental site and Village Key returned. Thanks in advance for your cooperation in keeping our facilities clean and in good order.

**Note: Please use the reverse side of this form for additional comments.*

	Pre-Event Inspection	Post-Event Inspection
Tables should be wiped down; no stains or sticky surfaces. Leave tables in position at time of Rental.		
Chairs should be wiped down, no stains or sticky surface. Any Additional chairs set up shall be folded away on cart.		
Countertops, kitchen sinks &appliances should be wiped down.		
Appliances must be clean & operational *(microwave, refrigerator & garbage disposal).*		
No markings on wall surfaces; stains, scuffs, holes		
Floors cleaned; mopped if applicable.		
Garbage bags removed from building and placed in dumpsters**. Failure to remove the garbage will result in a $150.00 charge against the Damage Deposit.**		
Check outside of building for debris.		
Bathrooms must be picked up; stalls checked.		
Refrigerator is used by Village Staff. **Please remove YOUR items only.**		
Remove all decorations.		
Clean mop station area *(If used).*		
Doors Secured.		
Village Key returned in Utility Lock Box		

FOR STAFF USE ONLY

Release Security Deposit ☐ $150.00

Forfeit Full Security Deposit ☐ Yes ☐ No

Staff Initial: _____

Date: _____

Reason for Forfeiture of Security Deposit: _____

_____

_____

Village of Poplar Grove – Board Meeting Memo

Karri Miller
Clerk's Office

October 17, 2025

Subject:
ADT Video Surveillance Solution – Quote Review & Authorization

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1. Background:

The Village has identified a need to enhance its security infrastructure by upgrading and expanding the current video surveillance system. ADT (Everon) provided a comprehensive quote that includes a network video recorder (NVR), 13 new cameras (both bullet and dome styles), mounting hardware, and a bundled upgraded alarm system utilizing most of the existing alarm components on site. This proposal is designed to replace outdated equipment, add new surveillance coverage, extend video retention capabilities, and improve monitoring features.

---

2. Current Status:

ADT's proposed solution includes full equipment installation and professional monitoring services under a 36-month agreement. Below are vendor responses to specific questions from staff regarding system capabilities and features:

- **Does this include the actual cameras?** – ☑ Yes. The quote includes cameras plus an upgraded alarm system (reusing most existing alarm components). Cameras can also be quoted independently if desired.
- **Are the cameras replacing existing ones and adding new ones?** – ☑ Yes. The system replaces existing cameras and adds additional units for expanded coverage.
- **Are the cameras full color/night vision/audio capable?** – ☑ Yes. Cameras capture full color in daylight. Like all industry-standard units, nighttime visibility requires a light source.
- **Does this include the hardware upgrade for recording and playback?** – ☑ Yes.

- **Will the new system allow for longer video retention periods?** – ✅ Yes. Expanded storage and improved software will support longer retention.
- **Does the software allow for advanced search capabilities (e.g., people or vehicle movement)?** – ✅ Yes, potentially. ADT is confirming this new feature with their provider.
- **Is cloud-based storage included?** – ✅ Yes. Up to **4,000 event clips** can be stored in the cloud, with **24/7 continuous recording** stored locally.
- **Does this include our current fire system?** – ❌ No. The fire system will remain on a separate account.

Scope of Equipment & Services:

- (1) **Network Video Recorder (XRN-1620SB1-8TB):** 8K UHD 8MP IP recording, 16 PoE/PoE+ ports, 8TB storage.
- (5) **4MP Bullet Cameras (ANO-L7022R):** 4.0mm lens, WDR 120dB, Smart-IR, IP66, PoE.
- (8) **4MP Vandal Dome Cameras (ANV-L7012R):** 3.0mm lens, WDR 120dB, Smart-IR, IP66, IK10, PoE.
- (8) **Mounting Back Boxes (SBV-140BW & SBV-A14B).**

The new system will replace outdated equipment and extend coverage while adding improved video retention, cloud storage, and potential AI-assisted search capabilities.

---

3. Fiscal Impact:

Upfront/Installation:

- Equipment & Installation Subtotal: $5,490.00

Ongoing Monthly Monitoring (36 months):

- Total Monthly Monitoring (after discount): $193.15
- 36-Month Contract Total: ~$6,953.40

Total 36-Month Commitment: ~$12,868.88

Funding is anticipated to come from the [insert fund name and line item, e.g., General Fund – Facilities/IT Security]. If approved, the project will be scheduled for installation following contract execution.

4. Legal Review (if applicable):

Staff recommends that legal counsel review the ADT Master Services Agreement prior to execution. Particular attention should be paid to indemnification clauses, insurance requirements, data ownership and retention provisions, FOIA compliance considerations, and termination for convenience language.

5. Recommendation:

It is recommended that the Village Board authorize the Village President (or designee) to execute the agreement with ADT (Everon) **not-to-exceed $5,915.48** for equipment and installation, and **$193.15 per month** for monitoring services over a 36-month term. Approval should be contingent upon legal review and confirmation of budget availability. Staff further recommends coordination with ADT on final camera placement, retention settings, and advanced search capabilities prior to installation.

6. Supporting Documents (if applicable):

☒ Attached – ADT Video Surveillance Solution Quote
☐ Not Applicable

Signature:

Karri Miller, Village Clerk

Outlook

Your ADT Security Proposal

From ADT Security Services <adt@t.adt.com>
Date Tue 9/9/2025 1:08 PM
To Billing Department <Billing@villageofpoplargrove.com>

What you love is one of a kind. Your protection should be too. (872) 276-7488

QUOTE PROPOSAL

Dear Karri Miller,

Thank you for choosing ADT. Below is our proposal based on your business security needs as we discussed. Your new system will help you protect the business you have worked so hard to build and will allow you to add even more features in the future! I look forward to setting up your installation. If you have any questions or concerns, please contact me.

Sincerely,
Rodney Luery

6-month money-back guarantee

Your satisfaction is our #1 priority. Get all installation and monitoring fees refunded if ADT can't resolve your system or service concerns.*

*Certain restrictions may apply. See terms and conditions here.

Proposal

Karri Miller
200 N HILL ST
Poplar Grove, IL 61065

ID: 121755722
Expires: 10/9/2025

Your Security Specialist

Rodney Luery
t: (872) 276-7488
e: rodneyluery@adt.com

Area Manager

Mario Rodriguez (westmont)
t: 6302037587
e: mariorodriguez@adt.com

Your Customized ADT Smart and Secure Plan

	Video Surveillance Solution	Install	Monthly
HERE'S YOUR SYSTEM			
1	[XRN-1620SB1-8TB] - Network video recorder supports 8K UHD 8MP IP camera recording/display, 16 PoE/PoE+ 8TB.	$2150.00	$66.65
1	[XRN-1620SB1-8TB] - Network video recorder supports 8K UHD 8MP IP camera recording/display, 16 PoE/PoE+ 8TB.	$0.00	$0.00
System Plan Subtotal		**$2,150.00**	**$0.00**

HERE'S YOUR ADDED TECH

5	[ANO-L7022R] - 4MP Bullet Network Camera, 4.0mm fixed optical lens, WDR 120dB, Smart-IR, IP66, PoE	$1100.00	$0.00
8	[ANV-L7012R] - 4MP Vandal Dome Network Camera, 3.0mm fixed optical lens, WDR 120dB, Smart-IR, IP66, IK10, PoE	$1760.00	$0.00
4	[SBV-140BW] - Dome Back Box	$240.00	$0.00
4	[SBV-A14B] - Back box	$240.00	$0.00
System & Added Tech Subtotal		**$5,490.00**	**$0.00**

REAL PROTECTION SERVICES

1	[XRN-1620SB1-8TB] - Network video recorder supports 8K UHD 8MP IP camera recording/display, 16 PoE/PoE+ 8TB.	$0.00	$66.65
5	[ANO-L7022R] - 4MP Bullet Network Camera, 4.0mm fixed optical lens, WDR 120dB, Smart-IR, IP66, PoE	$0.00	$62.15
8	[ANV-L7012R] - 4MP Vandal Dome Network Camera, 3.0mm fixed optical lens, WDR 120dB, Smart-IR, IP66, IK10, PoE	$0.00	$99.44
4	[SBV-140BW] - Dome Back Box	$0.00	$5.28
4	[SBV-A14B] - Back box	$0.00	$5.28
Real Protection Services Subtotal		**$0.00**	**$238.80**

ADDITIONAL SAVINGS & DISCOUNTS

1	20% off Monthly Fee for Onsite Video Cameras & Recorders (Requires Purchase of 4 Cameras)	($0.00)	($45.65)
Subtotal after savings & discounts		**$5,490.00**	**$193.15**

Total

Estimated Taxes	$425.48	$0.00
Total after savings & discounts	$5,915.48	$193.15

Payment options

Pay all at once

$5915.48

1 payment

*With 36 month monitoring contract. Early termination fees apply. For terms and pricing, click here.

Monthly Monitoring Fee

$ 193.15 /mo*

Let's get your installation scheduled!
Call or email Rodney Luery.

(872) 276-7488 rodneyluery@adt.com

*Financing available for equipment and installation costs only. Financing available for well- qualified borrowers at 0% Annual Percentage Rate for a minimum of $ up to a max limit of $ for each approved application. First payment due upon equipment installation and subsequent payments in equal monthly installments for the term selected. 12, 24, 36, & 60- month terms available. Full remaining balance for equipment and installation due immediately upon termination of the related ADT services for ADT-provided financing. Third party financing options available for well-qualified borrowers. Not available in Puerto Rico.

To ensure you receive future ADT communications, please add adt@t.adt.com to your address book.

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Illinois Municipal League
RMA Risk Management Association

FAQs
DEDUCTIBLES AND COINSURANCE

FAQS – COMPARISONS OF DEDUCTIBLE AMOUNTS							
	Deductible Selected by You or the Carrier						
19 hypothetical losses/loss amounts for a coverage period	**$500 IMLRMA**	**$1,000**	**$5,000**	**$10,000**	**$25,000**	**$50,000**	**$100,000**
5 Auto Physical Damage losses of $1,000 each	$2,500	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
5 Property losses of $5,000 each	$2,500	$5,000	$25,000	$25,000	$25,000	$25,000	$25,000
5 General Liability losses of $10,000 each	$0	$5,000	$25,000	$50,000	$50,000	$50,000	$50,000
2 Public Officials' Liability losses of $25,000 each	$0	$2,000	$10,000	$20,000	$50,000	$50,000	$50,000
2 Workers' Compensation losses of $200,000 each	$0	$2,000	$10,000	$20,000	$50,000	$100,000	$200,000
Total additional amount you will incur above your initial contribution/premium for the coverage period	**$5,000**	**$19,000**	**$75,000**	**$120,000**	**$180,000**	**$230,000**	**$330,000**

Important things to keep in mind about deductibles:

Amount: The higher the deductible, the less you may pay up-front, but the more you will incur for the losses you have.

Lines of coverage: RMA's deductibles apply to property, inland marine, and auto physical damage coverages. Some carriers include or require deductibles for other lines of coverage, such as general liability, employment practices liability, law enforcement liability, auto liability, and Workers' Compensation, umbrella and excess. For purposes of this comparison, we are using RMA deductibles and assuming that the comparing carrier has deductibles for all lines and has deductibles available for all amounts shown.

Expected number of losses: It's tempting to accept high deductibles when you see what your up-front savings can be. However, you should estimate the number of losses you're likely to have and budget for the deductible amounts you will incur and add those amounts to the up-front costs to get a true picture of what you could ultimately pay throughout the year. Keep in mind that you can't predict the number of claims you have. If you actually have fewer claims than you thought, that's great. But if you underestimate the number of claims, you will incur additional deductible costs later.

Your loss control efforts: If you choose higher deductibles, you should make sure that the carrier offers you quality loss control services to help you reduce the number of claims you'll have and minimize their severity. Check to see if the costs for the loss control services are included in the quote and budget accordingly. Also ask about the quality of the loss control services.

RMA's $500 deductibles are another way that we help you achieve budget stability.

COVERAGE OVERVIEW

MUNICIPALITY: Village of Poplar Grove **PRESENTED BY:** Chris Korte, Membership Specialist

COVERAGE	CURRENT VALUES/LIMITS	RMA VALUES/LIMITS
Property	$46,200,864 $5,000 deductible $50,000 flood deductible (zone exclusions) $50,000 or 2%, whichever is greater earthquake deductible	$45,944,330 $500 deductible $25,000 flood/earthquake deductible (no zone exclusions)
Portable Equipment	$538,018 $1,000 deductible	$494,162 $500 deductible
Crime	$500,000 $1,000 deductible	$100,000 $500 deductible
General Liability (including umbrella)	$8 million/$10 million $1,000 deductible	$8 million/$16 million $0 deductible
Employee Benefits Liability (including umbrella)	$8 million/$8 million $2,500 deductible Claims Made	$8 million/$16 million $0 deductible Occurrence
Public Officials Liability (including umbrella)	$8 million/$8 million $2,500 deductible Claims Made	$8 million/$16 million $0 deductible Occurrence
Employment Practices Liability (including umbrella)	$8 million/$8 million $2,500 deductible Claims Made	$8 million/$16 million $0 deductible Occurrence
Automobile Liability (including umbrella)	$8 million per occurrence $0 deductible	$8 million per occurrence $0 deductible
Automobile Physical Damage	$1,181,356 (rated on cost new) $1,000 deductible	$857,681 (rated on ACV) $500 deductible
Workers' Compensation (estimated payroll)	$557,224	$557,224
Employers Liability	$2.5 million	$3 million
Public Official Bonds	Included in crime coverage up to the statutory limit or policy limit, whichever is less	$50,000 each Village President, Clerk and Treasurer
Equipment Breakdown	$46,200,864 $5,000 deductible	$45,944,330 $500 deductible
Cyber Liability	$1 million $5,000 deductible	$250,000 $5,000 deductible

VILLAGE OF POPLAR GROVE PREMIUM SUMMARY

COVERAGE EFFECTIVE: December 1, 2025

RMA PREMIUM SUMMARY	
RMA Annual Premium	$99,407

RMA PREMIUM DETAIL	
COVERAGE	**RMA PREMIUM**
Property	$54,628
Portable Equipment	$800
Crime	$375
General Liability (Including Law Enforcement & Public Officials Liability)	$12,490
Automobile Liability	$3,731
Automobile Physical Damage	$4,270
Workers' Compensation	$13,465
Public Official Bonds	Included
Equipment Breakdown	$9,648
Cybersecurity	Included
RMA Annual Premium	**$99,407**

RMA OPTIONAL COVERAGE AND PREMIUM	
Optional Prior Acts Coverage for Public Officials Liability, Employment Practices Liability, and Employee Benefits Liability (*One-Time Charge*):	$4,970
RMA COVERAGE ADVANTAGE	
1% Early Pay Renewal Discount (Based on Package Premium) To be eligible for the 1% early pay discount, your municipality's *renewal premium* payment must be received in full at least 30 days prior to the annual due date. The discount applies toward renewal premiums only. While new members are not eligible to receive an early pay discount on their first premium payment, it will be an option when renewing as an RMA member during subsequent renewal periods.	- $994.07

Adopting a Return-to-Work (RTW) Program is required to become and remain a member of the IML Risk Management Association.

NOTES

ILLINOIS COUNTIES RISK MANAGEMENT TRUST

INSURANCE PROGRAM RENEWAL

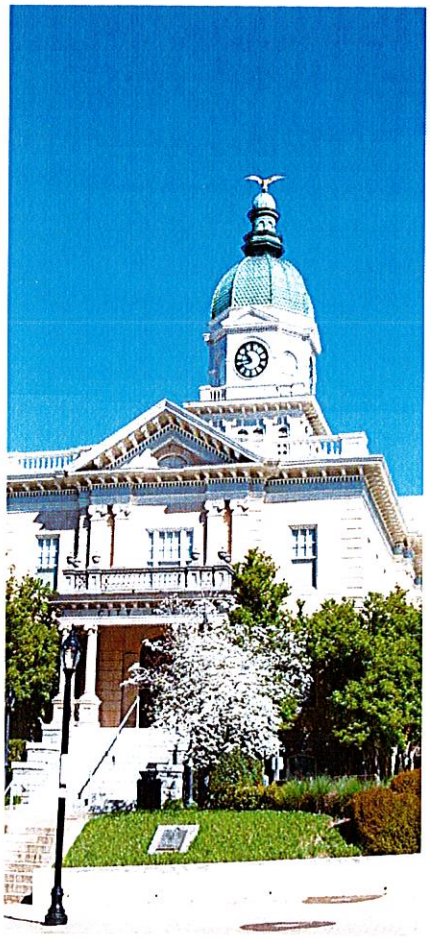
Poplar Grove, Village of

PRESENTED BY:
PCF Insurance Services of the West, LLC dba Broadmoor Agency

POLICY YEAR:
DEC 01, 2025 - DEC 01, 2026

Quote Number:
R4-1001282-2526-01

ADMINISTERED BY:
IPMG
INSURANCE PROGRAM MANAGERS GROUP



ABOUT ICRMT

Providing insurance and risk management services to Illinois Public Entities since 1983.

Illinois Counties Risk Management Trust (ICRMT) is one of the leading insurance programs in Illinois, providing property, and workers' compensation coverages for Illinois public entities since 1983. Owned by its members and administered by IPMG, ICRMT provides an integrated approach to risk management, claims administration, and underwriting tailored to fit the needs of your entity. ICRMT provides broad coverage and the most comprehensive service package specifically designed to protect the entity's exposures and budgetary constraints.

Size: 600+ Members

Retention Rate: 97%

Total Premium: $155+ Million

PROGRAM MANAGEMENT

PROVIDED BY INSURANCE PROGRAM MANAGERS GROUP

ACCOUNT EXECUTIVES

JEFF WEBER
President
jeff.weber@ipmg.com
314.293.9707

BOB SPRING
Sr. VP - Public Entity Practice
bob.spring@ipmg.com
630.485.5885

KYLE SHELL
Account Executive
kyle.shell@ipmg.com
314.293.9717

UNDERWRITING

TODD GREER
COO
todd.greer@ipmg.com
630.485.5869

KRISTEN TRACY
Senior Vice President of Programs
kristen.tracy@ipmg.com
630.485.5970

DANIEL KOLE
Program Underwriter
daniel.kole@ipmg.com
630.485.5952

PROGRAM ADMINISTRATION

PAIGE KEEGAN
ICRMT Program Administrator Coordinator
paige.keegan@ipmg.com
630.203.5305

VALERIE MCGRATH
ICRMT Administrative Assistant
valerie.mcgrath@ipmg.com
630.203.5180

RISK MANAGEMENT & LOSS CONTROL SERVICES

ICRMT Risk Management Services consultants deliver a catalog of resources with material expertise in public entity risk management. The staff has field-based experts in clinical medicine, physical therapy, and advanced degree safety experts. ICRMT's risk consultants have a background working in local law enforcement, fire, and emergency medical services.

The RMS consultants work with each entity to facilitate risk mitigation efforts through policy, training and engineering controls. These controls are delivered onsite and through online training options. ICRMT RMS consultants provide policy and training solutions for all lines of coverage with focus on industry and client loss trends and emerging risks.

SERVICES INCLUDED:

- Use of Force Training
- Jail Policies and Procedures Audits
- Policy and Procedure Implementation
- Auto/Driving Exposure Evaluation
- Employment Practices Strategies, Education, and Training
- Safety Committee Development
- Hiring and Management Strategies
- Law Enforcement Seminars
- Fire Fighter/EMS Training
- Regulatory Compliances
- Essential Functions Testing Policy
- Background Check Policy
- Supervisors/Leadership Development
- Loss Analysis and Trending
- Slip and Fall Prevention Program
- Supervisory/Personnel Safety Training
- Accident Investigation Training
- Hazard Communication Training
- Blood Born Pathogens Training

RISK MANAGEMENT & LOSS CONTROL CONSULTANTS

BRIAN DEVLIN
Senior Vice President
brian.devlin@ipmg.com
630.485.5922

MARK BELL
Public Entity Team Director
mark.bell@ipmg.com
630.200.8711

JEFF BACIDORE
Senior Risk Management Consultant
jeff.bacidore@ipmg.com
630.253.4463

DAN LUTTRELL
Senior Risk Management Consultant
dan.luttrell@ipmg.com
224.239.7407

JOSH BLACKWELL
Risk Management Consultant
-Law Enforcement Practice
josh.blackwell@ipmg.com
224.227.0819

JASON REID
Risk Management Consultant
- Law Enforcement Practice
jason.reid@ipmg.com
630.203.5164

KEVIN MADEIRA
Risk Management Support Specialist
kevin.madeira@ipmg.com
630.485.1065

BRANDON BEYER
Risk Management Support Specialist
brandon.beyer@ipmg.com
630.485.5954

CLAIMS MANAGEMENT SERVICES

IPMG Claims Management Services offers a full-service claims team specializing in the public entity sector. IPMG CMS services claims for property, casualty and workers compensation claims.

IPMG CMS has a staff of 39 including 21 seasoned claims professionals with an average claims experience of over ten years. IPMG CMS's leadership team boasts well over 20 years of experience. IPMG CMS's staff specializes in program business, including unique self-insured retention structures.

SERVICES INCLUDED:

- Dedicated service adjuster approach, which promotes service continuity and trust
- On-line claim reporting and investigation tool through In-Sight with loss experience access
- On-line claim review and claim report generation
- 24-hour contact on every new claim submission
- Clients are updated on all critical events and participate in all major claims decisions
- Quarterly claim file reviews
- Data analytics to quickly identify potential high cost claims
- Tailor made service plans
- Nurse Case Management

CONTACT:

MIKE CASTRO
Senior Vice President
mike.castro@ipmg.com
630.485.5895

JULIE WRIGHT
Claims Vice President
julie.wright@ipmg.com
630.203.5228

TIM OLSON
Claims Liaison
tim.olson@ipmg.com
630.485.5924

ICRMT FEATURES AND BENEFITS

Program Highlights

- Property and Casualty Policy is Non-Auditable
- Terrorism Coverage Included
- The ICRMT Trust Agreement contains a Resolution by the Executive Board making the program Non-Assessable
- Specialized Law Enforcement Risk Management Services
- Open Door Legal Consultation
- Tailored Risk Management Services
- Professional Property Appraisals
- Online Claims Reporting
- Crisis Management Assistance
- Enhanced Case Management
- PEDA Coverage Available
- Unemployment Insurance Program

Who is an Insured

- An individual while appointed as a director or executive officer
- A volunteer, unpaid worker, leased or temporary worker
- A board member, commissioner, trustee, or council person
- An employee or staff member
- An elected or appointed official or a member of your governing body, board, commission, council or agency of yours
- A partnership or Joint Venture, including a mutual assistance pact, joint powers agreement or similar agreement
- Your Medical Directors in conjunction with the medical facilities covered under this Policy, but only with respect to their administrative duties on your behalf.

Visit our page for more information:

www.ICRMT.com

This is a summary of coverages provided. Please refer to the full policy for complete coverage, exclusions, and terms & conditions.

COVERAGE SUMMARY: GENERAL LIABILITY

GENERAL LIABILITY	LIMITS
Each Occurrence	$1,000,000
General Annual Aggregate	$3,000,000
Products/Completed Operations Annual Aggregate	$1,000,000
Advertising and Personal Injury	$1,000,000
Premises Medical Payments	
Each Person	$5,000
Each Occurrence	$50,000

Deductible: $1,000 each occurrence

Sexual Abuse Liability – Claims Made	
Each Occurrence	$1,000,000
Annual Aggregate	$1,000,000
Retroactive Date: **01/01/2019**	
Innocent Party Defense Coverage Included	

Deductible: $2,500

COVERAGES INCLUDE

- Non-Monetary Legal Defense
  - Each Occurrence $100,000
  - Annual Aggregate $100,000
- Liquor Liability
- Medical Professional (Excluding Doctors & Dentists)
- Special Events
- Terrorism
- Volunteers
- Non-Auditable
- Herbicides & Pesticides - $50,000 Coverage Limits
- Premises Liability

COVERAGE SUMMARY: VIOLENT EVENT RESPONSE COVERAGE

COVERAGE	LIMITS
- Violent Event Response Coverage	$500,000/$500,000
- Crisis Investigation	Included
- Personal Crisis Management Event Response Team	Included
- Crisis Communication Support, Media Management, Public Relations	Included
- Temporary Security Measures	Included
- The following Sublimited Coverages:	
o Medical Expenses	$25,000 Per Person
o Counseling Service Expenses	$10,000 Per Person
o Funeral Service Expenses	$15,000 Per Person
o Per Event Crisis Team Services	$100,000
o Memorialization Expenses	$250,000

Deductible: $1,000 each occurrence

This is addition to the standard liability coverages offered under this policy.

COVERAGE SUMMARY: AUTO LIABILITY & PHYSICAL DAMAGE

AUTO LIABILITY

	LIMITS
Each Occurrence	$1,000,000
Auto Medical Payments	
Each Person	$5,000
Each Occurrence	$25,000

Deductible: $0 each occurrence

UNINSURED & UNDERINSURED MOTORIST LIABILITY

Each Occurrence	$100,000

Deductible: $0

AUTO PHYSICAL DAMAGE

Total Scheduled Value	$1,130,431
Total Agreed Value	$0
Number of Vehicles	14

Comprehensive Per Loss Deductible: $2,500
Collision Per Loss Deductible: $2,500

***Or as indicated on the Schedule**

COVERAGES INCLUDE

• Automatic Liability for Newly Acquired Vehicles (Non-Auditable)	Included
• Newly Acquired Automobiles Physical Damage (Non-Auditable)	$500,000
• Hired/Non-Owned Liability	Included
• Hired Auto Physical Damage	Included
• Garagekeepers Legal Liability - per Occurrence	$100,000
• Pollution Caused by Upset/Overturn	Included
• Commandeered Autos	Included
• Loss of Use and Lease Gap Coverage	Included
• Rental Reimbursement	Included

COVERAGE SUMMARY: PUBLIC OFFICIALS LIABILITY

PUBLIC OFFICIALS LIABILITY - CLAIMS MADE	LIMITS
Each Occurrence	$1,000,000
Annual Aggregate	$1,000,000
Retroactive Date: **01/01/2019**	

Deductible: $2,500 each occurrence

EMPLOYMENT PRACTICES LIABILITY - CLAIMS MADE	
Each Occurrence	Included
Annual Aggregate	Included
Retroactive Date: **01/01/2019**	

Deductible: $2,500 each occurrence

EMPLOYEE BENEFITS LIABILITY	
Each Occurrence	Included
Annual Aggregate	Included
Retroactive Date: **01/01/2019**	

Deductible: $2,500 each occurrence

COVERAGES INCLUDE

- Employee Wage Reimbursement
- Non-Monetary Legal Defense
  - Each Occurrence $100,000
  - Annual Aggregate $100,000
- Sexual Harassment
- Discrimination
- Wrongful Termination
- FOIA/Open Meetings Act

COVERAGE SUMMARY: EXCESS LIABILITY

Coverage	Underlying Limits	Excess Limit
General Liability	$1,000,000/$3,000,000	$7,000,000
Auto Liability	$1,000,000	$7,000,000
Public Officials (Claims Made)	$1,000,000/$1,000,000	$7,000,000

COVERAGES EXCLUDED

- Sanitary Sewer Backup
- Sexual Abuse
- Uninsured/Underinsured Motorist Coverage
- Workers Compensation and Employers Liability
- Unmanned Aircraft
- Cyber Liability
- Claims arising out of the actual or alleged transmission of a communicable disease or virus
- PFA's (Polyfluoroalkyl Substances)

COVERAGE SUMMARY: CYBER LIABILITY

COVERAGE

	LIMITS
Cyber Liability Coverage - Claims Made	
Each Claim	$1,000,000
Annual Aggregate	$1,000,000
Retroactive Date: **01/01/2019**	

Deductible: $5,000

Coverage Include:

Third Party Liability Insuring Agreements
(Claims Made and Reported Coverage)

	Each **Claim**	Aggregate
Multimedia Liability Coverage	$1,000,000	$1,000,000
Security and Privacy Liability Coverage	$1,000,000	$1,000,000
Privacy Regulatory Defense and Penalties Coverage	$1,000,000	$1,000,000
PCI DSS Liability Coverage	$1,000,000	$1,000,000

First Party Insuring Agreements
(Event Discovered and Reported Coverage)

	Each **Claim**	Aggregate
Breach Event Costs Coverage	$1,000,000	$1,000,000
BrandGuard® Coverage	$1,000,000	$1,000,000
System Failure Coverage	$1,000,000	$1,000,000
Cyber Extortion Coverage	$250,000	$250,000

	Each **Claim**	Aggregate
Cyber Crime Coverage		
A. Financial Fraud Sublimit	$100,000	$100,000
B. Telecommunications and Utilities Fraud Sublimit	$100,000	$100,000
C. Phishing Fraud Sublimits		
1. Your Phishing Fraud Loss Sublimit	$100,000	$100,000
2. Client Phishing Fraud Loss Sublimit	$100,000	$100,000
3. Phishing Fraud Aggregate Sublimit (C.1. & C.2. combined)		$100,000
Cyber Crime Aggregate Limit (A., B., & C. combined)		$100,000

COVERAGE SUMMARY: PROPERTY

LIMIT OF INSURANCE: Blanket Limit of Insurance applies to scheduled and appraised Buildings and Business Personal Property that are valued on a Replacement Cost basis. Any property that has not yet been appraised is subject to the 125% Margin Clause. If the Margin Clause applies, in no event shall liability in any one occurrence for any Building, Structure or Business Personal Property at any one location exceed 125% of the individually stated value for such property as shown in the latest Statement of Values or other documentation on file with the Trust.

COVERED PROPERTY	LIMITS
Total Loss Limit per Occurrence	$47,147,265
Building Value	$46,570,293
Business Personal Property Including Stationary EDP	$576,972
Solar Panels	$0
Personal Property of Others	$100,000
Newly Constructed or Acquired Property	$1,000,000
Footbridges	$100,000
Covered Property in Transit	$1,000,000
Course of Construction	$1,000,000

Deductible: $5,000 All Covered Perils except Windstorm or Hail, Flood, & Earth Movement

Wind Deductible: $5,000

***Or as indicated on the Schedule**

ADDITIONAL PROPERTY COVERAGES

Earth Movement, Volcanic Eruption, Landslide and Subsidence	$5,000,000
Program Aggregate	$250,000,000

Deductible: $50,000 or 2% of the damaged location; whichever is greater

Flood	$5,000,000
Program Aggregate (Excluding Flood Zone A and V)	$250,000,000

Deductible: $50,000 per occurrence

COVERED COSTS & EXPENSES

Debris Removal (whichever is greater)	25% or $500,000
Pollutant Cleanup and Removal (Aggregate in any one Policy Year)	$100,000
Fire Department Service Charge	$25,000
Fire Protection Equipment Discharge	$25,000
Ordinance or Law Coverage	$10,000,000
Preservation of Property	$100,000
Protection of Property	$250,000
Roofs 20 years old are valued at ACV	
Business Income/Extra Expense	$1,000,000
Business Income/Extra Expense Increased Limits	$0

COVERAGE SUMMARY: PROPERTY (cont.)

SUPPLEMENT COVERAGE	LIMITS
Communication Towers	$100,000
Trees, Shrubs, and Plants; subject to a Maximum Per Item of:	
Per Item	$25,000
Per Occurrence	$100,000
Golf Course Greens, Tees and Fairways	
Per Item	$25,000
Per Occurrence	$100,000
Interruption of Computer Operations	
Per occurrence	$50,000
Annual Aggregate	$100,000
Personal Effects Owned By Employees	$100,000
Retaining Walls and Other Outdoor Walls	$10,000
Underground Sprinkler Systems	$100,000
Unnamed Locations - Unintentional Errors and Omissions	$1,000,000
Utility Services - Direct Damage	$1,000,000
Utility Services - Time Element	$1,000,000
Limited Fungus/Fungi, Wet Rot, and Dry Rot Coverage	
Direct Damage	$50,000
Business Income and Extra Expense	$50,000
Extra Expense Number of Days	30 days
Backup of Sewer, Drains or Sump Pump Failures	$250,000
Ancillary Buildings	$25,000
Outdoor Property - including but not limited to:	$250,000

Fences	Goal Posts	Traffic Lights/Control Boxes
Light Fixtures/Poles	Playground Equipment	Bleachers
Road Signs	Scoreboards	Ticket Booths
Non-Utility Poles	Benches	Dugouts
Fountains	Statues	Bike Racks
Monuments	Fire Hydrants	

All Supplemental Property Coverages are subject to a $10,000 minimum deductible

COVERAGE SUMMARY: MOBILE EQUIPMENT & MISC. ARTICLES

SCHEDULED LIMITS

	LIMITS
Mobile Equipment greater than or equal to $10,000 per item	$372,297
Mobile Equipment less than $10,000 per item	$17,518
Other	$53,447
Tools	$94,756

Deductible: $1,000

***Or as indicated on the Schedule**

COVERED COSTS & EXPENSES

Newly Acquired Property	
Per Item	$250,000
Rental Expense Reimbursement	$10,000
Pollutant Cleanup and Removal	$100,000
Fire Department Equipment	$50,000
Unscheduled Fine Arts	$1,000,000
Unscheduled Watercraft	$100,000
Unscheduled Musical Instruments, Band Uniforms, and Athletic Equipment	$500,000
Contractors Equipment - Non-Owned	
Per Item	$100,000
Per Occurrence	$250,000
Accounts Receivable	$1,000,000
Valuable Papers and Records	$1,000,000

COVERAGE SUMMARY: EQUIPMENT BREAKDOWN

COVERAGE	LIMIT
Total Building and Contents Value	$47,147,265

Deductible: **$5,000 All Covered Perils except Windstorm or Hail, Flood, & Earth Movement**

BI/EE & Utility Interruption Deductible: **24 Hours**

COVERAGE EXTENSION

Combined Business Income	Included
Combined Extra Expense	Included
Spoilage Damage	Included
Utility Interruption - Time Element	$10,000,000
Electronic Data or Media	$10,000,000
Expediting Expenses	Included
Ordinance or Law	$10,000,000
Hazardous Substance, Contamination, Pollutants	$10,000,000
Newly Acquired Property	$1,000,000
Debris Removal	25% or $500,000
Water Damage	$500,000
Emergency Power Generating Equipment 1,000 kw or less	Included

Non Emergency Power Generating Equipment is Excluded.

COVERAGE SUMMARY: CRIME

COVERAGE	LIMIT
Blanket Employee Dishonesty	$500,000
Loss Inside the Premises - Money & Securities	$500,000
Loss Outside the Premises	$500,000
Money Orders and Counterfeit Currency	$500,000
Depositors Forgery or Alterations	$500,000
Computer Fraud	$500,000
Funds Transfer Fraud	$500,000
Social Engineering/False Pretenses	$50,000

Deductible: $1,000

The ICRMT Crime Form includes coverage for any of your officials who are required by law to give bonds for the faithful performance of their service against Loss through the failure of any Employee under the supervision of that official to faithfully perform his or her duties as prescribed by law and will meet the requirements for Public Officials bonds up to the statutory limit or policy limit, whichever is less.

COVERAGE SUMMARY: WORKERS' COMPENSATION

COVERAGE	LIMIT
Workers' Compensation	Statutory
Employer's Liability Limit	
Each Accident	$2,500,000
Each Employee for Disease	$2,500,000

Deductible: $0

ICRMT FEATURES AND BENEFITS

- Volunteers Covered
- Payrolls are subject to an annual audit
- Enhanced Case Management
- Tailored Risk Management Services
- Online Claims Reporting
- Crisis Mangement Assistance
- Terrorism Coverage Inlcuded
- ICRMT Trust Agreement contains a resolution making the program non-assessable

COVERAGE SUMMARY: WC PREMIUM CALCULATION

CODE	CLASSIFICATION	ANNUAL ESTIMATED PAYROLL	RATE	MANUAL PREMIUM
5506	Street & Road	$303,130	9.02	$27,342
8810	Clerical	$294,134	0.46	$1,353
9102	Parks	$3,888	5.61	$218
	TOTALS	**$601,152**		**$28,913**

Gross Annual Premium		$28,913
Increased Limit Multiplier	1.02	$29,492
Minimum Premium	$1,000	$29,492
Experience Modifier	0.85	$25,068
Schedule Modifier	0.70	$17,548
Expense Modifier		$17,548
Subtotal		$17,548
Premium Discount	7.80%	$16,179
Total Annual Premium		**$16,178**

PREMIUM SUMMARY

Presented By:
Illinois Counties RIsk Management Trust

Named Insured:	Poplar Grove, Village of
Quote Number:	R4-1001282-2526-01
Policy Year:	DEC 01, 2025 - DEC 01, 2026

Coverage Parts	**Premium**
General Liability	Included
Law Enforcement Liability	Not Covered
Auto	Included
Public Officials Liability - Claims Made	Included
Property	Included
Inland Marine	Included
Equipment Breakdown	Included
Sales Tax Interruption	Not Covered
Crime	Included
Cyber Liability	Included
Excess Liability	Included
Package Premium	$96,828
Workers' Compensation	$16,178
Total Annual Premium	**$113,007**

REQUIREMENTS TO BIND

The following must be received prior to binding:

- Signed Acceptance Statement
- Requested Payment Plan (if annual policy)
- Insured's Contact Information (space below)

PRIMARY CONTACT

Name _____ Title _____

Phone _____ Email _____

Role: (check the role that applies) ☐Accounting/Invoices ☐Claims ☐Loss Control

ADDITIONAL CONTACTS

Name _____ Title _____

Phone _____ Email _____

Role: (enter one person per role) ☐Accounting/Invoices ☐Claims ☐Loss Control

ACCEPTANCE STATEMENT

Named Insured:	Poplar Grove, Village of
Quote Number:	R4-1001282-2526-01
Policy Year:	DEC 01, 2025 - DEC 01, 2026

Total Annual Premium	**$113,007**

Terms and Conditions

- The Named Insured can only cancel the Policy at program anniversary and only if 90-day prior written notice of cancellation is given. If required notice is not given, full estimated premium is earned, due and payable.
- All terms and conditions of membership in the Illinois Counties Risk Management Trust are set forth in the Trust by-laws. A copy of this document is available for your review
- Per the Membership Agreement, the member must be with the Trust for 12 months prior to withdrawing and can only withdraw at anniversary date of effective date.

REQUESTED PAYMENT PLAN:

□ Annual □ 50/50 □ 25/6

FEIN: _____

Acceptance Statement:

Please accept this as a formal confirmation that all terms and conditions, attached scheduled items, and premiums proposed by the Illinois Counties Risk Management Trust are accepted effective 12/01/2025.

_____

Signature of Official Date

INVOICE

PRESENTED BY: **ILLINOIS COUNTIES RISK MANAGEMENT TRUST**

Named Insured:	Poplar Grove, Village of
Quote Number:	R4-1001282-2526-01
Policy Year:	DEC 01, 2025 - DEC 01, 2026

Total Annual Premium	**$113,007**

Premium Due by Effective Date of Coverage.

Based upon the payment plan you select, the following down payment is due:

Annual	
50/50	$56,504
25/6	$28,252

Please Make Checks Payable to:

Illinois Counties Risk Management Trust
PO Box 8291
Carol Stream, IL 60197-8291

Named Insured:	Poplar Grove, Village of
Quote Number:	R4-1001282-2526-01
Package Premium Remitted:	

AUTO SCHEDULE

Poplar Grove, Village of

VEH #	YEAR	MAKE	MODEL	VIN	COMP. DED.	COLL. DED.	AGREED VALUE	ORIGINAL COST NEW
1	2012	Ford	F250	A33351	$2,500	$2,500		$20,884
4	2016	GMC	Sierra 3500	110362	$2,500	$2,500		$53,060
5	2017	Big Tex	Trailer - Utility 355A-12X	071336	$2,500	$2,500		$2,148
6	2011	Chevrolet	Silverado	415924	$2,500	$2,500		$16,350
8	2006	International	Truck	240749	$2,500	$2,500		$92,859
10	2019	Chevrolet	Silverado	245863	$2,500	$2,500		$30,799
11	2019	Isuzu	Street Sweeper	900818	$2,500	$2,500		$165,265
12	2020	International	HV507	2729	$2,500	$2,500		$159,916
13	2021	PJ	Trailer 83x24	053116	$2,500	$2,500		$7,002
14	2021	Ford	F350	1FT8X3BN6MED 73058	$2,500	$2,500		$61,317
15	2022	Dodge	Ram 2500 Crew Cab	23688	$2,500	$2,500		$67,849
16	2022	International	HV507 Snow	232901	$2,500	$2,500		$170,902
17	2022	Ram	2500	3C6MR5AD3NG4 17912	$2,500	$2,500		$66,747
18	2023	Ford	F750	F01784	$2,500	$2,500		$215,333
				TOTAL AGREED VALUE			**$0**	
				TOTAL ORIGINAL COST NEW			**$1,130,431**	
				TOTAL INSURED VALUE			**$1,130,431**	

PROPERTY SCHEDULE

Poplar Grove, Village of

LOC #	DESCRIPTION	ADDRESS	OCCU-PANCY	VALUATION	BUILDING VALUE	BPP VALUE / SP VALUE	DEDUCTIBLE
	DPW Garage/office	111 E Park St Poplar Grove, IL 61065	Garage	Replacement Cost / Margin Clause	$2,441,090	$146,226	$5,000 Wind: $5,000
01.01	Vacant - Dog and Cat Groomer	100 South State Street Poplar Grove, IL 61065	Vacant Building	Replacement Cost / Margin Clause	$187,680	$0	$5,000 Wind: $5,000
01.02	Well #2/Pump House	100 South State Street Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$657,900	$19,380	$5,000 Wind: $5,000
02.01	Garage	200 North Hill Street Poplar Grove, IL 61065	Garage	Replacement Cost / Margin Clause	$39,780	$15,300	$5,000 Wind: $5,000
02.02	New Village Hall	200 North Hill Street Poplar Grove, IL 61065	Other Public Building	Replacement Cost / Margin Clause	$2,683,620	$33,660	$5,000 Wind: $5,000
02.03	PIO - Flag pole, backboard, tennis court, bench, signage, trash bins, light pole	200 North Hill Street Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$229,500	$0	$5,000 Wind: $5,000
02.04	Dog Park	200 North Hill Street Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$29,524	$0	$5,000 Wind: $5,000
03.01	Lions Park Pavilion - No coverage per insured	229 Summit Street Poplar Grove, IL 61065	Parks Buildings	Replacement Cost / Margin Clause	$0	$0	$5,000 Wind: $5,000
03.02	Lions Park Restrooms	229 Summit Street Poplar Grove, IL 61065	Parks Buildings	Replacement Cost / Margin Clause	$111,180	$1,122	$5,000 Wind: $5,000

PROPERTY SCHEDULE

Poplar Grove, Village of

LOC #	DESCRIPTION	ADDRESS	OCCU-PANCY	VALUATION	BUILDING VALUE	BPP VALUE / SP VALUE	DEDUCTIBLE
03.03	Maintenance Garage	229 Summit Street Poplar Grove, IL 61065	Garage	Replacement Cost / Margin Clause	$85,680	$33,660	$5,000 Wind: $5,000
03.04	Concession Stand with Pavilion	229 Summit Street Poplar Grove, IL 61065	Parks Buildings	Replacement Cost / Margin Clause	$268,260	$22,644	$5,000 Wind: $5,000
03.05	PIO - Flag pole, bollards, table, backstop, bench, fencing, bleachers, light pole, playground	229 Summit Street Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$194,820	$0	$5,000 Wind: $5,000
04.01	Memorial Park Gazebo	West Main and State Street Poplar Grove, IL 61065	Parks Buildings	Replacement Cost / Margin Clause	$10,200	$0	$5,000 Wind: $5,000
04.02	Memorial Park Pavilion	West Main and State Street Poplar Grove, IL 61065	Parks Buildings	Replacement Cost / Margin Clause	$58,140	$0	$5,000 Wind: $5,000
04.03	Sign Pavilion	West Main and State Street Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$3,060	$0	$5,000 Wind: $5,000
04.04	PIO - bench, table, flag pole, bike rack, memorial	West Main and State Street Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$22,440	$0	$5,000 Wind: $5,000
05.01	Lift Station - Countryside Mall	13505 Harvest Way Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$188,700	$0	$5,000 Wind: $5,000

PROPERTY SCHEDULE

Poplar Grove, Village of

LOC #	DESCRIPTION	ADDRESS	OCCU-PANCY	VALUATION	BUILDING VALUE	BPP VALUE / SP VALUE	DEDUCTIBLE
05.02	PIO - Generator-50 KW, bollards, light pole	13505 Harvest Way Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$62,730	$0	$5,000 Wind: $5,000
06.01	Lift Station - Oak Lawn	4194 Dawson Lake Road Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$255,000	$0	$5,000 Wind: $5,000
06.02	PIO - Generator-30 KW, fencing	4194 Dawson Lake Road Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$44,880	$0	$5,000 Wind: $5,000
07.01	Lift Station - Ray Street	203 Beaver Street Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$173,400	$0	$5,000 Wind: $5,000
07.02	PIO - Generator-30 KW, guard rail, bollards	203 Beaver Street Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$43,860	$0	$5,000 Wind: $5,000
08.01	Lift Station - Waco Dr. #1	1000 Waco Drive Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$316,200	$0	$5,000 Wind: $5,000
08.02	PIO - Generator-80 KW, fencing	1000 Waco Drive Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$78,540	$0	$5,000 Wind: $5,000
09.01	Lift Station - Waco Dr. #2	502 Waco Drive Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$189,720	$0	$5,000 Wind: $5,000
10.01	Lift Station - Whiting Road	5500 Whiting Road Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$323,340	$0	$5,000 Wind: $5,000

PROPERTY SCHEDULE

Poplar Grove, Village of

LOC #	DESCRIPTION	ADDRESS	OCCU-PANCY	VALUATION	BUILDING VALUE	BPP VALUE / SP VALUE	DEDUCTIBLE
11.01	Lift Station - Woodstock Rd.	291 Prairie Knoll Drive Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$258,060	$0	$5,000 Wind: $5,000
11.02	PIO - Generator 45KW, fencing	291 Prairie Drive Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$60,180	$0	$5,000 Wind: $5,000
12.01	Lift Station - Bullard Street	105 Bullard Street Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$64,260	$0	$5,000 Wind: $5,000
13.01	North Plant - Lab Building	610 South State Street Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$2,746,860	$87,720	$5,000 Wind: $5,000
13.02	PIO - Generator N-14 400KW	610 South State Street Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$388,620	$0	$5,000 Wind: $5,000
13.03	Main Lift Station	610 South State Street Poplar Grove, IL 61056	Water & Sewer Treatment	Replacement Cost / Margin Clause	$322,320	$0	$5,000 Wind: $5,000
13.04	Internal Lift Station	610 South State Street Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$133,620	$0	$5,000 Wind: $5,000
13.05	Fine Screen Building	610 South State Street Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$403,920	$0	$5,000 Wind: $5,000
13.06	Digesters/SBR Tanks/Equalization Tanks	610 South State Street Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$4,433,940	$0	$5,000 Wind: $5,000

PROPERTY SCHEDULE

Poplar Grove, Village of

LOC #	DESCRIPTION	ADDRESS	OCCU-PANCY	VALUATION	BUILDING VALUE	BPP VALUE / SP VALUE	DEDUCTIBLE
13.07	Press Building	610 South State Street Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$1,776,840	$0	$5,000 Wind: $5,000
13.08	Valve Pit	610 South State Street Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$35,700	$0	$5,000 Wind: $5,000
13.09	PIO - Bollards, fencing	610 South State Street Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$34,680	$0	$5,000 Wind: $5,000
14.01	Sand Filtration Building - South Plant	12211 Illinois 76 Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$3,636,300	$82,620	$5,000 Wind: $5,000
14.02	Generator V-12	12211 Illinois 76 Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$650,760	$0	$5,000 Wind: $5,000
14.03	Chemical Storage Building	12211 Illinois 76 Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$426,360	$0	$5,000 Wind: $5,000
14.04	Internal Lift Station	12211 Illinois 76 Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$84,660	$0	$5,000 Wind: $5,000
14.05	Sludge Drying Beds	12211 Illinois 76 Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$79,560	$0	$5,000 Wind: $5,000
14.06	Digesters	12211 Illinois 76 Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$1,568,760	$0	$5,000 Wind: $5,000

PROPERTY SCHEDULE

Poplar Grove, Village of

LOC #	DESCRIPTION	ADDRESS	OCCU-PANCY	VALUATION	BUILDING VALUE	BPP VALUE / SP VALUE	DEDUCTIBLE
14.07	Digester Blower Building	12211 Illinois 76 Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$756,840	$0	$5,000 Wind: $5,000
14.08	SBR Tanks/Equalization Tank	12211 Illinois 76 Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$5,872,140	$0	$5,000 Wind: $5,000
14.09	Valve Pit	12211 Illinois 76 Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$115,260	$0	$5,000 Wind: $5,000
14.10	Influent Building	12211 Illinois 76 Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$3,254,820	$0	$5,000 Wind: $5,000
14.11	Flow Meter Vault	12211 Illinois 76 Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$31,620	$0	$5,000 Wind: $5,000
14.12	Main Lift Station	12211 Illinois 76 Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$440,640	$0	$5,000 Wind: $5,000
14.13	Lagoon - Vacant	12211 Illinois 76 Poplar Grove, IL 61065	Vacant Land	Actual Cash Value	$114,240	$0	$5,000 Wind: $5,000
14.14	Sand Filter Valve Pit	12211 Illinois 76 Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$59,160	$0	$5,000 Wind: $5,000
14.15	PIO - Fencing, gate, bollards, light pole	12211 Illinois 76 Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$76,500	$0	$5,000 Wind: $5,000

PROPERTY SCHEDULE

Poplar Grove, Village of

LOC #	DESCRIPTION	ADDRESS	OCCU-PANCY	VALUATION	BUILDING VALUE	BPP VALUE SP VALUE	DEDUCTIBLE
15.01	Salt Storage Shed	301 Edson Road Poplar Grove, IL 61065	Storage	Replacement Cost / Margin Clause	$77,520	$20,400	$5,000 Wind: $5,000
15.02	Truck Storage Shed	301 Edson Road Poplar Grove, IL 61065	Storage	Replacement Cost / Margin Clause	$128,520	$65,280	$5,000 Wind: $5,000
15.03	Garage/Storage	301 Edson Road Poplar Grove, IL 60165	Garage	Replacement Cost / Margin Clause	$130,560	$48,960	$5,000 Wind: $5,000
15.04	PIO - Fencing, fuel tank, propane tank, light pole	301 Edson Road Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$41,820	$0	$5,000 Wind: $5,000
16.01	Well #3/Pump House	Route 173 and West Grove Street Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$543,660	$0	$5,000 Wind: $5,000
16.02	Water Tower #3 - 150K Gal	Route 173 and West Grove Street Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$1,429,020	$0	$5,000 Wind: $5,000
16.03	PIO - Fencing	Route 173 and West Grove Street Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$14,280	$0	$5,000 Wind: $5,000
17.01	Well #4/Pump House	4420 Menge Lane Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$556,920	$0	$5,000 Wind: $5,000

PROPERTY SCHEDULE

Poplar Grove, Village of

LOC #	DESCRIPTION	ADDRESS	OCCU-PANCY	VALUATION	BUILDING VALUE	BPP VALUE / SP VALUE	DEDUCTIBLE
17.02	Water Tower #2 - 150K Gal	4420 Menge Lane Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$1,680,960	$0	$5,000 Wind: $5,000
17.03	PIO - Storage Box	4420 Menge Lane Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$510	$0	$5,000 Wind: $5,000
18.01	Well #5 and #6/ Pump House	4870 Woodstock Road Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$907,800	$0	$5,000 Wind: $5,000
19.01	Water Tower - 150K Gal	228 Boeing Trail Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$1,452,480	$0	$5,000 Wind: $5,000
19.02	PIO - Tornado Siren, bench	228 Boeing Trail Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$41,820	$0	$5,000 Wind: $5,000
20.01	Well #7/Pump House-Vacant	Poplar Grove and Orth Road Poplar Grove, IL 61065	Water & Sewer Treatment	Actual Cash Value	$146,915	$0	$5,000 Wind: $5,000
21.01	Water Tower #7 - 300K Gal	12540 Poplar Grove Road Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$2,122,620	$0	$5,000 Wind: $5,000
22.01	Lift Station - Prairie Green	Prairie Knoll Drive Poplar Grove, IL 61065	Water & Sewer Treatment	Replacement Cost / Margin Clause	$341,700	$0	$5,000 Wind: $5,000
23.01	PIO - Sherman Oaks Park	Sherman Ln Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$104,040	$0	$5,000 Wind: $5,000

PROPERTY SCHEDULE

Poplar Grove, Village of

LOC #	DESCRIPTION	ADDRESS	OCCU-PANCY	VALUATION	BUILDING VALUE	BPP VALUE / SP VALUE	DEDUCTIBLE
24.01	PIO - West Grove Neighborhood Park	WEST GROVE NEIGHBORHOOD PARK Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$31,620	$0	$5,000 Wind: $5,000
25.01	PIO - Bel-Air Park	BEL-AIR PARK Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$44,880	$0	$5,000 Wind: $5,000
26.01	PIO - South Poplar Grove Cementary	SOUTH POPLAR GROVE CEMETERY Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$12,240	$0	$5,000 Wind: $5,000
27.01	PIO - North Tower Building	305 W Grove St Poplar Grove, IL 61065	Property in the Open	Replacement Cost / Margin Clause	$39,780	$0	$5,000 Wind: $5,000
28.01	Vacant Land	Part Street Poplar Grove, IL 61065	Vacant Land	Agreed Amount	$0	$0	$5,000 Wind: $5,000
29.01	PIO - Mansfield Park	Saratoga Lane Poplar Grove , IL 61065	Property in the Open	Replacement Cost / Margin Clause	$194,765	$0	$5,000 Wind: $5,000

TOTAL BUILDING VALUE	**$46,570,293**
TOTAL BPP VALUE	**$576,972**
TOTAL SOLAR PANELS	**$0**
TOTAL INSURED VALUE	**$47,147,265**

INLAND MARINE SCHEDULE

Poplar Grove, Village of

Mobile Equipment greater than or equal to $10,000 per item

IM #	YEAR	DESCRIPTION	MAKE/MODEL	SERIAL NUMBER	DEDUCTIBLE	VALUE
3	2017	Mower - MX5200F	Kubota	10655	$1,000	$18,200
4	2017	Tractor - Cab/Endloader - Front M5 111	Kubota	54079/A3068	$1,000	$61,745
15		Generator - Portable	KatoLite		$1,000	$20,000
17		Mower - Finish 3Pt	Woods		$1,000	$10,000
18	1995	Rover - RD11	Wacker		$1,000	$20,000
20	2005	Spreader - Sludge	Kuhn Knight		$1,000	$20,000
22		Mower - 3680F	Kubota		$1,000	$15,200
26	2022	Zero Turn Mower	SCAG	61V25KBD	$1,000	$20,291
27	2002	Wheel Loader	Volvo L90D	6790-9005	$1,000	$42,500
28	2023	Excavator KX057-5R3AP	Kubota	KBC0Z37CHPB D16729	$1,000	$73,372
29	2023	Boom Mower	Bush Hog	M2376884	$1,000	$34,700
31	2018	Zero Turn Mower	Kubota ZD1011	12500	$1,000	$16,299
32	2014	Zero Turn Mower	Kubota ZD326	34426	$1,000	$19,990

Mobile Equipment less than $10,000 per item

IM #	YEAR	DESCRIPTION	MAKE/MODEL	SERIAL NUMBER	DEDUCTIBLE	VALUE
1		Plow - 8'6" For Dump Truck #110362	Boss		$1,000	$4,822
2		Spreader			$1,000	$5,946
5	2017	Mower - Brush Hog	Woods	069034	$1,000	$2,150
19		Saw - Walk Behind			$1,000	$2,000
30	2023	Utility Trailer	Liberty		$1,000	$2,600

INLAND MARINE SCHEDULE

Poplar Grove, Village of

Other

IM #	YEAR	DESCRIPTION	MAKE/MODEL	SERIAL NUMBER	DEDUCTIBLE	VALUE
7	2000	Portable Sampler Testing Kit	Isco-Gls	L00115	$1,000	$1,890
8	2000	Storm Box	Precision System	351	$1,000	$1,557
14		Generator - Portable	Caterpillar		$1,000	$50,000

Tools

IM #	YEAR	DESCRIPTION	MAKE/MODEL	SERIAL NUMBER	DEDUCTIBLE	VALUE
11	1998	Power Washer		32041157	$1,000	$1,000
12		Snow Plow Blades (6)			$1,000	$46,300
21		Miscellaneous Tools & Equipment <$1,000			$1,000	$3,596
24		Welder			$1,000	$3,600
25		+ 10% Unscheduled Items			$1,000	$40,260
			TOTAL INSURED VALUE		**$538,018**	

Revenue & Expenses

B&F Services 10.15.25

FY24		
Permit Fee Revenue	$	74,594.00
Inspection Expenses	$	68,621.07
Code Enforcement Fee Revenue	$	26,250.00
Code Enforcement Expenses	$	10,627.00
Zoning Expenses	$	6,679.50

FY25		
Permit Fee Revenue	$	89,093.47
Inspection Expenses	$	73,096.05
Code Enforcement Fee Revenue	$	24,222.00
Code Enforcement Expenses	$	3,505.50
Zoning Expenses	$	13,840.87

Building Permit Comparables Anyalsis

Municipality	Population	Full-Time Permit Processing	Turn Around Time for Small Projects (Deck/Roof/Driveway)	Turn Around Time for Larger Projects (Solar/Remodling/New Construction)	Contractor Registration	Required Documents
Village of Poplar Grove	**5,162**	**No**	**1-3 days**	1-2 weeks	**No**	**Application / Sketch / Plans / COI / Value**
Town of Cortland	4,592	Yes	7-10 days	2-4 weeks	No	Application
Village ofAshton	947	No	2 days	1 week	No	Application / Rough Sketch / Proof of License
City of Yorkville	24,693	Yes (2)	2 days	1-2 weeks	No	Application/ Plat / Sketch / Plans/ Value / Square Footage
Village of Richmond	2,114	Yes	1-5 days	1-2 weeks	Yes	Quotes / Plats/ Plans / Letters / Scope
Village of Algonquin	29,700	Yes	10 days	1-2 weeks	No	Lisensing / Contract / Plans / Drawings/ Plat
Village of Sugar Grove	9,200	Yes	10 days	1-2 weeks	Yes	Application / Scope/ Plat / Drawings / Contract

RESOLUTION NUMBER: 2025-24

A RESOLUTION OF THE VILLAGE OF POPLAR GROVE, ILLLINOIS, APPROVING AND AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE A SETTLEMENT AGREEMENTS WITH LOUIS TENORE, JR.

WHEREAS, on December 6, 2013**,** the Village of Poplar Grove, Illinois ("Village") obtained judgments in Boone County Circuit Court Case No. 2013 – MR – 42 against the Defendants, EPI, LLC; Louis Tenore, Jr.; and Kristen Lee Tenore; and

WHEREAS, the Village subsequently commenced Citation to Discover Assets proceedings against Louis Tenore, Jr. which are currently pending before the Boone County Circuit Court; and

WHEREAS, the Village and Louis Tenore, Jr. desire to enter into a Settlement Agreements in compromise of the judgment owed to the Village, a copy of which Settlement Agreement is attached hereto as Exhibit A, and incorporated herein; and

WHEREAS, the Village has determined that entering into the Settlement Agreement is in the best interest of the Village and its citizens.

NOW THEREFORE, BE IT RESOLVED by the Village President and Village Board of the Village of Poplar Grove, Illinois as follows:

1. The above recitals are incorporated herein and made a part hereof.

2. The Village hereby accepts and approves the Settlement Agreement, attached hereto as Exhibit A and incorporated herein, or one in substantially similar form.

3. The Village President and the Village Clerk are hereby authorized to execute, and attest said Settlement Agreement and any other documents necessary to effectuate the same.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2025

AS FOLLOWS:

VOTING "AYE": _____

_____

VOTING "NAY": _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2025

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

EXHIBIT A- SETTLEMENT AGREEMENT (LOUIS TENORE, JR.)

RESOLUTION NUMBER: 2025-25

A RESOLUTION OF THE VILLAGE OF POPLAR GROVE, ILLLINOIS, APPROVING AND AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE A SETTLEMENT AGREEMENT WITH KRISTEN LEE TENORE

WHEREAS, on December 6, 2013**,** the Village of Poplar Grove, Illinois ("Village") obtained judgments in Boone County Circuit Court Case No. 2013 – MR – 42 against the Defendants, EPI, LLC; Louis Tenore, Jr.; and Kristen Lee Tenore; and

WHEREAS, the Village subsequently commenced Citation to Discover Assets proceedings against Kristen Lee Tenore which are currently pending before the Boone County Circuit Court; and

WHEREAS, the Village and Kristen Lee Tenore desire to enter into a Settlement Agreement in compromise of the judgment owed to the Village, a copy of which Settlement Agreement is attached hereto as Exhibit A, and incorporated herein; and

WHEREAS, the Village has determined that entering into the Settlement Agreement is in the best interest of the Village and its citizens.

NOW THEREFORE, BE IT RESOLVED by the Village President and Village Board of the Village of Poplar Grove, Illinois as follows:

1. The above recitals are incorporated herein and made a part hereof.

2. The Village hereby accepts and approves the Settlement Agreement, attached hereto as Exhibit A and incorporated herein, or one in substantially similar form.

3. The Village President and the Village Clerk are hereby authorized to execute, and attest said Settlement Agreement and any other documents necessary to effectuate the same.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2025

AS FOLLOWS:

VOTING "AYE": _____

_____

VOTING "NAY": _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2025

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

EXHIBIT A- SETTLEMENT AGREEMENT (KRISTEN LEE TENORE)