



1200 WILMETTE AVENUE  
WILMETTE, ILLINOIS 60091-0040

COMMUNITY DEVELOPMENT  
DEPARTMENT

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TDD 7-1-1  
EMAIL [comdev@wilmette.com](mailto:comdev@wilmette.com)

**Date:** January 5, 2024

**To:** [Michael Braiman](#), Village Manager

**From:** [Lisa Roberts](#), Deputy Director of Community Development

**Subject:** **2023-Z-60 200 Skokie Boulevard – Zoning Board Case Report, Sustainability Response, and Additional Correspondence**

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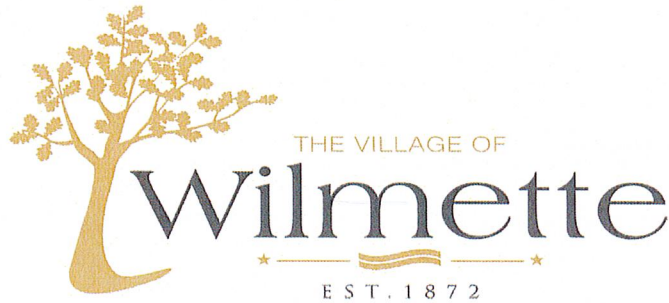
Enclosed please find the Zoning Board's report on case 2023-Z-60 at 200 Skokie Boulevard.

In addition to the report, attached to this memo are the following items. The correspondence was received after the Zoning Board meeting on Wednesday, December 6, 2023 through January 4, 2024, at 9:00 a.m. Correspondence received after this time will be forwarded to the Village Board under separate cover.

- 1.0 Memo from Lucy Mellen, Sustainability Coordinator
- 2.0 Email with attachment from Mark Weyermuller, 208 Lawndale Avenue, dated December 6, 2023
- 3.0 Email from Ken Goldstein, 3109 Country Lane, dated December 7, 2023
- 4.0 Email with attachments from Lynn McKenzie, 2801 Old Glenview Road, dated December 8, 2023
- 5.0 Email from Carla Lieberman, 204 Sunset Drive, dated December 12, 2023
- 6.0 Email from Enid Irizarry Richard, 201 Sunset Drive, dated December 12, 2023
- 7.0 Email from Cindy Levine dated December 15, 2023
- 8.0 Email with attachments from Paul Smulson, 205 Sunset Drive, dated December 18, 2023
- 9.0 Email from Barb Statland dated December 18, 2023
- 10.0 Letter from Marty and Debbie Schwartz, 251 Locust Road, dated December 20, 2023
- 11.0 Email from June Levy dated December 21, 2023
- 12.0 Email from Julie Zaideman, 518 Romona Road, dated December 26, 2023
- 13.0 Email from Anat Gotfried dated December 27, 2023

- 14.0 Email from Shilei Ma, 2730 Old Glenview Road, dated December 27, 2023
- 15.0 Email from Florence Jesser dated December 27, 2023
- 16.0 Email from Rosie Altamirano dated December 29, 2023
- 17.0 Email from Carla Lieberman, 204 Sunset Drive, dated December 29, 2023
- 18.0 Email from Martin Lieberman, 204 Sunset Drive, dated December 29, 2023
- 19.0 Email from Jan and Carl Peterson, 922 Illinois Road, dated December 29, 2023
- 20.0 Email from Steven Justman, 2918 Crabtree Lane, dated January 1, 2024
- 21.0 Email from Florence Jesser dated January 1, 2024
- 22.0 Email from Catherine Levy dated January 1, 2024
- 23.0 Email from Pierre Grangeon dated January 1, 2024
- 24.0 Email with attachment from Dana Zito Bator dated January 1, 2024
- 25.0 Letter from Jacob Wallach, 208 Charles Place, dated January 2, 2024
- 26.0 Letter from Dr. Susan Zoline, 207 Skokie Boulevard, dated January 2, 2024
- 27.0 Letter with attachment from Anna Jaszczyk dated January 2, 2024
- 28.0 Email from Kathryn Bauer, 215 Sunset Drive, dated January 2, 2024
- 29.0 Email from David Levy, 210 Charles Place, dated January 2, 2024
- 30.0 Petition submitted January 2, 2024
- 31.0 Email from Cara Novy Bennewitz, 246 Locust Road, dated January 2, 2024
- 32.0 Email from Kyle Davis, 443 Alpine Lane, dated January 2, 2024
- 33.0 Email from Cedric and Mary Young, 216 Charles Place, dated January 2, 2024
- 34.0 Email from Dana Zito Bator dated January 2, 2024
- 35.0 Email from Alan Levy dated January 2, 2024
- 36.0 Email from the Trotsky Family, 109 Carriage Way, dated January 2, 2024
- 37.0 Email from Thom Bateman dated January 2, 2024
- 38.0 Email from Marlene Levy dated January 2, 2024
- 39.0 Email from Harry Poulos, 3019 Old Glenview Road, dated January 3, 2024
- 40.0 Email from Armen Tokat, 232 Sunset Drive, dated January 2, 2024
- 41.0 Email from Enid Irizarry Richard, 201 Sunset Drive, dated January 2, 2024
- 42.0 Email from Catherine Poulos, 3019 Old Glenview Road, dated January 3, 2024
- 43.0 Email from Danny Schuman, 207 Valley View Drive, dated January 3, 2024
- 44.0 Email from Susan Gottlieb, 717 Chilton Lane, dated January 3, 2024
- 45.0 Email from Elizabeth and William Gelfman, 209 Thelin Court, dated January 3, 2024
- 46.0 Email with attachment from Martin Lieberman, 204 Sunset Drive, dated January 3, 2024
- 47.0 Email from Armen Tokat, 232 Sunset Drive, dated January 4, 2024
- 48.0 Email from Hans Geyer, 2016 Central Avenue, dated January 4, 2024
- 49.0 Email with attachments from Dana Zito Bator dated January 4, 2024





**Meeting Date:** January 9, 2024

**To:** Michael Braiman, Village Manager

**From:** Lucy Mellen, Sustainability Coordinator

**Subject:** McDonald's Proposal Environmental Impact

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### **Background**

Trustee Gjaja has asked the Sustainability Coordinator to provide a report of the environmental impacts of a McDonald's drive-through at 200 Skokie Boulevard.

At the November 6, 2023 Zoning Board of Appeals Public Hearing concerning the McDonald's Special Use application, Chris Stepp, Area Construction Manager for McDonalds, estimated that the proposed McDonalds location would generate approximately 1,000 transactions per day, with 75% of these transactions occurring in the drive through. He also projected an average wait time of 3.5 minutes for drive-through customers.

### **Discussion**

To better understand the potential environmental impact of a McDonald's drive-through, Illinois vehicle data was analyzed based on 2022 data from the US Department of Energy's Alternative Fuel Data Center. The breakdown of vehicle types and their respective percentages in the state are as follows:

| Type of Vehicle          | Number of Cars in Illinois | Percentage of Total |
|--------------------------|----------------------------|---------------------|
| Electric                 | 66,900                     | 0.67%               |
| Hybrid (Plug-in and not) | 269,800                    | 2.7%                |
| Gasoline                 | 8,606,400                  | 85.7%               |
| Diesel                   | 171,300                    | 1.7%                |
| Ethanol/Flex             | 807,900                    | 8.1%                |
| Biodiesel                | 55,400                     | 0.55%               |
| Unknown                  | 59,500                     | 0.59%               |

Additionally, according to the US Department of Energy and the US Energy Information Administration, different fuel types emit varying amounts of carbon when burned:

- Gasoline: 20 lbs of carbon per gallon
- Diesel: 22 lbs of carbon per gallon
- Ethanol/Flex: 18 lbs of carbon per gallon
- Biodiesel: 18 lbs of carbon per gallon

Considering a typical wait time of 3.5 minutes in the drive-through and the average fuel consumption rate of cars in the US at idle (0.01925 gallons in 3.5 minutes according to the US Department of Energy), carbon emissions per vehicle type are as follows:

| Type of Vehicle          | Lbs of Carbon Emitted per 3.5 Minutes | Total lbs of Carbon Emitted Per Day |
|--------------------------|---------------------------------------|-------------------------------------|
| Electric                 | 0                                     | 0                                   |
| Hybrid (Plug-in and not) | 0                                     | 0                                   |
| Gasoline                 | 0.385 lbs                             | 247.555 lbs                         |
| Diesel                   | 0.4235 lbs                            | 5.5055 lbs                          |
| Ethanol/Flex             | 0.3465 lbs                            | 20.79 lbs                           |
| Biodiesel                | 0.3465 lbs                            | 1.386 lbs                           |
| Unknown                  | N/A                                   | N/A                                 |

*\*Emissions data varies depending on outdoor air temperature and indoor car temperature.*

*\*\* Emissions data not available for unknown vehicle types.*

The cumulative impact of the emissions from the proposed McDonald's location equals about 275 pounds of carbon per day, translating to an estimated 100,461 pounds of carbon per year (365 days). According to the US EPA's Greenhouse Gas Equivalencies Calculator, this annual carbon emission is equivalent to the carbon dioxide emissions from the annual energy use of 21 homes and the greenhouse gas emissions equivalent to 428,329 miles being driven by an average gasoline-powered passenger vehicle. This is the same amount of emissions sequestered annually by 199 acres of forest.

An idling vehicle releases a mix of different gasses and particles, including but not limited to, nitrogen (N<sub>2</sub>), carbon dioxide (CO<sub>2</sub>), nitrogen oxides (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>) and fine particulates (PM<sub>2.5</sub>), many of which have harmful health effects. Vulnerable populations, such as children, the elderly, and individuals with respiratory conditions, face heightened risks from exposure to these pollutants. Children, in particular, are more susceptible because they breathe in 50 percent more air per pound of body weight than adults.

**Roberts, Lisa**

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**From:** Mark Weyermuller <publicpolicyman@gmail.com>  
**Sent:** Wednesday, December 6, 2023 9:12 PM  
**To:** Roberts, Lisa  
**Subject:** To Lisa Robert  
**Attachments:** image0.jpeg; ATT00001.txt

This message originated from an external source. Please use caution in handling it.

From Mark Weyermuller  
Wilmette resident

Wilmette zoning board concerning McDonalds at Baker's Square location

Can I show this slide when I speak

We need a new business here now







**Roberts, Lisa**

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**From:** Braiman, Michael  
**Sent:** Thursday, December 7, 2023 4:00 PM  
**To:** Roberts, Lisa  
**Subject:** FW: Opposition to McDonalds on Old Glenview Rd and Skokie Blvd

For the 1/9 packet

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**From:** Plunkett, Senta <plunketts@wilmette.com>  
**Sent:** Thursday, December 7, 2023 2:51 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fwd: Opposition to McDonalds on Old Glenview Rd and Skokie Blvd

Sent from my iPhone

Begin forwarded message:

**From:** Ken Goldstein <[ktgoldstein@gmail.com](mailto:ktgoldstein@gmail.com)>  
**Date:** December 7, 2023 at 2:19:33 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, "Gjaja, Kate" <[gjajak@wilmette.com](mailto:gjajak@wilmette.com)>, "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>  
**Cc:** Ken Goldstein <[ktgoldstein@gmail.com](mailto:ktgoldstein@gmail.com)>  
**Subject:** Opposition to McDonalds on Old Glenview Rd and Skokie Blvd

This message originated from an external source. Please use caution in handling it.

I read with surprise that the Zoning Commission approved a McDonalds location on Old Glenview Road and Skokie Blvd. 4 to 3. I strongly urge the Village Board to oppose this McDonalds.

Traffic and undesirable chains are a problem. Notably, the Village has never been able to solve the traffic from Starbucks on Lake by the DQ. Every school day with Loyola in session traffic is back-uped from west of the Edens.. It is not safe and a burden. A McDonalds on Glenview Road will be worse, and worse all day and evening.

A McDonad's in Wilmette anywhere is highly undesirable, dirty, smelly, unsafe, and busy. Your possible approval smacks and strokes of the long division between west Wilmette and east. There is no way the Board would ever approve McDonald's for plaza del lago, or Greenbay Road from Isabella to Lake, or Ridge at Wilmette Ave, so that it is even up for debate that this is or should be ok or good enough for those in west Wilmette is deeply offensive. We are acutely aware that people (including real estate agents) call our area of Wilmette, derisively the Wilgetto, a McDonald's makes it worse.

If the Board is so opposed and shocked to buildings larger than 3 to 6 stories on the site of Imperial Motors, then - they should be against hoisting a McDonalds on Glenview Road.

Ken Goldstein  
3109 Country Lane

**Roberts, Lisa**

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**From:** Lynn McKeñzie <lynnmckenzie16@gmail.com>  
**Sent:** Friday, December 8, 2023 12:25 PM  
**To:** Boscarino, Gretchen; Vandivier, Mariana  
**Cc:** Roberts, Lisa  
**Subject:** Mather Place Congested Traffic  
**Attachments:** We sent you safe versions of your files; McDonalds Presentation.pdf

This message originated from an external source. Please use caution in handling it.

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Upon attending the Wilmette Zoning Board of Appeals meeting on Wednesday, I was saddened that the approval by the zoning BOD, although close, was in favor of the McDonald's application to build a Drive-thru and sit-down restaurant at 200 Skokie Blvd. Just north of the Old Glenview Road and Skokie Blvd. intersection.

One of the topics brought to light was the lack of sufficient parking at our Facility. The attached diagram indicates specifically and thoroughly what the residents at Mather must maneuver around on a daily basis to walk safely in our parking lot and upon exiting our premise onto Old Glenview Road..

In addition to the volume and tight space to park, deliver and service Mather, the thru traffic, indicated by blue arrows, is a **major** safety issue. Two of our residents narrowly escaped being hit by thru traffic by cars taking a short-cut to the shopping mall. This proposal includes putting signage to indicate "No left hand turn" and "No right hand turn" facing East and West near the Mather entrance.

Once walkers exit the property onto Old Glenview Road (the entrance is a mere 300 feet from the intersection) there is no indication of a crosswalk, and there is no stop sign that says "stop when pedestrians are present." (This is an approved state sign and was specifically enacted when pedestrians were killed on Central Street in Evanston two years ago.)

The attachment shows the changes we feel should be installed for our elderly residents' safety.

PS. It is hoped that the Village of Wilmette has considered the added cost of police presence given the added traffic and hazards sure to accompany this sit down and drive-thru business.



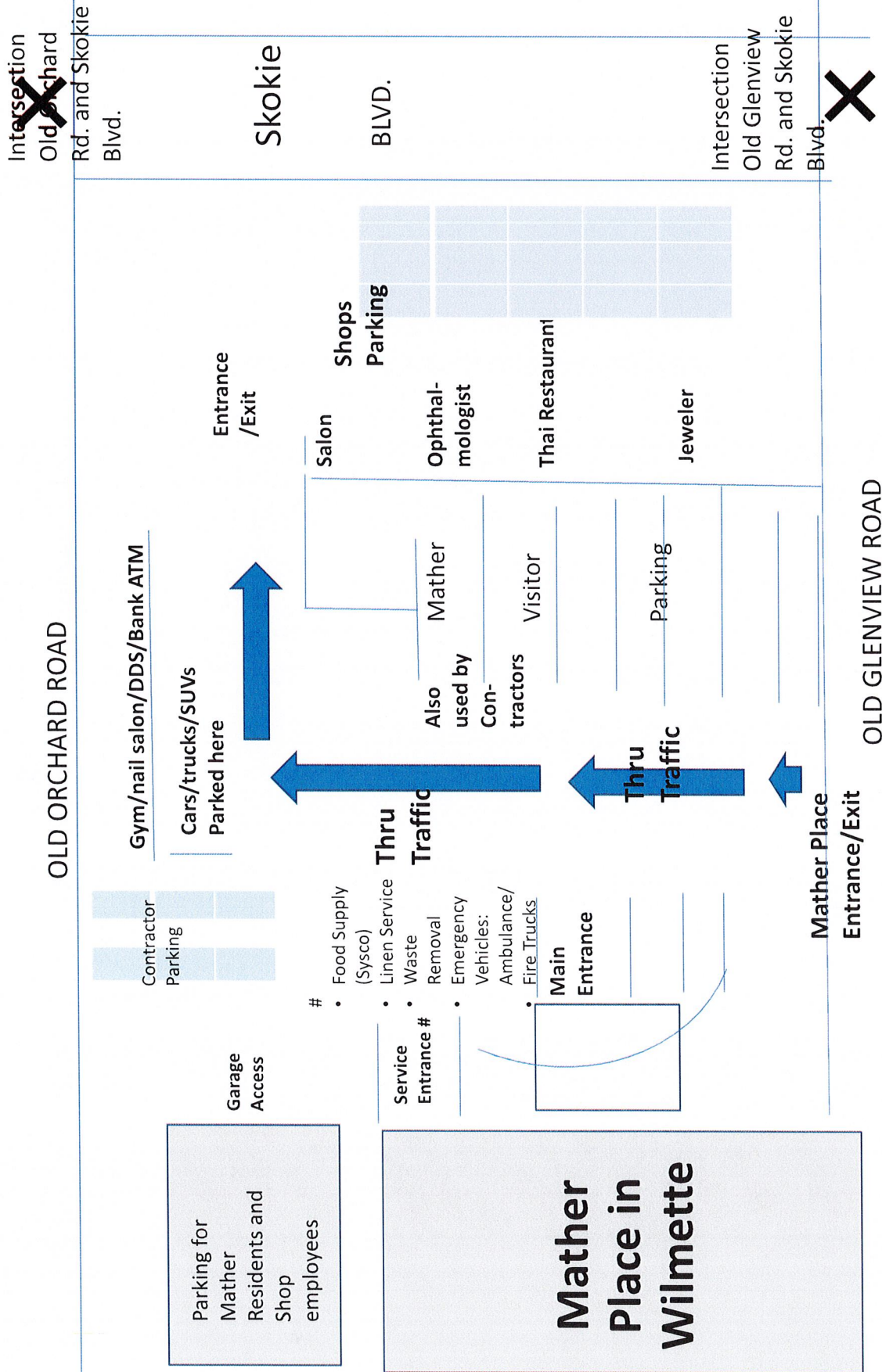
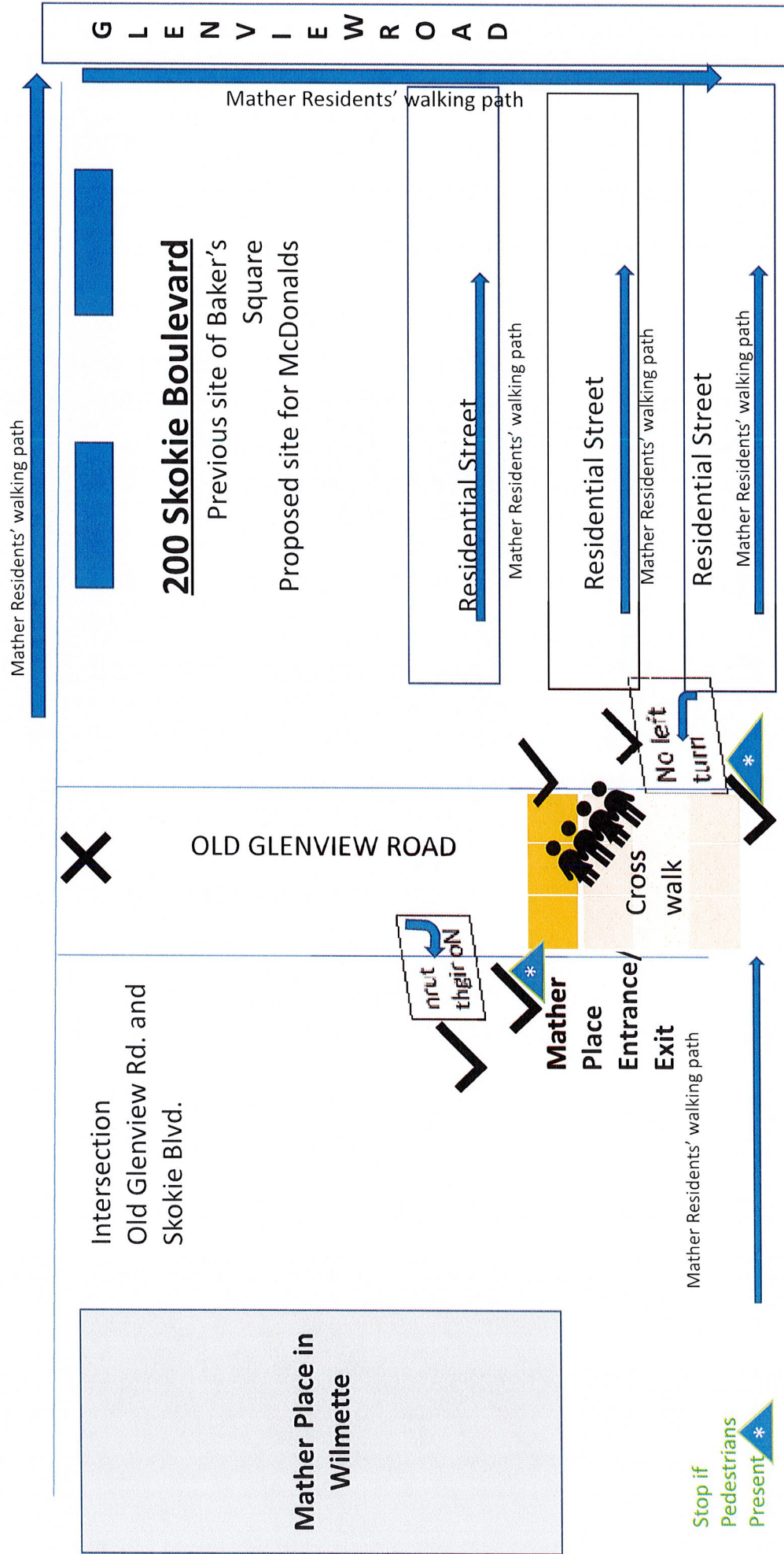


Diagram of the miasma of vehicle (service trucks, visitors' cars and supply trucks) traffic in and around the Mather Place.



IMPROVED SIGNAGE FOR MATHER RESIDENTS' SAFETY



**Roberts, Lisa**

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**From:** Braiman, Michael  
**Sent:** Wednesday, December 13, 2023 1:26 PM  
**To:** Roberts, Lisa  
**Subject:** FW: The Property at 200 Skokie Rd. Wilmette

Begin forwarded message:

**From:** Carla Lieberman <[carjaz@aol.com](mailto:carjaz@aol.com)>  
**Date:** December 12, 2023 at 4:39:28 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[dodd@wilmette.com](mailto:dodd@wilmette.com)>, [gjak@wilmette.com](mailto:gjak@wilmette.com), "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>, [carjaz@aol.com](mailto:carjaz@aol.com)  
**Cc:** [enidiri@gmail.com](mailto:enidiri@gmail.com), [szoline@comcast.net](mailto:szoline@comcast.net), [mojomax41@comcast.net](mailto:mojomax41@comcast.net), [anjaszcyk@gmail.com](mailto:anjaszcyk@gmail.com), [davidlevy@yahoo.com](mailto:davidlevy@yahoo.com), [vicki@vickinelson.com](mailto:vicki@vickinelson.com), [rsmulson@yahoo.com](mailto:rsmulson@yahoo.com), [paulsmulson@yahoo.com](mailto:paulsmulson@yahoo.com), [martinlieberman1@aol.com](mailto:martinlieberman1@aol.com)  
**Subject:** The Property at 200 Skokie Rd. Wilmette  
**Reply-To:** Carla Lieberman <[carjaz@aol.com](mailto:carjaz@aol.com)>

This message originated from an external source. Please use caution in handling it.

To The Wilmette Village Board:

We are concerned residents for all of Wilmette and the negative effects of Drive Through restaurants in our community. Mc Donalds wanting to open at 200 Skokie Rd. can be just the start, when we open the door, others may follow.

The concerns are many as The McDonalds Reps. shared that there can be up to 1000 cars per day, at 3 -5 minutes in line and the amount of idling can create greenhouse gas, carbon dioxide, nitrous oxide and methane gases all day and night. My understanding is that Wilmette's local government is a **leader** in striving for advanced sustainability as climatic change rages on.

McDonalds shared that this site would be open 19 1/2 hours a day 7 days a week, starting at 5:30 a.m till 1:00 am, how disruptive would that be to the tax paying residents on all 3 sides of this property? My understanding is this property is Zoned as Neighborhood Retail and McDonalds is looking to change the zoning with variants.

I feel this not a case of "Something is better then nothing" we lived in harmony with Bakers Square, which everyone in Wilmette could enjoy, we feel there is a business that can match the unique qualities of the village that we are.

There are other deeper concerns, but I want to share these listed below as a start:

I so appreciate your time, I am hopeful you will consider the deep concerns of our community in regards to this property.

Thank You,  
Carla Lieberman  
204 Sunset Drive

McDonald's, like many fast-food chains, can have several potential negative impacts on a residential community:

1. Traffic and congestion: Increased traffic around a McDonald's location can cause congestion on nearby roads, especially during peak hours. This can lead to noise, pollution, and safety concerns for pedestrians and drivers in the area.
2. Noise pollution: The operation of a fast-food restaurant like McDonald's often involves continuous noise from delivery trucks, drive-thru speakers, kitchen equipment, and customers, which can disturb the peace and quiet of a residential neighborhood.
3. Waste and litter: Fast-food restaurants generate a significant amount of waste, including packaging materials, disposable containers, and wrappers. Improper disposal or inadequate waste management can lead to littering in the community, affecting the aesthetic appeal and cleanliness of the area.
4. Health concerns: Some residents might be concerned about the impact of fast food on public health. McDonald's and similar establishments offer food that tends to be high in calories, fat, sugar, and sodium, contributing to health issues like obesity and related conditions among community members.
5. Property values: Some studies have proven that proximity to fast-food restaurants like McDonald's will have a negative impact on property values in a residential area due to perceived drawbacks such as increased noise, traffic, and concerns about health effects. Our homes are our saving plans as we age.
6. Business competition: Local small businesses might face challenges when a large fast-food chain like McDonald's moves into the area. It can lead to increased competition, potentially affecting the viability of smaller, independently-owned restaurants.
7. Parking: The math doesn't add up...McDonalds mentioned 12-15 workers each shift, the site has 28 parking spots and has a sit down restaurant, do they really believe 13 open spaces will fit the needs of those eating in? There is no street parking, it is too small of a lot and not enough parking.



**Roberts, Lisa**

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**From:** Braiman, Michael  
**Sent:** Wednesday, December 13, 2023 1:26 PM  
**To:** Roberts, Lisa  
**Subject:** FW: Concerned Resident regarding McDonald's Drive-Thru  
**Attachments:** Sustainability opposing McDonald's drive-thru-1.pages

Begin forwarded message:

**From:** Enid Irizarry <[enidiri@gmail.com](mailto:enidiri@gmail.com)>  
**Date:** December 12, 2023 at 6:20:13 PM CST  
**To:** Senta Plunkett <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>  
**Subject:** Fwd: Concerned Resident regarding McDonald's Drive-Thru

Dear Wilmette Board of Trustees:

We as residents are concerned over the possibility of a McDonald's at 200 Skokie Boulevard. I was extremely disappointed by the Zoning Boards

recommendation after receiving 175 petitions from neighbors. It barely passed as a recommendation since one abstained and then later felt he had to vote yes.

Our concerns were not addressed by McDonald's. In my opinion, some of McDonald's responses for Special Use, Section 30-5.3.E, were boiler plate/hypothetical answers and not relevant to our neighborhood or village. Three of the Zoning Board members also agreed. McDonald's

representative mentioned to the zoning board that they cannot decline them special use because of a drive thru. However, we should be able to not approve them because of the negative impacts a drive-thru brings to our neighborhood and community such as:

**Sustainability/Air pollution and Safety (b & c):**

Environmental (17), Health (18). I'm thankful to live in a village that is committed to sustainability as I'm a member of the National Wildlife Federation and my yard is also certified. I've also agreed to switch to the new electric company as well as other Wilmette programs.

McDonald's stated at the meeting that an estimate of 1,000 cars would go through this lot. 80% will be drive thru. 800 cars idling. This is an estimate. I've heard that on a bad day it is closer to 1,200 car per day impacting our West side neighborhoods and all of Wilmette. This is not meeting our commitments to reducing pollution. This lot shares a fence that divides 50% of the lot with neighbors' backyards.

There will be 2 lanes of traffic that will be 10 feet from properties lines/backyards impacting health. We will no longer be able to enjoy our properties/backyards with a drive thru having 800-960 vehicles daily idling and 1,000-1,200 daily through this lot.

There is a significant difference between having the largest fast-food chain in the US & world versus a Bakers Square or Caddy Shack in our neighborhood. I understand Starbucks drive-thru was approved but that was prior to the 2021 Sustainability plan and commitment to our community. We can't allow this magnitude of a restaurant and set precedent for future establishments in our community as this does not reduce congestion or reduce pollution. McDonald's drive thru does not align with Wilmette Green Initiatives/Wilmette's Greenest Region Compact (GRC2 Sustainability Plan 2021. I've attached additional information referencing organizations and data on pollution. I would also ask the EEC's expertise on this topic.

### **Property Values (e):**

McDonald's states this will have a **positive influence/beneficial** to property values. How can putting the largest fast-food chain increase my property value or surrounding neighborhood? Not in Wilmette. Maybe in a depressed community that has an empty lot. Having a vacant lot in Wilmette is more favorable than having a McDonald's drive-thru fast food. There is a drastic difference versus Baker Square or Caddyshack. This will set a precedent again and will continue to impact our property values. I've invested a significant amount of money in remodeling my home and I wouldn't have imagined that my Wilmette home would go down in value. Residents including elderly residents who have invested their savings in their homes, will face a severe depreciation in their investments. It is not right to impact a critical investment like our homes. According to one study out of the UK living near a McDonald's devalues nearby home prices by nearly

25%. (see <https://www.fastsaletoday.co.uk/blog/living-near-mcdonalds-devalue-house-price-24/#:~:text=Living%20near%20a%20McDonalds%20lowers%20your%20house%20price%20by%2024%25>)

### **Character of the Village(h):**

This is zoned Neighborhood Retail. This is a different use not like Bakers Square or Caddyshack. This will change the character of the neighborhood and Village. Once again, there is no comparison going from Baker Square or Caddyshack to the largest fast food Chain Restaurant in the world that has primarily 80% drive- thru. It doesn't fit in our neighborhood. There are other restaurants that fit in our neighborhood and also not impact small businesses. The owner of this lot has had other interested parties but had already signed a contract with McDonald's.

### **Congestion/Traffic:**

Traffic Study was conducted on Nov. 11th, 2022, Veterans Day and on Nov. 19th, 2022, weekend before Thanksgiving. This is when there is less traffic.



Wilmette Greenest Region Compact (Sustainability Plan 2021), to reduce congestion.

This also doesn't align with Wilmette's Traffic Calming Policy.

**Noise:**

I understand a restaurant will come with some noise as did Bakers Square. However, the level of noise, 5:30am – 1:00am hours and lighting would be a huge impact to our quality of life.

We appreciate Wilmette Board fighting for the Wilmette residents due to noise pollution from Ryan Field. We would appreciate the same consideration since the car drive-thru noise, music, pollution and lights will affect our neighborhood and quality of life. Wilmette Village Board adopts objection to Ryan Field concerns.

Thank you for taking the time to review our concerns.

Best regards,

Enid Irizarry Richard  
201 Sunset Drive  
Wilmette

**References:**

CNN Article: Why cities have and want to ban new drive-thrus like McDonald's (addressing safety/traffic and congestion).

<https://www.cnn.com/2023/06/24/business/drive-thru-fast-food-chick-fil-a-urban-planning>

Washington Post: decreasing home values:

<https://www.washingtonpost.com/archive/opinions/1985/06/23/fast-food-in-our-neighborhood/47d17bce-557b-455b-948e-905b0acaf32a/>

## Roberts, Lisa

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**From:** Braiman, Michael  
**Sent:** Friday, December 15, 2023 2:36 PM  
**To:** Roberts, Lisa  
**Subject:** FW: McDonald's

For Jan 9 packet

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**From:** Cindy Levine <levlamm@gmail.com>  
**Sent:** Friday, December 15, 2023 1:40 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Re: McDonald's

This message originated from an external source. Please use caution in handling it.

Just wanted to thank you again for directing me to the specific discussion. I have to say, I don't find the arguments 'for' the proposition particularly compelling - seems like they're simply saying "I hear the local residents but I don't care". To compare that stretch of Skokie Blvd with being "near Old Orchard" so what can residents expect was particularly dismissive. The traffic and idling, noise/light pollution and safety concerns of pedestrians seem very different than if this were a family/sit-down restaurant (like Caddyshack was to be).

I certainly hope the VB takes into account some of the concerns even those who voted in favor took - e.g., delivery start times in the early morning, as well as the articulated concerns of those who voted against, and clearly the residents' needs.

Thanks for listening.

Cindy Levine  
312-296-7754

On Wed, Dec 13, 2023 at 7:29 PM Braiman, Michael <[braimanm@wilmette.com](mailto:braimanm@wilmette.com)> wrote:

Hi Cindy,

The recording of the Zoning Board of Appeals meeting is available on our website and you can find the direct link below. It's a 3-hour discussion but if you wanted to focus on the reasoning each ZBA member provided for their vote, that occurs in about the last 40 minutes of the meeting.

All of the resident emails and petitions received prior and subsequent to the ZBA meeting will be included in the January 9 Village Board agenda packet. This item will not be on the consent agenda to ensure discussion and resident input. I know the Village Board will carefully and thoughtfully consider the input of residents during the decision-making process and I would be happy to further discuss this application with you if you'd like.

Meeting video: <https://wctv.wilmette.com/CablecastPublicSite/show/486?seekto=1014&site=1>

Thank you,

Mike

Michael Braiman

Village Manager

Village of Wilmette

847-853-7506

[www.wilmette.com](http://www.wilmette.com)

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**From:** Cindy Levine <[levlamm@gmail.com](mailto:levlamm@gmail.com)>

**Sent:** Wednesday, December 13, 2023 12:41 PM

**To:** Plunkett, Senta <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>; Braiman, Michael <[braimanm@wilmette.com](mailto:braimanm@wilmette.com)>; Dodd, Kathy <[doddk@wilmette.com](mailto:doddk@wilmette.com)>; Gajja, Kate <[gajjak@wilmette.com](mailto:gajjak@wilmette.com)>; kennedyg@wilmette.com; Leonard, Steve <[leonards@wilmette.com](mailto:leonards@wilmette.com)>; Sheperd, Justin <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>; Smith, Gerry <[smithg@wilmette.com](mailto:smithg@wilmette.com)>

**Subject:** Re: McDonald's

This message originated from an external source. Please use caution in handling it.

Dear Village Trustees, Village President Plunkett and Village Manager Braiman,

I am very sorry to have missed the Zoning Board meeting last week, as I was out of town. I was extremely disappointed to learn that the special use McDonald's request was approved by the Board.

Looking at the meeting packet, there seem to be a lot of unanswered questions in addition to all the concerns previously raised. In addition to general concerns about increased traffic in a residential neighborhood, there is also expected noise from delivery trucks, HVAC systems, drive-thru ordering systems as well as new likely unattractive signage and way-finding. Further, reviewing the discussion of drive-thru car stacking, it wasn't clear whether they had assessed the pollution levels resulting from idling cars.



The packet included community letters and to say that those opposed to this outweigh those in support is a dramatic understatement -- the community, and particularly those who live nearby DO NOT want this establishment in their neighborhood. Additionally, with the number of elderly folks living at Mather walking along Old Glenview Road, there is a very real risk of accidents and injury, as there are no easy places to cross that street, except at the 2 major intersections. Clearly, local residents are not excited about the ability to 'walk to McDonald's'. I didn't see a lot (any) of that sentiment. I am hoping that all of these letters will again be in the Village Board packet for review before the VB meeting on this topic.

The article in The Record indicated that the Zoning Board was aware of the community concerns about noise, pollution, traffic and safety -- all of which seem like significant concerns. I would be very interested to hear the discussion, if the meeting was recorded. Absent that - perhaps you can illuminate me (and others) on what prompted them to approve this. I will note again - there are several fast-food establishments in West Wilmette (Dunkin', Irvings, DQ, Five Guys, Panda Express, etc)... all of which are in established shopping centers - not stand-alone in homeowners' backyards.

I now urge the full Board to reject this proposal and I hope this will get discussion at the 1/9/24 Board meeting.

Thank you for considering the community's best interests, with some specific attention to desires of West Wilmette residents.

-Cindy Levine

On Mon, Jul 3, 2023 at 3:30 PM Cindy Levine <[levlamm@gmail.com](mailto:levlamm@gmail.com)> wrote:

Dear President Plunkett, Village Manager Braiman and the Village Board of Trustees,

I am writing this note in opposition to providing McDonald's with a license to operate its restaurant and drive-thru in the former Baker's Square location on Old Glenview Road/Skokie Blvd.

As a resident of the general area surrounding this location, I was excited when there were plans to move ahead with a family-oriented, sit-down restaurant with good food and a nice environment. Additionally, the knowledge that the proposed restaurant was owned by people with local ties to the community was important as they would work to ensure they retained the local feel and vibe of the neighborhood. A McDonald's + Drive-Thru is the polar opposite of this! I am supportive of (actually would be excited about) a restaurant in this location, but a McDonald's Restaurant, particularly with a Drive-Thru, is not what this neighborhood needs.

This is a little carved-out commercial corner of a residential neighborhood - with homes abutting it and residential communities surrounding it. The traffic and trash that would build up around this type of restaurant are inconsistent with residential living. People walk, run, bike and play outside all around this neighborhood - the increased vehicular traffic and associated safety issues, noise and pollution are inconsistent with neighbors enjoying this peaceful residential neighborhood. As the article in [The Record](#) noted, there are already several fast-food options in the Village - primarily housed within other shopping center areas...isn't that enough?

The article also indicated that there was pretty unanimous opposition to this from the community/neighbors but it was unclear to me how that is factoring into the Board's upcoming decisions - can you elaborate? Thank you for any insights you can provide and thank you for working to maintain the neighborhood and its current character.

Regards,

Cindy Levine

--

Cindy Levine  
312-296-7754 (C)

--

Cindy Levine  
312-296-7754 (C)

**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Monday, December 18, 2023 1:12 PM  
**To:** Roberts, Lisa  
**Subject:** FW: Letter and photos opposing Mcdonalds Drive-Thru

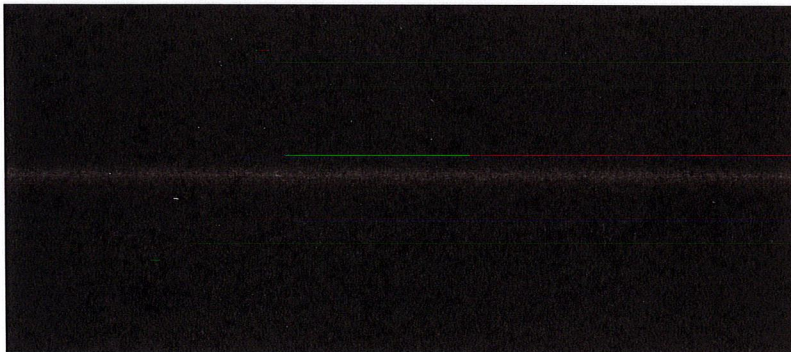
FYI, please make sure to include the pictures from the below link with Paul's email.

**From:** paul smulson <paulsmulson@yahoo.com>  
**Sent:** Monday, December 18, 2023 1:06 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Re: Letter and photos opposing Mcdonalds Drive-Thru

This message originated from an external source. Please use caution in handling it.

Thank you Michael

[paul shared 4 photos with you](#)



paul shared 4 photos with you

On Monday, December 18, 2023, 11:31:44 AM CST, Braiman, Michael <braimanm@wilmette.com> wrote:

Paul and Robin,

President Plunkett forwarded your email to make sure we include it in the January 9 Village Board agenda packet when the McDonald's application will be considered. I am unable to open the pictures you attached to your email. Can you try sending them directly to me so we can make sure they are included with your message.

Please know that all of the resident emails and petitions received prior and subsequent to the Zoning Board of Appeals meeting will be included in the January 9 Village Board agenda packet. This item will not be on the consent agenda to ensure discussion and resident input. I know the Village Board will carefully and thoughtfully consider the input of



residents during the decision-making process and I would be happy to further discuss this application with you if you'd like.

Thank you,  
Mike

Michael Braiman

Village Manager

Village of Wilmette

847-853-7506

[www.wilmette.com](http://www.wilmette.com)

Begin forwarded message:

**From:** paul smulson <[paulsmulson@yahoo.com](mailto:paulsmulson@yahoo.com)>  
**Date:** December 17, 2023 at 3:47:51 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, [gjak@wilmette.com](mailto:gjak@wilmette.com), "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>  
**Subject:** Letter and photos opposing McDonalds Drive-Thru

This message originated from an external source. Please use caution in handling it.

Sun, Dec 17 at 3:33 PM

Dear Village of Willamette Board of Trustees

We have been residents of Wilmette for almost forty years at 205 Sunset Drive. Our backyard borders and overlooks the proposed McDonald's Drive-Thru restaurant. At the zoning board meeting on December 6th, the board voted 4 to 3 in favor of the variance, with a last minute board member changing his vote from abstaining to approving the variance if the hours were changed from closing at 1:30 am to 10 pm at night.

A representative from McDonald's stated that changing the height of the fence from six to eight feet would meet the requirements for blocking the headlights of cars. A board member commented that he wasn't concerned about the headlights. Another board member was in favor of closing at 10pm "because no-one wants to see the lights when they sleep." There was no discussion of opening McDonald's at 5:30am during sleeping hours. Delivery time was addressed; however, there was no decision.

McDonald's representative mentioned that the property would be more desirable with their proposed landscaping. A board member then suggested that instead of deciduous trees, Evergreen Trees would block the headlights of cars. The deciduous trees do not provide adequate privacy as tall Evergreen trees. "I understand that your repeatedly say you meet the requirements it would be nice if you exceeded the requirements to satisfy the neighbors." McDonald's representative replied, "we will work with the neighbors as issues arise and we will address the neighbors' concerns as best as possible." Isn't it the Board of Trustees of Wilmette, representing the neighbors best interests establish requirements regarding the fence and tall Evergreens? These issues must be resolved before and not after possible approval. Attached are photos that show the neighbors proximity and view from the entire north and west

borders of the proposed McDonald's Drive-Thru site. We're requesting the Wilmette Village Board of Trustees address the fence height. The Wilmette Jewel on Green Bay Road has a 12' fence separating the neighbors of East Wilmette from the commercial property. This sets a precedent for the neighbors who are in direct proximity to the proposed Drive-Thru.

Many board members who were in favor of the proposal, in their analysis, stated the neighbors would resist any restaurant. That is not true. If McDonalds removed the Drive-Thru from their proposal most neighbors would not object. The current proposal does not include a precedent 12 foot fence and tall Evergreen trees to combat the lighting, noise and pollution. We're requesting the Wilmette Village Board of Trustees have our best interest by opposing the McDonald's Drive-Thru.

Dr. Paul and Robin Smulson

205 Sunset Drive

Wilmette, IL 60091-3026

**Error! Filename not specified.Error! Filename not specified.Error! Filename not specified.Error! Filename not specified.**

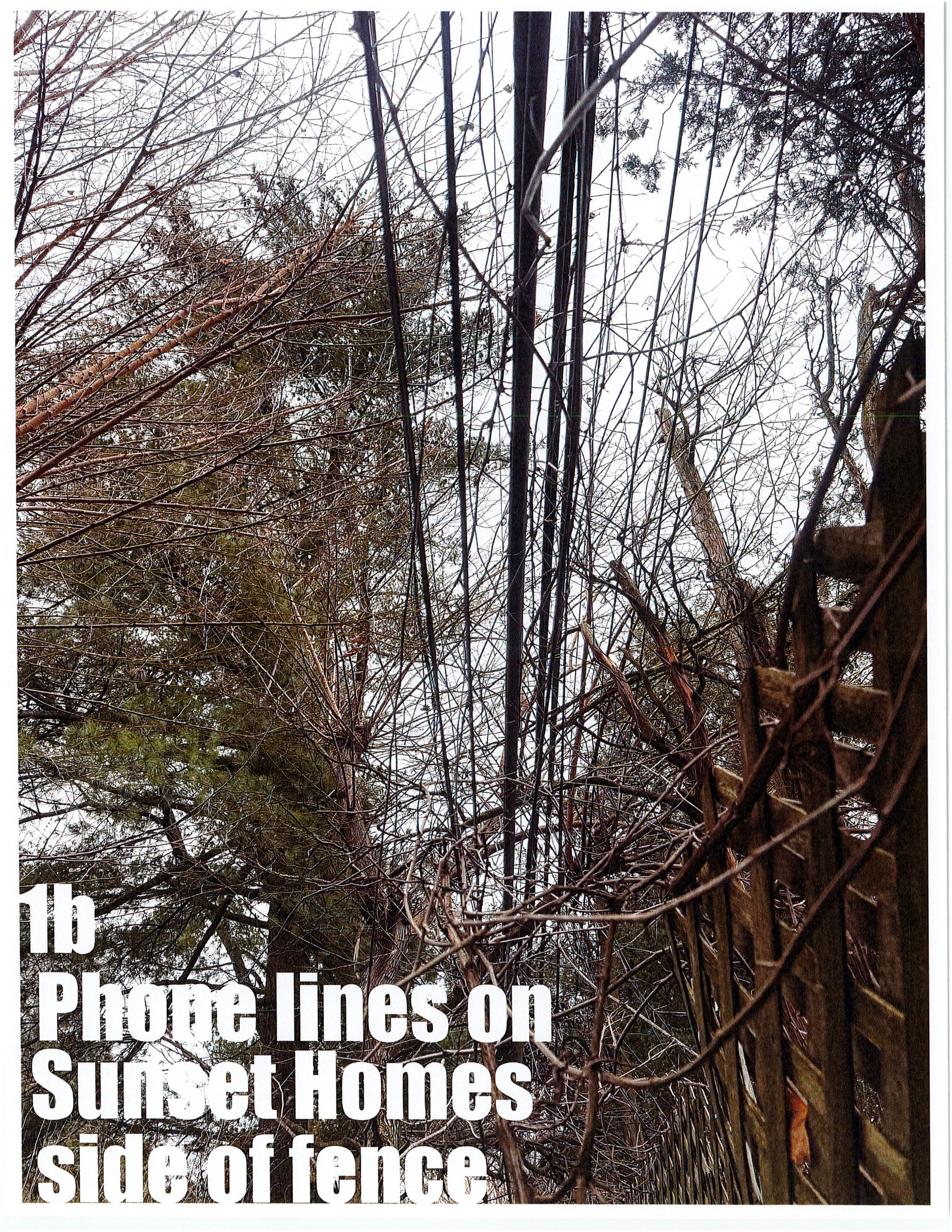


A photograph of a residential backyard. In the foreground, there are several large, leafless trees with dark, gnarled trunks and intricate branch structures. A chain-link fence runs horizontally across the middle ground. Behind the fence, a silver car is parked on a paved surface. In the background, there are houses with light-colored siding and dark roofs. The sky is overcast and grey. The overall scene suggests a late autumn or winter setting.

**Backyard view  
homes on Sunset Dr**

**Note trees on the proposed sight  
inadequate for privacy**

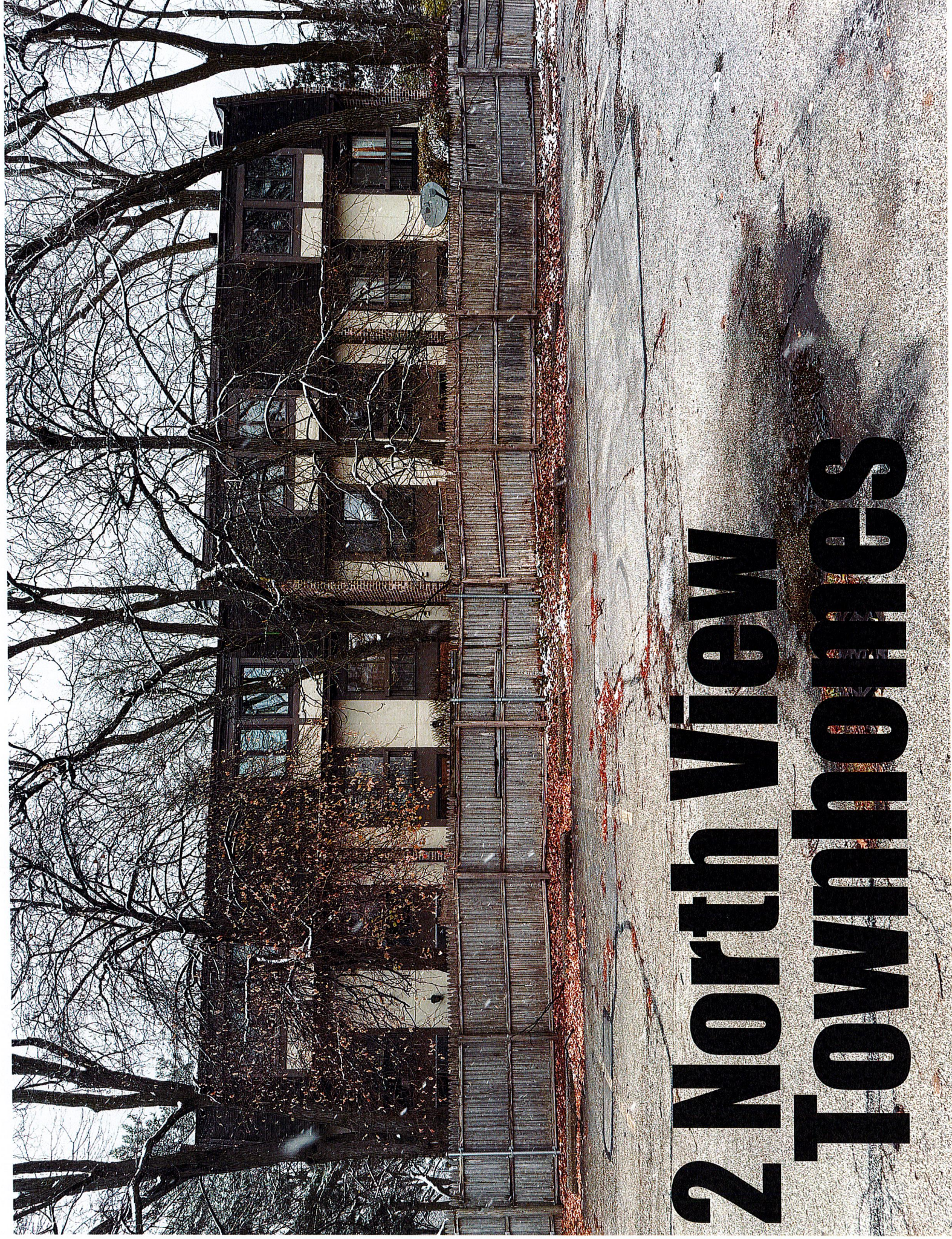




**1b**  
**Phone lines on  
Sunset Homes  
side of fence**

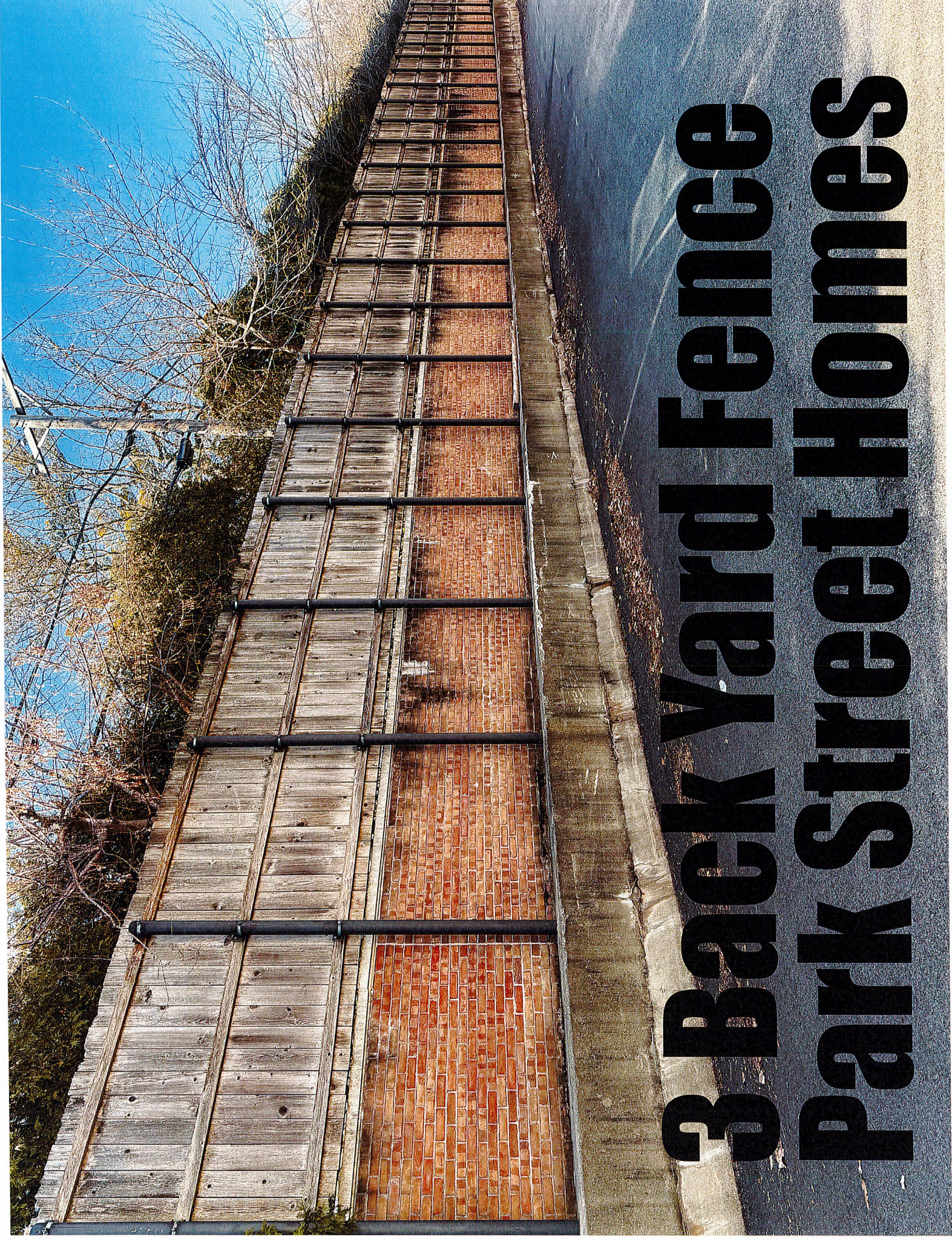


# 2 North View Townhomes





# 3 Back Yard Fences Park Street Homes





**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Monday, December 18, 2023 1:23 PM  
**To:** Roberts, Lisa  
**Subject:** FW: McDonalds Drive Thru

**From:** bjstat@aol.com <bjstat@aol.com>  
**Sent:** Monday, December 18, 2023 1:23 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Re: McDonalds Drive Thru

This message originated from an external source. Please use caution in handling it.

Mike,  
Thanks for your kind email - my apologies for sending you an incomplete one previously! I believe this should complete many of the concerns of the neighborhood, thank you so much!  
Barb

**OUR CONCERNS:**

McDonald's, like many fast-food chains, can have several potential negative impacts on a residential community:

1. Traffic and congestion: Increased traffic around a McDonald's location can cause congestion on nearby roads, especially during peak hours. This can lead to noise, pollution, and safety concerns for pedestrians and drivers in the area.
2. Noise pollution: The operation of a fast-food restaurant like McDonald's often involves continuous noise from delivery trucks, drive-thru speakers, kitchen equipment, and customers, which can disturb the peace and quiet of a residential neighborhood.
3. Waste and litter: Fast-food restaurants generate a significant amount of waste, including packaging materials, disposable containers, and wrappers. Improper disposal or inadequate waste management can lead to littering in the community, affecting the aesthetic appeal and cleanliness of the area.
4. Health concerns: Some residents might be concerned about the impact of fast food on public health. McDonald's and similar establishments offer food that tends to be high in calories, fat, sugar, and sodium, contributing to health issues like obesity and related conditions among community members.
5. Property values: Some studies have proven that proximity to fast-food restaurants like McDonald's will have a negative impact on

property values in a residential area due to perceived drawbacks such as increased noise, traffic, and concerns about health effects. Our homes are our saving plans as we age.

6. Business competition: Local small businesses might face challenges when a large fast-food chain like McDonald's moves into the area. It can lead to increased competition, potentially affecting the viability of smaller, independently-owned restaurants.
7. Parking: The math doesn't add up...McDonalds mentioned 12-15 workers each shift, the site has 28 parking spots and has a sit down restaurant, do they really believe 13 open spaces will fit the needs of those eating in? There is no street parking, it is too small of a lot and not enough parking.

[Sent from the all new AOL app for iOS](#)

On Monday, December 18, 2023, 11:30 AM, Braiman, Michael <[braimanm@wilmette.com](mailto:braimanm@wilmette.com)> wrote:

Hi Barb,

President Plunkett forwarded your email to make sure we include it in the January 9 Village Board agenda packet when the McDonald's application will be considered. I did note toward the end of your message that you wanted to list a concerns but that list does not appear in the body of the email. If you have an updated message with that list you'd like to share with me, I will make sure it is included in the agenda materials and shared with the Village Board.

Please know that all of the resident emails and petitions received prior and subsequent to the Zoning Board of Appeals meeting will be included in the January 9 Village Board agenda packet. This item will not be on the consent agenda to ensure discussion and resident input. I know the Village Board will carefully and thoughtfully consider the input of residents during the decision-making process and I would be happy to further discuss this application with you if you'd like.

Thank you,  
Mike

Michael Braiman

Village Manager

Village of Wilmette

847-853-7506

[www.wilmette.com](http://www.wilmette.com)



Begin forwarded message:

**From:** [bjstat@aol.com](mailto:bjstat@aol.com)

**Date:** December 17, 2023 at 12:17:16 PM CST

**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, "Gjaja, Kate" <[gjajak@wilmette.com](mailto:gjajak@wilmette.com)>, "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>

**Subject:** McDonalds Drive Thru

This message originated from an external source. Please use caution in handling it.

To The Wilmette Village Board:

We are concerned residents for all of Wilmette and the negative effects of Drive Through restaurants in our community. Mc Donalds wanting to open at 200 Skokie Blvd. (Bakers Square property) **can be just the start, when we open the door; others may follow.**

The concerns are many as The McDonalds Reps. shared that there can be up to 1000 cars per day, at 3 -5 minutes in line and the amount of idling can create greenhouse gas, carbon dioxide, nitrous oxide and methane gases all day and night. My understanding is that Wilmette's local government is a **leader** in striving for advanced sustainability as climatic change rages on.

McDonalds shared that this site would be open 19 1/2 hours a day 7 days a week, starting at 5:30 a.m till 1:00 am, how disruptive would that be to the tax paying residents on all 3 sides of this property? My understanding is this property is Zoned as Neighborhood Retail and McDonalds is looking to change the zoning with variants.

I feel this not a case of "Something is better then nothing" we lived in harmony with Bakers Square, which everyone in Wilmette could enjoy, we feel there is a business that can match the unique qualities of the village that we are.

There are other deeper concerns, but I want to share these listed below as a start:

I so appreciate your time, I am hopeful you will consider the deep concerns of our community in regards to this property.

Barb Statland

[Sent from the all new AOL app for iOS](#)

12-20-23

To Village Trustees

From: Marty and Debbie Schwartz 43 year residents at 251 Locust Rd

Re: McDonalds on Skokie Blvd

Happy Holidays.

First of all, thank you for your service to the community

During our 43 years as a Wilmette resident, we have seen the city center transform to what it is today. A vibrant dining establishment that was nurtured by the village to help create what has become a popular and welcoming retreat for the community. We applaud this. The vision to mesh living and retail together, with each being considered during the process, was well done.

We mention this because this transformation would not have occurred without the village board's support and vision. It is appropriate and welcomed, that this has occurred. The downtown area should be for shopping, dining and gathering. For those that live in and near downtown, it is expected that the city center will have more activity.

Throughout the village the other retail spots tend to be separated from residential areas and are situated on their own. Meaning not adjacent to residential homes, like the site on Skokie Blvd and Old Glenview Road. Plaza del Lago, Westlake, Edens Plaza to name a few are not backing up to residential houses. And none have long hours that the McDonalds (up to 19 hours a day) will have.

Also, no other business has a drive thru window in the village. In fact, I do not believe there is a drive thru McDonalds (or any fast food) in Kenilworth, Winnetka (the McDonalds there does NOT have a drive thru nor back up to residential property), or Glencoe, our neighboring villages.

The location of the closed Bakers Square restaurant, is basically a standalone unit nestled in the middle of townhomes and free-standing homes. Allowing a retail fast food establishment with heavy traffic, drive through and long hours, approximately 5 am to 12 midnight of activity, is not anything that anyone would want to live nearby. I ask, would you want this next to your home? While you cannot stop development just because you don't like something, if it is within the law, but allowing a variance for a project that the community (taxpayers) do not want, and reject, is just plain not right.

Wilmette has been priding itself on more and more green initiatives within the community. Adding a high volume business with many idling cars emitting car fumes is not part of our mission statement.

The McDonalds in Winnetka does not have a drive through as a point of reference. While located near residential area, it is in a strip mall with ample parking and near the downtown area. And NO drive thru.

Ask yourself before granting this variance. Is this right? Does this benefit the quality of life of the citizens of your community. Would you want this next to your house?

Other businesses on Skokie Blvd corners north of this property are small office buildings. A more welcome and appropriate use of the property in a residential setting.

Please listen to your neighbors. The homeowners that elected you to do what is best for the citizens of our village by not granting a variance for a project that is not needed or wanted.

While this location does not directly affect my property as we are 3+ blocks away, we strongly support our fellow residents living on Sunset and Old Glenview and add to their voice of disapproval for an unwanted use of this property

A few of our local longtime residents asking for our support are:

Paul Smulsen's of Sunset Rd, backyard is directly adjacent to the McDonalds property. The lights, noise and food smells are basically in his yard

Marty and Carla Lieberman—On Sunset

Arielle Weininger on Old Glenview road, a few hundred feet from Skokie Blvd

As well as others have asked for neighbors support and we are letting you know that we agree with them.

Thank you

Marty and Debbie Schwartz

251 Locust Rd

Wilmette IL 60091

**Roberts, Lisa**

---

**From:** Plunkett, Senta  
**Sent:** Friday, December 22, 2023 9:31 AM  
**To:** Roberts, Lisa  
**Subject:** Fwd: McDonalds

Sent from my iPhone

Begin forwarded message:

**From:** June Levy <june323232@hotmail.com>  
**Date:** December 21, 2023 at 8:02:01 PM CST  
**To:** "Plunkett, Senta" <plunketts@wilmette.com>  
**Subject:** McDonalds

This message originated from an external source. Please use caution in handling it.

I am a Wilmette resident.

I am opposed to having McDonalds in Wilmette and especially opposed to having a drive thru.

June Levy

Sent from my iPhone



**Roberts, Lisa**

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**From:** Plunkett, Senta  
**Sent:** Tuesday, December 26, 2023 5:45 PM  
**To:** Braiman, Michael; Roberts, Lisa  
**Subject:** Fwd: No McDonald's Drive-Thru in Wilmette

Sent from my iPhone

Begin forwarded message:

**From:** Julie Zaideman <jzaideman84@gmail.com>  
**Date:** December 26, 2023 at 3:50:03 PM CST  
**To:** "Plunkett, Senta" <plunketts@wilmette.com>, "Dodd, Kathy" <doddk@wilmette.com>, gjak@wilmette.com, "Kennedy, Gina" <kennedyg@wilmette.com>, "Leonard, Steve" <leonards@wilmette.com>, "Sheperd, Justin" <sheperdj@wilmette.com>, "Smith, Gerry" <smithg@wilmette.com>  
**Subject:** No McDonald's Drive-Thru in Wilmette

This message originated from an external source. Please use caution in handling it.

I'm writing to express my opposition to the planned McDonald's drive-thru on Skokie Blvd. The estimate is 1000 cars/day?! If it were even half that it would be way too many. I know this will generate always welcome tax revenues. But, it comes at too high a price. The idling cars will create unwanted air pollution, the number of cars will create more traffic on Skokie Blvd and Old Glenview Road. If it gets too busy, cars may be lined up on Skokie Blvd, blocking through traffic and posing an injury issue. The Starbucks on Lake does the same thing. It's really very dangerous—cars at the Starbucks drive-thru are blocking traffic on Lake Street. When students are arriving/departing Loyola Academy, it gets really dangerous.

I live at 518 Romona Road which I consider "in the neighborhood". Please do not approve this plan—Vote NO.

Julie Zaideman  
jzaideman84@gmail.com  
847-987-5254

**Roberts, Lisa**

---

**From:** Plunkett, Senta  
**Sent:** Wednesday, December 27, 2023 11:24 AM  
**To:** Braiman, Michael; Roberts, Lisa  
**Subject:** Fwd: Support for McDonalds in Wilmette

Sent from my iPhone

Begin forwarded message:

**From:** Anat Gotfried <anatgotfried@gmail.com>  
**Date:** December 27, 2023 at 11:22:24 AM CST  
**To:** "Plunkett, Senta" <plunketts@wilmette.com>, "Dodd, Kathy" <doddk@wilmette.com>, gjak@wilmette.com, "Kennedy, Gina" <kennedyg@wilmette.com>, "Leonard, Steve" <leonards@wilmette.com>, "Sheperd, Justin" <sheperdj@wilmette.com>, "Smith, Gerry" <smithg@wilmette.com>  
**Subject:** Support for McDonalds in Wilmette

This message originated from an external source. Please use caution in handling it.

Dear Wilmette Officials,

I am writing to express my enthusiastic support for the proposed McDonald's development that aims to replace the currently abandoned Bakers Square on Skokie Blvd. As a Wilmette resident of over nine years and someone who has worked at McDonald's for three years, I believe this endeavor will bring numerous benefits to our community.

One significant advantage is the convenience it will offer to residents, especially families like mine who currently travel outside Wilmette for quick-serve fast food options. Presently, I find myself driving approximately 15 minutes to the McDonald's on Dempster Street, as it is the nearest accessible location. Chick Fil A, though also an option, is a bit too far, and neither option is within 'biking distance,' a crucial consideration for the active youth in our community, particularly during the summer months.

Furthermore, the current state of the old Bakers Square poses an eyesore for the community. Transforming this space into a vibrant and bustling McDonald's will not only address the need for accessible fast food but will also pave the way for other opportunities within Wilmette. I am reminded of areas like Ridge Road, where vacant shops give off an abandoned appearance, adversely impacting the city's overall



aesthetic. Conversely, the success of downtown Wilmette, evident in the array of 'downtown' style restaurants, a new bakery, and businesses like Orvis near Panera, showcases the positive impact strategic development can have on the community.

I urge you to consider the broader economic and practical implications of this decision. Wilmette is on an upward trajectory with the arrival of Wayfair, and the addition of McDonald's will further solidify our town as a bustling business center. While there have been calls for other popular establishments, such as Trader Joe's, the reality is that attracting these companies requires demonstrating Wilmette's appeal as a sound economic investment.

In conclusion, I believe that supporting the McDonald's proposal is not just a step towards enhancing our community's accessibility to affordable dining options but also a strategic move to revitalize and beautify areas that are currently underutilized. I trust that your decision will consider the long-term benefits for Wilmette's residents and businesses alike.

Best regards,

Anat Gotfried

**Roberts, Lisa**

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**From:** Plunkett, Senta  
**Sent:** Wednesday, December 27, 2023 1:55 PM  
**To:** Braiman, Michael; Roberts, Lisa  
**Subject:** Fwd: Opposing Zoning Changes for Drive Thru McDonalds at 200 Skokie Blvd in Wilmette

Sent from my iPhone

Begin forwarded message:

**From:** Shilei Ma <yizhou.m@gmail.com>  
**Date:** December 27, 2023 at 1:38:44 PM CST  
**To:** "Plunkett, Senta" <plunketts@wilmette.com>, "Dodd, Kathy" <doddk@wilmette.com>, gjak@wilmette.com, "Kennedy, Gina" <kennedyg@wilmette.com>, "Leonard, Steve" <leonards@wilmette.com>, "Sheperd, Justin" <sheperdj@wilmette.com>, "Smith, Gerry" <smithg@wilmette.com>  
**Subject: Opposing Zoning Changes for Drive Thru McDonalds at 200 Skokie Blvd in Wilmette**

This message originated from an external source. Please use caution in handling it.

Dear Village Board of Trustees,

As a resident of the village of Wilmette, I, as the representative of my family, oppose this Drive-Thru McDonalds restaurant primarily because of my concerns as follows:

- 1. A Drive-Thru is a major cause of air pollution.** This is a very nice and heavily populated residential area, there is a nursing home(Mather Place, 2801 Old Glenview Rd, Wilmette, IL 60091) right across the street, as well as, there is a Community Recreation Center and Early Child Center(3000 Glenview Rd, Wilmette, IL 60091) no more than 100m away. Air pollution will be a direct threat to the people around this area, especially for the elder and young generation.
- 2. A Drive-Thru contributes to an increase in traffic congestion/accidents.** Skokie Blvd at Old Glenview is a busy intersection, a Drive-Thru at this site would increase traffic and cause overflow onto side streets, not designed to cope with the volume. It will also clog Skokie Blvd and pose danger to pedestrians and bike riders as patrons are not always attentive to pedestrians or bikes on the sidewalk.

Given the Village's commitment to sustainability coupled with the negative impact that a drive-thru restaurant will have on Village residents, I, as the representative of my family,



firmly oppose this Drive-Thru project, and would like to state my position and willing to work together with the village of Wilmette to make our home better and better.

Best regards,

Shilei Ma  
2730 Old Glenview Rd, Wilmette

**Roberts, Lisa**

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**From:** Plunkett, Senta  
**Sent:** Wednesday, December 27, 2023 4:50 PM  
**To:** Braiman, Michael; Roberts, Lisa  
**Subject:** Fwd: OPPOSING ZONING CHANGES FOR DRIVE THRU MCDONALDS AT 200 SKOKIE BLVD IN WILMETTE

Sent from my iPhone

Begin forwarded message:

**From:** Florence JESSER <fwjess@ameritech.net>  
**Date:** December 27, 2023 at 2:29:56 PM CST  
**To:** "Plunkett, Senta" <plunketts@wilmette.com>, "Dodd, Kathy" <dodd@wilmette.com>, gjak@wilmette.com, "Kennedy, Gina" <kennedyg@wilmette.com>, "Leonard, Steve" <leonards@wilmette.com>, "Sheperd, Justin" <sheperdj@wilmette.com>, "Smith, Gerry" <smithg@wilmette.com>  
**Subject: Re: OPPOSING ZONING CHANGES FOR DRIVE THRU MCDONALDS AT 200 SKOKIE BLVD IN WILMETTE**

This message originated from an external source. Please use caution in handling it.

**Exceptionally Deadly  
Dangerous** — with all the  
kids on bikes and car  
traffic going to the Little  
League Park, entrance on  
Old Glenview Rd., just  
east of Westmoreland,  
and the swimming pool  
entrance, it will be - a  
deadly accident waiting  
to happen!

The entrance to  
Westmoreland Country



Club just adds more  
congestive/accident  
traffic!

**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Tuesday, January 2, 2024 12:33 PM  
**To:** Roberts, Lisa  
**Subject:** FW: McDonald's Drive-Thru Application at 200 Skokie Blvd in Wilmette

**From:** Plunkett, Senta <plunketts@wilmette.com>  
**Sent:** Friday, December 29, 2023 1:13 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fwd: McDonald's Drive-Thru Application at 200 Skokie Blvd in Wilmette

Sent from my iPhone

Begin forwarded message:

**From:** Rose Altamirano <[rose325@gmail.com](mailto:rose325@gmail.com)>  
**Date:** December 29, 2023 at 1:11:14 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, [kadoddk@wilmette.com](mailto:kadoddk@wilmette.com), "Gjaja, Kate" <[gjajak@wilmette.com](mailto:gjajak@wilmette.com)>, "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>  
**Subject:** McDonald's Drive-Thru Application at 200 Skokie Blvd in Wilmette

This message originated from an external source. Please use caution in handling it.

December 29, 2023

Members of the Board of Trustees of the Village of Wilmette,

I am writing to express my concern and opposition to the proposed McDonald's drive-thru (200 Skokie Blvd) in our community. I believe it is essential to carefully consider the long term impact on our community's well-being.

The introduction of a drive-thru fast-food establishment like McDonald's poses many concerns to our community. Particularly in the terms of increased traffic and safety. Traffic will spill onto already busy residential streets impairing the safety of children from nearby Roemer Field, Wilmette Recreational Center, Romona Elementary School, Wilmette Junior High School, Regina Dominican High School, and parks. The noise pollution is also a significant issue for the surrounding residents. The operation of a drive-thru restaurant increases the noise from constant noise from idling vehicles, amplified speaker system, and large truck



suppliers/deliveries. Additionally, the proximity of a fast food restaurant to nearby residents will contribute to pest-related concerns, posing health risk and diminishing the overall quality of life for residents. Furthermore, the negative effects on Wilmette as part of the North Shore's character and charm. Making Wilmette less desirable for future residential growth and existing residents to relocate.

I urge the Board of Trustees to thoroughly assess the implications of this proposal on both the immediate and long-term quality of life for our residents. It is crucial to consider alternative options that align with the Wilmette and the North Shore values and find a positive use for the property which will be of benefit to the community and not just give into others who will be profiting at the resident's expense.

I appreciate your time and consideration of these concerns and trust the Board will carefully weigh the potential consequences before making a decision that could impact our community for the years to come.

Respectfully submitted,

Rosie Altamirano

--

Rosie Altamirano

**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Tuesday, January 2, 2024 12:33 PM  
**To:** Roberts, Lisa  
**Subject:** FW: The Property at 200 Skokie Rd. Wilmette

**From:** Plunkett, Senta <plunketts@wilmette.com>  
**Sent:** Friday, December 29, 2023 3:25 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fwd: The Property at 200 Skokie Rd. Wilmette

Sent from my iPhone

Begin forwarded message:

**From:** Carla Lieberman <[carjaz@aol.com](mailto:carjaz@aol.com)>  
**Date:** December 29, 2023 at 2:54:12 PM CST  
**To:** [carjaz@aol.com](mailto:carjaz@aol.com), "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, [gjak@wilmette.com](mailto:gjak@wilmette.com), "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>  
**Cc:** [martinlieberman1@aol.com](mailto:martinlieberman1@aol.com)  
**Subject:** Re: The Property at 200 Skokie Rd. Wilmette  
**Reply-To:** Carla Lieberman <[carjaz@aol.com](mailto:carjaz@aol.com)>

This message originated from an external source. Please use caution in handling it.

To The Wilmette Village Board: I wanted to add just a few more points why to reject McDonalds ( Goliath) and the concerns of the Wilmette citizens ( David ).

In the last 2 weeks there has been 3 accidents on Skokie Blvd and Old Glenview Rd.

Dates: 12/13 , 12/18, and this week 12/27.

Last week as I was turning left onto Skokie Blvd from Old Glenview Rd. on the turn arrow, a car went right through a red light at approximately 40 MPH, if I hadn't hesitated a moment, that would have been a horrible wreck for me. More traffic, more accidents coming.

I'm bringing this up over the drivers wanting to turn into Mc.Donalds and making left turns **across** the two lane road. Will the Village of Wilmette put up any barriers to prevent cars crossing over into the Drive thru's or in crossing the



streets to make left turns in or out of this property. This a lawsuit waiting to happen.

I feel there will be more accidents if the Drive through is approved.

Another thought is you will be opening the door for more drive throughs in the unique Village of Wilmette. Do we want to change the character of our community?

I am proud to say when I tell people I live in Wilmette, they share how wonderful our community is for dining and events. Many coming from Lake Forest, Highland Park, Northbrook, Glenview and other communities. Again, I feel so proud to come from this community for it's UNIQUE stores and restaurants. Please, no Arbys, Pizza Huts, coming in next, there are plenty down the Street in Skokie and a **McDonalds Drive through exactly 1.9 blocks away.**

Thank you again for reviewing our many concerns about this property, we would rather have the "Right Fit" not just anything to fill that space.

Carla Lieberman  
200 Block of Sunset Drive

**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Tuesday, January 2, 2024 12:32 PM  
**To:** Roberts, Lisa  
**Subject:** FW: Mcdonald's proposal for a fast food restaurant

**From:** Plunkett, Senta <plunketts@wilmette.com>  
**Sent:** Friday, December 29, 2023 3:26 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fwd: Mcdonald's proposal for a fast food restaurant

Sent from my iPhone

Begin forwarded message:

**From:** Martin Lieberman <[martinlieberman1@aol.com](mailto:martinlieberman1@aol.com)>  
**Date:** December 29, 2023 at 3:11:25 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>  
**Subject:** Mcdonald's proposal for a fast food restaurant

This message originated from an external source. Please use caution in handling it.

Dear Ms. Plunkett

Below you find a letter I sent to the board of trustees that are reporting to you. I wanted to send you a special letter to indicate to you my frustration and loss of sleep with the advent of the McDonald's fast food restaurant coming up for vote. I've been a resident of Wilmette for 35 years and I find it a a horrible situation thinking about what the McDonald's fast food restaurant will do to my beloved community. There are many neighbors such as myself that feel the same way. I really feel that the zoning board should not have approved and made variances, allowing McDonald's fast food restaurant to come to our community. I would not be opposed to have a regular McDonald's restaurant or one of the other chains that would have a sit down restaurant. When I moved in Bakers Square was a nice restaurant that I visited many times and like to tell you that I've also went out of my way in the entire time that I've been here to visit all the smaller businesses, and to support these businesses and Wilmette.

What I found in the last 3 to 4 years with the building of Mather Place and the second edition, it is created a lot of problems on my block on Sunset Dr. The zoning board did not do their due diligence when the second addition went in and they forced Mather to purchase parking from the Commons shopping center. If you ever drive by the shopping center early in the morning you'll see that the parking lot is completely full. If they did not



do that, they would be taking parking spaces up throughout the neighborhood on Glenview Road and Sunset Drive.

This month alone there have **been three accidents in front of Baker Square on Skokie Boulevard**. You could easily look that up we have pictures from our community of these accidents and this is before Wayfair comes in, the expansion of old Orchard and the proposed 1000 to 1200 cars a day into McDonald's. Half of those cars will be from the expressway with people that have one thing on their mind to get a quick meal and exit back to the expressway. There is a religious temple not far from there, the recreational center, and Mather place that has people from 70 years old to 100 that lived there that are nervous about walking around that area as they testified during the zoning commission. One of the people that abstained told the story that his brother got killed on a bike and he had reservations coming into the meeting on to vote on it. Even the chairman said the same thing said he was on the fence.

Personally, there are a number of us that will not stay and we will sell our houses and move in my opinion and I'm one of them. There's too much chaos in regards to noise, pollution, lighting, concerns, and where Wolff people park their cars if they can't find adequate places to be. There are a number of small businesses that are concerned about McDonald's also. I do not believe adequate due diligence has been applied to looking at traffic. Parking of accident is. I'm in the environmental recycling business for 43 years and I can tell you that this is not part of sustainable program which Wilmette signed up for. Thank you for taking the time to read this letter. Will see you at the meeting.

Dear Board of Trustees,

Subject: Concerns Regarding Proposed Drive-Through McDonald's in Wilmette

I am writing to express my deep concerns about the proposed drive-through restaurant in close proximity to my residence. Having been a resident of this community for 35 years, I am sincerely worried about the potential detrimental impact this development could have on our neighborhood.

During the zoning board meeting, I observed that a majority of members opposed this project, with even those initially abstaining eventually expressing reservations. Moreover, over 400 petitions from Wilmette residents have been gathered in opposition to this proposal.

As someone deeply committed to environmental sustainability through my 43-year involvement in the recycling business, I value preserving our community's integrity and minimizing negative impacts. McDonald's, in my view, offers little to Wilmette beyond tax revenue, while posing severe challenges for West Wilmette residents and the entire city in terms of increased pollution and traffic congestion.

The prospect of a triple-lane drive-through accommodating 1,000 cars over 19 hours daily raises significant concerns. This magnitude of traffic influx, especially with half originating from the expressway, is likely to result in accidents, heightened pollution, and a substantial devaluation of property values. A recent incident involving a resident's accident near the proposed site underscores the potential dangers of increased traffic. This month alone there were three traffic accidents on skokie blvd across from the proposed property.

Moreover, the disruption caused by recent local developments like the expansions at Mather Place and alterations to the Commons' configuration has already impacted our neighborhood adversely. It's evident that adding a fast-food chain of this scale will exacerbate these issues, leading to noise, pollution, safety concerns, and increased crime rates.

I firmly believe that alternatives exist for this commercial property that would better align with the values and needs of our community. As a staunch supporter of local businesses, I advocate for exploring other, more suitable options. Our group, comprising concerned and invested members, is committed to assisting the property owners in finding alternatives that benefit our community without compromising its well-being.

In closing, I implore the Board to consider the collective concerns of our community and resist the approval of the proposed McDonald's drive-through. Your decision will profoundly impact the quality of life for Wilmette residents, and I urge you to prioritize our well-being over potential financial gains.

Thank you for your attention to this matter and for considering the welfare of our community. Wishing you a happy and healthy New Year.

Martin Lieberman President  
Direct Recycling Incorporated  
Mecca LLC.  
204 sunset drive  
Wilmette Illinois 60091-3027  
Cell 847 922 7781  
Office 847 256 1841  
Email [martinlieberman@directrecyclinginc.com](mailto:martinlieberman@directrecyclinginc.com)  
[martinlieberman1@aol.com](mailto:martinlieberman1@aol.com)  
[www.directrecyclinginc.com](http://www.directrecyclinginc.com)  
[www.meccallc.com](http://www.meccallc.com)



**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Tuesday, January 2, 2024 12:32 PM  
**To:** Roberts, Lisa  
**Subject:** FW: McDonald's restaurant

**From:** Plunkett, Senta <plunketts@wilmette.com>  
**Sent:** Friday, December 29, 2023 5:46 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fwd: McDonald's restaurant

Sent from my iPhone

Begin forwarded message:

**From:** Janice Peterson <[janpeterson922@gmail.com](mailto:janpeterson922@gmail.com)>  
**Date:** December 29, 2023 at 5:39:57 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>, "Gjaja, Kate" <[gjajak@wilmette.com](mailto:gjajak@wilmette.com)>  
**Subject:** McDonald's restaurant

This message originated from an external source. Please use caution in handling it.

We are writing to tell you that as long term residents of Wilmette, we are in favor of redeveloping the property formerly occupied by Baker's Square into a McDonald's restaurant.

The property has been vacant for far too long and is an eyesore. While you will never be able to please all the neighbors, this property needs to be developed and once again producing tax revenue for the Village of Wilmette.

While neighbors may favor something else (what??), it doesn't sound like there are presently any viable alternatives that would be economically attractive to a developer.

Please vote to approve the McDonalds restaurant with the drive through.

Sincerely,

Jan and Carl Peterson  
922 Illinois Road  
Wilmette

**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Tuesday, January 2, 2024 12:31 PM  
**To:** Roberts, Lisa  
**Subject:** FW: I Oppose A New McDonald's on Skokie Blvd.

**From:** Plunkett, Senta <plunketts@wilmette.com>  
**Sent:** Monday, January 1, 2024 2:19 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fwd: I Oppose A New McDonald's on Skokie Blvd.

Sent from my iPhone

Begin forwarded message:

**From:** Steven Justman <[sjustman@comcast.net](mailto:sjustman@comcast.net)>  
**Date:** January 1, 2024 at 11:29:03 AM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>  
**Cc:** "Gjaja, Kate" <[gjajak@wilmette.com](mailto:gjajak@wilmette.com)>, "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>  
**Subject:** I Oppose A New McDonald's on Skokie Blvd.

This message originated from an external source. Please use caution in handling it.

January 1, 2024

To: The Wilmette Village Board

If the Village of Wilmette cares about the health and safety of its residents, for many reasons the addition of a McDonald's on Skokie Blvd has very little to offer and benefit the community.

- Serious air pollution from idling cars.
- Increased traffic and dangerous entrances back onto Skokie Blvd.
- Unhealthy low end quality food that promotes obesity and heart disease.
- Increased potential for crime and robbery.



A McDonalds offers nothing unique to our unique community but a mundane and sameness that can be found at virtually every interstate highway exit in the country. As a homeowner of Wilmette for 22 years I am hard pressed to see any benefit to the community to have a McDonald's in Wilmette with one already in immediate surrounding towns in every direction including Skokie, Winnetka, and Glenview.

Please vote against approving a McDonald's on Skokie Boulevard. A McDonald's is NOT the solution to the blight that is there. And, it is detrimental to the village. Thank you for your consideration.

Steven H. Justman  
2918 Crabtree Ln  
Wilmette, IL 60091

**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Tuesday, January 2, 2024 12:31 PM  
**To:** Roberts, Lisa  
**Subject:** FW: Ban Fast Food Drive-Thru's in Wilmette - once and for all

**From:** Plunkett, Senta <plunketts@wilmette.com>  
**Sent:** Monday, January 1, 2024 3:51 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fwd: Ban Fast Food Drive-Thru's in Wilmette - once and for all

Sent from my iPhone

Begin forwarded message:

**From:** "Florence R. Jesser" <[fwjess@ameritech.net](mailto:fwjess@ameritech.net)>  
**Date:** January 1, 2024 at 2:38:33 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, [gjak@wilmette.com](mailto:gjak@wilmette.com), "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>  
**Subject:** Ban Fast Food Drive-Thru's in Wilmette - once and for all

This message originated from an external source. Please use caution in handling it.

Please read thoroughly!

I demand the "Village Board of Wilmette," pass an ordinance, to Ban Fast Food Drive-Thru's in Wilmette - once and for all!

**"Exceptionally Dangerous** — with all the kids on bikes and car traffic going to the Little League Park, entrance on Old Glenview Rd., just east of Westmoreland, and the swimming pool entrance, **it's a deadly accident waiting to happen!**

The entrance to Westmoreland Country Club just adds more congestive/accident traffic!

Dear Village Board of Trustees,



As a resident of the village of Wilmette, I, as the representative of my family, oppose this Drive-Thru McDonalds restaurant primarily because of my concerns as follows:

1. **A Drive-Thru is a major cause of air pollution.** This is a very nice and heavily populated residential area, there is a nursing home(Mather Place, 2801 Old Glenview Rd, Wilmette, IL 60091) right across the street, as well as, there is a Community Recreation Center and Early Child Center(3000 Glenview Rd, Wilmette, IL 60091) no more than 100m away. Air pollution will be a direct threat to the people around this area, especially for the elder and young generation.

2. **A Drive-Thru contributes to an increase in traffic congestion/accidents.** Skokie Blvd at Old Glenview is a busy intersection, a Drive-Thru at this site would increase traffic and cause overflow onto side streets, not designed to cope with the volume. It will also clog Skokie Blvd and pose danger to pedestrians and bike riders as patrons are not always attentive to pedestrians or bikes on the sidewalk.

## Roberts, Lisa

---

**From:** Braiman, Michael  
**Sent:** Tuesday, January 2, 2024 12:31 PM  
**To:** Roberts, Lisa  
**Subject:** FW: Please don't allow a McDonald's in Wilmette

**From:** Plunkett, Senta <plunketts@wilmette.com>  
**Sent:** Monday, January 1, 2024 3:51 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fwd: Please don't allow a McDonald's in Wilmette

Sent from my iPhone

Begin forwarded message:

**From:** Catherine Levy <cathmary65@gmail.com>  
**Date:** January 1, 2024 at 2:35:21 PM CST  
**To:** "Plunkett, Senta" <plunketts@wilmette.com>, "Dodd, Kathy" <doddk@wilmette.com>, "Gjaja, Kate" <gjajak@wilmette.com>, "Kennedy, Gina" <kennedyg@wilmette.com>, "Leonard, Steve" <leonards@wilmette.com>, "Sheperd, Justin" <sheperdj@wilmette.com>, "Smith, Gerry" <smithg@wilmette.com>  
**Subject:** Please don't allow a McDonald's in Wilmette

This message originated from an external source. Please use caution in handling it.

Dear Village Board

I don't live near the site, but I don't want a drive thru at that intersection. It's bad enough on its own. Just try slowing down to make a right turn onto Old Glenview Road. You take your life in your hands. I realize you have a task ahead of you to fill that vacant space, but please continue to search for the best and don't settle on McDonald's or any other fast food, drive thru ideas.

Please don't allow anymore glass or other monstrosities to be built in our little village either. The two we have are two too many.

Thank you for all you do on behalf of the Village.

Catherine Levy

Sent from my iPhone



**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Tuesday, January 2, 2024 12:31 PM  
**To:** Roberts, Lisa  
**Subject:** FW: McDonald's on Skokie Boulevard

**From:** Plunkett, Senta <plunketts@wilmette.com>  
**Sent:** Monday, January 1, 2024 8:21 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fwd: McDonald's on Skokie Boulevard

Sent from my iPhone

Begin forwarded message:

**From:** Pierre Grangeon <[pgrangeon1@gmail.com](mailto:pgrangeon1@gmail.com)>  
**Date:** January 1, 2024 at 6:02:41 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, [kadoddk@wilmette.com](mailto:kadoddk@wilmette.com), "Gjaja, Kate" <[gjajak@wilmette.com](mailto:gjajak@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>, "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>  
**Subject:** McDonald's on Skokie Boulevard

This message originated from an external source. Please use caution in handling it.

Dear Wilmette Village Board President and Village Trustees,

I am a proud homeowner and resident of the Village of Wilmette. My wife and I have been living in Wilmette since 2018. We moved here because of the values that this community is supporting.

We are not living in the immediate neighborhood of the proposed restaurant location.

I strongly oppose the Restaurant that McDonald's wants to open on Skokie Blvd.

I am not anti-business, but I don't see any value this franchise will bring to the immediate neighborhood and the Village of Wilmette. The franchise is known for its very low food quality, and the drive-thru will significantly impact the Skokie Boulevard drivers. I can't imagine the kids riding their bikes to the Wilmette community, navigating with the in-and-out drivers that will use the drive-thru.

The values Wilmette is supposedly pushing directly oppose the ones McDonald's has been promoting.

It would be unfair for the local residents to support the burden of such nuisances just because they live in West Wilmette.

I hope you understand the importance of rejecting their application. This will ensure everything is clear regarding the direction that the village of Wilmette wishes to take.

While I am pro-business and acknowledge the potential tax benefits that this restaurant could bring to the community, studies have shown that the immediate neighborhood surrounding a drive-thru experiences a decrease in housing value. Consequently, real estate taxes are also negatively impacted.

Thank you for taking the time to read my email.

Respectfully,

Pierre



**Roberts, Lisa**

---

**From:** Dana Zito Bator <danazito08@gmail.com>  
**Sent:** Monday, January 1, 2024 11:22 PM  
**To:** Smith, Gerry; shepherdj@wilmette.com; Roberts, Lisa; Dodd, Kathy; Gjaja, Kate; Kennedy, Gina; Plunkett, Senta  
**Subject:** 200 Skokie Blvd - Opposition to McDonalds  
**Attachments:** image0.png; ATT00001.txt

This message originated from an external source. Please use caution in handling it.

Dear ZBA and Wilmette Trustees,

I wanted to make another appeal to you as the next hearing date on 200 Skokie Blvd approaches. This issue has allowed me to better educate myself on a number of topics. The conversation surrounding this potential unwanted neighborhood addition is raging throughout multiple online groups, emails, articles, etc. There are 500 signatures between 2 petitions. Every single public comment on those petitions should be read and considered by each one of you ahead of this decision. The traffic, the accidents, the environmental damage, the noise, the pollution, the property value loss, the erosion of the character of this village are ALL on the table. These same valid points were made in 1985 in East Wilmette, and the board agreed. I am urging you to act on behalf of the residents that will be most affected with the same unanimous vote that the board took against the NU stadium expansion. The 'profiteering' as you put it is the same for both issues. McDonalds has the most valuable real estate portfolio in the world - \$40B. All I keep hearing is that this comes down to dollars and cents, but I am curious about how this supposed influx would trickle down to Wilmette. Is selling out to this corporation worth the community damage in the long run? Despite all of this sentiment, this really comes down to being consistent with the ordinances and variances already in place. Making this special use exemption for a drive thru fast food restaurant will be a trojan horse for additional drive-thru's in this community. No 'neighborhood retail' designated area is safe and you will have invalidated its intent.

Finally, I have major concerns with the traffic study presented at the previous meeting. Upon review of the traffic study by a Transportation Demand Consultant who reviews traffic studies as part of her duties her notes are below (she will submit a statement if needed):

-There is absolutely no way they can say that a new fast food restaurant will have no impact on the adjacent roadway, therefore exempting them from having to make any improvements...No way.

-The way they're doing the traffic impact analysis is a bit old school too - the new way of thinking is NOT to use "level of service" to evaluate an intersection because it inherently allows for delays (how long you'll have to wait in the number of seconds) and then forces intersection widening to reduce the delay.

-the traffic counts are a year old, too...not sure if things have changed in the past year, as we get further out of the pandemic.

-they can't expect people to digest traffic counts in a table format.

-another problem with traffic studies- they can't take into account all of the other developments

happening (Chabad, Funeral home) then the city gets stuck with a corridor that needs improvements.

- Demand that the city require all those developers to collectively fund a corridor study by a third party traffic engineer.

- an inherent problem with those traffic impact studies- as the traffic engineer, your client is the McDonald's and even though they don't tell you to skew it so they don't have to do any improvements, you know that's what they want.

- they should possibly make other improvements at the access points, or be required to put in a dedicated right turn lane into the lot, etc.

Her credentials :



## 📍 SUSAN HEINRICH'S LOCATION

Cincinnati, OH, US

## 📁 SUSAN HEINRICH'S WORK

Transportation Demand Management Consultant  
@ ICF International

511 Rideshare and Bicycling Coordinator @

Metropolitan Transportation Commission

Transportation Planner @ TEC Engineering, Inc.

[see more](#)

## 🎓 SUSAN HEINRICH'S EDUCATION

San Jose State University

Master of Transportation Management

(Transportation Management)

2009 - 2010

University of Cincinnati

Bachelor of Urban Planning (Urban Planning)

1992 - 1998

## SUSAN HEINRICH'S SUMMARY

Susan Heinrich, based in Cincinnati, OH, US, is currently a Transportation Demand Management Consultant at ICF International, bringing experience from previous roles at Metropolitan Transportation Commission, TEC Engineering and City of Mason, Ohio. Susan Heinrich holds a 2009 - 2010 Master of Transportation Management in Transportation Management @ San Jose State University.

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To: Village of Wilmette Board Trustees,  
Re: McDonald's Drive-Thru at 200 Skokie Blvd  
December, 20 2023

Dear Members of the Board

I am writing to express my opposition to the McDonald's application. Approving this request will be a repudiation of the Village's Standards for Special Use Ordinance as well as the Comprehensive Plan and The Sustainability Plan. Wilmette is a member of the "**Climate Mayors**" organization of 500 American cities engaged in action to combat climate change. Please do not open the flood gates to other fast food Drive-Thru chains who will rely on this precedence to invade the village of Wilmette.

**Wilmette Sustainability Plan Page 54 states:** "The window for moderate climate action has closed".... local action is essential. Cities control up to 70% of energy emissions and are ground zero for climate hazards" Time is running out, as our trustees you must take forceful action now to mitigate climate change. Wilmette's Air Quality Index on most days this past summer was high in the danger zone. A polluting Drive-Thru anywhere within the Village limits should not be allowed.

**Village Standards for special use 30-5.3.E**

**A. The proposed use in the specific location is consistent with the goals and policies of the Comprehensive Plan:** Gidon Eshel, professor of environmental research at Bard College says: "... McDonald's business is at odds with the Earth's integrity." McDonald's require the slaughter of 7 million cattle each year. The cost to the environment in 2019 was estimated to be more than 53m metric tons of greenhouse gas exceeding combined emissions of several European nations. This is incompatible with Wilmette's Comprehensive plan to improve air quality by reducing pollutants and greenhouse gas emissions.

**B. The operation of the proposed use in the specific location will not be detrimental to or endanger the public health, safety and welfare**

**Health:** SeeLevel HX a leading customer experience agency sent mystery shoppers to visit 1,492 Drive-Thrus. More than half were lunch time orders. They found that the average total time spent in the drive-thru lane is nearly 6.4 min. In general an idling car emits about 1 pound of CO2 per 10 minutes. Thus, **1000 cars** a day expected at the Drive-Thru, (4 times more than a sit down restaurant) will emit roughly 640 pounds of carbon dioxide and pose a danger to the health of residents. This does not bode well to Wilmette's Sustainability Strategic Plan.



**Safety:** A 2016 study by the University of Texas found that crime rates were higher in a Drive-Thru area increasing incidents of robbery, aggravated assault, and property vandalism.

Also to be considered is the constant flow of cars which will overwhelm the community. It will impact the ease of movement and cause longer commuting times. Traffic exiting the Drive-Thru will overflow into Old Glenview Road, Sunset drive and Westmoreland as Drivers will find it hard to turn south. East bound drivers on Glenview Rd will use these streets to detour the intersection at Old Glenview and Skokie Blvd. which will back up with traffic.

The 25 families in Charles Place and the Point-Town-Homes plus visitors and service vehicles using the access driveways will be at risk. Three accidents occurred just this month of December on the 200 block of Skokie Blvd near the proposed Drive-Thru. On The 13<sup>th</sup>, the 18<sup>th</sup> and the 23<sup>rd</sup> the number of accidents would rise exponentially if the Drive-Thru is approved.

**Welfare:** The neighborhood will lose a quaint residential character in favor of a busy commercial establishment suited for an interstate highway. Quality of life will be adversely affected by air pollution and noise from cars, loud speakers and teenagers hanging around the site. Food packaging and wrappers are sure to litter and pollute our environment and glaring vehicle lights will invade our homes. All of this will diminish resident's enjoyment of their homes and backyards. McDonald's pulled back its proposal for a Drive-Thru at 2500 Gross Point Road in Evanston after residents cited in protest these very same reasons.

**E. The proposed use in the specific location will not substantially diminish property values in the neighborhood.**

Real estate agents regularly emphasize that safety and security profoundly impact property values. Homes near a Drive-Thru will experience challenges in attracting buyers who prioritize neighborhoods with low crime rates and good safety measures. High crime rates and a reputation for being unsafe lead to decreased property values.

**H. The proposed use in the specific location will be consistent with the community character of the neighborhood of the parcel proposed for the special use.**

Village President, Senta Plunkett, argued before the Evanston City Council that the Ryan Field proposal is "a gross infringement upon the quiet enjoyment of Wilmette residents' property and it will change forever the character of this residential neighborhood." In the same spirit it is crucial for the Board to also preserve the existing fabric of our community. This site lends itself to a low key sit down restaurant not a 1000 cars per day Drive-Thru.

In conclusion I would like to point out that our area is not a fast food desert and a Drive-Thru at this location does not satisfy a great public need. One mile or so to the South there is a commercial area with several Drive-Thrus: Portillo, Chipotle, Jimmy John's, Culvers, Chick-Fil-A and Wendy's. At Eden's Plaza we have Panda Express, Five Guys and Irving's. There is also a McDonald's Drive Thru 2 miles north on Skokie Blvd. In the past Wilmette has denied a McDonald's application for a drive thru on 825 Green Bay Rd. (Case1985-Z-14). The Board should extended the same considerations to our neighborhood.

Please bear in mind Abraham Lincoln's immortal words **"You cannot escape the responsibility of tomorrow by evading it today"**. I hope you will conclude that this application must be denied.

Thank You for your attention

Jacob Wallach  
208 Charles Place  
Wilmette IL





January 2, 2024

Dear Village Trustees,

I am writing to you to express my strong opposition to the proposal to approve a McDonalds Restaurant on the former Bakers Square Restaurant property located in the 200 block of Skokie Blvd. I am the owner of a townhouse on the west side of Skokie Blvd., directly across the street from the proposed restaurant. Thus, my kitchen and bedroom windows directly face the property. I submitted a letter which was part of the packet provided to the zoning board in advance of their December meeting and presented public comments at that meeting regarding safety concerns associated with a high volume drive through restaurant. In this follow-up letter, I specifically wish to address sustainability and neighborhood character concerns as addressed in the recently released Wilmette Comprehensive Plan which was approved by the Plan Commission at their December 19<sup>th</sup> meeting and forwarded to you for approval.

As you know, the 2021 Wilmette Sustainable Communities Strategic Plan (SCSP) calls for the village to reduce Greenhouse Gas emissions 45% from 2010 levels by 2030 and to reach net zero emissions by 2050. The plan also calls for the village to reduce practices that negatively impact air quality, to establish a policy to consider the sustainability impact of every governmental decision, and to reduce the generation of waste. A two lane drive through McDonalds with 1000 cars per day emitting exhaust fumes (per McDonalds's stated estimate at the December Zoning Board meeting) will certainly not represent a sustainable choice for our community.

I wish to further point to statements in the Wilmette Comprehensive Plan which further support my opposition to a drive through McDonalds in west Wilmette. Page 51 of the plan (Chapter Five, Sustainability) states the following: *"Likewise, there is an expectation that the local government advance sustainability efforts to lead by example, work in coordination with local organizations, and keep sustainable practices, incentives, and policies front of mind."* In the chart on page 53 of the Comprehensive Plan, which summarizes opportunities for overlap between the Sustainability Plan and the Comprehensive Plan, the bullet point under Economic Development states *"Attract and retain businesses that practice and promote sustainability."* The bullet point under Waste and Recycling states *"Reduce generation of all waste types"*

Thus, in response to these statements, I ask that you keep sustainability practices front of mind when considering the proposal by McDonalds, which will harm rather than enhance local sustainability practices. Approving a business such as a high volume two lane drive through McDonalds restaurant will certainly not be a decision which promotes sustainability. Furthermore, regarding the goal of reducing waste, McDonalds uses exclusively paper products for the packaging of their food, leading to significant solid waste and litter.

Additionally, the Comprehensive Plan specifically further lays out goals and objectives regarding sustainability including the following:

Goal #4 (pg. 57): *"A community with limited negative impact on the climate and high resilience to climate changes" :*

- *Objective One: Reach net zero greenhouse gas emissions as a community by 2050, as stated in the Wilmette SCSP*
- *Objective Two: Engage with residents and businesses to increase energy efficiency*
- *Objective Six: Review the Village Building Code and look for opportunities to tie climate mitigation measures and sustainable practices to building code regulations for new construction*

With response to engaging with residents and businesses to increase energy efficiency, the McDonalds proposal has generated a high volume of letters and petition signatures opposing approval, specifically around the poor level of energy efficiency such a restaurant would represent. A high volume primarily drive through restaurant open 19.5 hours daily would be a business that would have a negative impact on the climate, in opposition to Goal #4 regarding sustainability. This property is zoned Neighborhood/Retail. Allowing a drive through restaurant, including the accompanying exhaust fumes, ordering kiosks, litter, and noise pollution would not mitigate climate concerns, particularly for those living immediately adjacent to the proposed restaurant.

Chapter Nine of the Comprehensive Plan (Business and Commerce) references specific goals which have relevance to the proposed McDonalds drive through restaurant:

- Goal 2 (Economic Development)/Item #2 (pg. 113): *"Regularly engage with the public to understand their desires and report back community sentiment to economic development stakeholders"*
- Goal 3 (Business Districts)/Item #4 (pg. 113): *"Reuse (or redevelopment) should be sensitive to the character of the surrounding area and community settlement, and should result in acceptable levels of environmental, traffic, fiscal, and public service impact."*

We appreciate the many opportunities to engage with you and to share our sentiments opposing a drive through McDonalds. In addition to sustainability, traffic, noise, and safety, concerns, which have been primary, we also possess significant concern about how a McDonalds restaurant would impact the character of the village. At the zoning board meeting, McDonalds representatives stated that the presence of a McDonalds typically raises the property values of a community. This would not be the case in Wilmette, an affluent community which prides itself on its small town charm. Consultation with real estate



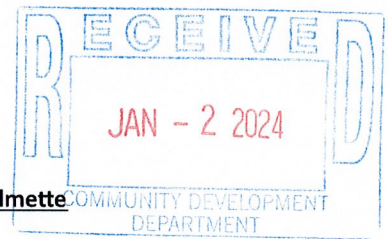
professionals indicates that property values would decline for those homes in the vicinity of this property if a McDonalds drive through restaurant is approved. The village has proudly touted the arrival of Wayfair to our community and the fact that Wilmette was chosen as the first community outside of the East Coast in which to locate a Wayfair store. Can the same be said for approval of a McDonalds drive through restaurant which proposes to be open 19.5 hours daily? Will you proudly announce to surrounding North Shore communities that Wilmette has made an exception to their zoning regulations to secure a drive through McDonalds? Please also keep in mind the precedent this will create. Will a Taco Bell soon be located at Plaza del Lago or a drive through Burger King in downtown Wilmette? This decision represents your legacy to our community. I urge you to oppose McDonalds in their effort to build a drive through restaurant in the 200 block of Skokie Blvd. Thank you for your consideration.

Sincerely,

Dr. Susan S. Zoline

207 Skokie Blvd.

Wilmette



**Letter of Appeal to Deny Proposed McDonald's Drive Thru at 200 Skokie Blvd, Wilmette**

From: Anna Jaszczuk via [anjaszczuk@gmail.com](mailto:anjaszczuk@gmail.com)

To: Village Board President and Village Trustees; Senta Plunkett, Kathy Dodd, Kate Gjaja, Gina Kennedy, Stephen Leonard, Justin Sheperd, Gerry Smith

January 2<sup>nd</sup>, 2024

**Dear Village Board President and Village Trustees:**

I am writing to express my strong opposition to the proposed McDonald's drive-thru at 200 Skokie Boulevard, zoned *Neighborhood Retail* lot, as a proud homeowner and resident of Wilmette.

Accordingly, I hereby submit the following written comments for the record.

I oppose the McDonald's petition to operate a drive thru limited-service restaurants due to the following reasons:

- Zoning: 200 Skokie Boulevard is zoned *Neighborhood Retail* not zoned for a limited-service restaurant or a drive-thru. Approving this application would contradict existing zoning regulations. It would require two special use exceptions, which would essentially rezone the property, and approval will certainly result in legal challenges if approved.
- Sustainability: this proposal directly conflicts with Wilmette's Greenest Region Compact Sustainability Plan and the growing movement across North America to combat climate change by reducing air pollution from fast-food drive-thrus.
  - (see <https://iopscience.iop.org/article/10.1088/2752-5309/ace5cb/pdf> "In addition, a range of fields have tackled this interdisciplinary problem. As a clear consensus has emerged, there appears to be a strong relationship between pollution generated by idling (Kinsey et al 2007, Richmond-Bryant et al 2009, Kim et al 2014, Lee et al 2018), interventions to reduce idling (Eghbalnia et al 2013, Meleady et al 2017, Mahmood et al 2019, Rumchev et al 2021), and the resulting impacts of idling on human health (Ryan et al 2013, Lynn et al 2014).")
- Health: Illinois Constitution Article XI states that each person has a right to a healthy environment. Adding idling cars, each emitting a pound of carbon dioxide and other harmful chemicals next door to resident's homes is endangering our health
- Approving this application would directly contradict the Village's decision to oppose the Ryan Field project as "a gross infringement upon the quiet enjoyment of Wilmette residents' property and will forever change the character of the residential neighborhood"
- Precedent: approving this application with special use permits will set a precedent for future limited-service drive-thru establishments on property zoned *Neighborhood Retail*, and of course properties zoned *Commercial*, leading to legal challenges the Village will likely lose if the special use exceptions aren't approved on the fast-food drive thrus that follow McDonald's to Wilmette.
  - If this dual-lane drive-thru establishment averaging over 1,000 cars per day is approved despite concerns about health, sustainability, pollution, safety, traffic, and other issues, the Village would be setting a dangerous precedent. Approving this application grants McDonalds special use exceptions that could be used by other drive-thru establishments like White Castle, Burger King, Arby's, or any other entity, leading to legal challenges if such applications are subsequently denied based on zoning regulations



- Traffic: substantially increase vehicular traffic flows in the affected area
  - The estimated 1,000 cars per day (based on McDonald's sponsored traffic study conducted on – *interestingly* - Nov. 11th, 2022, Veterans Day and on Nov. 19th, 2022, weekend before Thanksgiving) would significantly increase traffic flow, accidents, and pedestrian safety concerns.
  - Drivers waiting at the Old Glenview and Skokie Blvd intersection would create congestion and hinder traffic flow.
  - Drivers turning left from Skokie into the proposed site will cause accidents
  - Drivers leaving the McDonalds attempting to turn left onto Skokie will similarly cause many accidents.
  - In the month of December 2023 there were at least 3 car accidents on the above-mentioned intersection, adding 1,000 cars to the equation will be a deadly oversight.
    - Knowing this, the Village will be a party to many lawsuits that result from the vehicular and vehicular/pedestrian and bicycle accidents that will result, and the costs in money to the Village and its insurers, as well as in injuries and life to those impacted, will far outweigh any benefit from quick fast-food.
- Noise Pollution: chronic noise, as outlined by the American Public Health Association, creates numerous health and cognitive issues that McDonald drive-thru operation would exacerbate.
  - All of us neighbors will be exposed to 19.5 hours a day and night of noise pollution from the 1,000+ cars, orders, deliveries, as well as possibly music, arguments, etc.
- Litter and Pests: McDonald's reliance on disposable packaging causes litter. It is estimated that every take-away purchase from a McDonald's averages seven (7) items of potential litter per person. This will inevitably create a significant local litter problem, just tour the McDonalds and nearby area of any nearby McDonald's with a drive thru to see the problem. That same litter above will attract more rats, mice, and insects. The families nearby should not have to bear the burden of the disease, filth, and cost of controlling these pests for McDonald's.
- Residential Growth: adversely affect the future residential growth potential of the Village of Wilmette by forcing potential new (and existing) residents to relocate outside Wilmette to other areas on the North Shore more conducive to quiet and relatively pollution-free residential living.
- Property values decrease: studies have shown that the introduction of fast-food establishments in residential areas adversely affect property values: "Fast food and convenience store access are associated with lower housing values." Source: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3765120/>
- Crime: drive thrus are responsible for increase in crime; A 2016 study by the University of Texas at San Antonio found a positive association between the density of fast-food restaurants with drive-thrus and crime rates in San Antonio, Texas. The study specifically observed increased robbery, aggravated assault, and property crime rates with more drive-thrus. Source: "The Association between Fast-Food Restaurants and Crime Rates in San Antonio, Texas" by Dr. Michael J. Smith and Dr. Eric P. Jensen <https://www.collegefactual.com/colleges/the-university-of-texas-at-san-antonio/student-life/crime/chart-campus-crime.html>
- Reputation: McDonald's drive thru would be a detriment to Wilmette's reputation, lifestyle as well as physical and economic safety.

Finally, attached please find a copy of an online petition signed by 403 residents.

Many of these points have substantial cost implications for the Village of Wilmette, and such increased economic burdens will greatly outweigh the perceived economic benefits that McDonald's Drive Thru would provide.

In light of these concerns, I respectfully request that the Board of Trustees:

1. Deny McDonald's request for the special use permits.
2. Alternatively, deny the drive-thru component of the application.
3. In the event that neither #1 nor #2, above, is granted, I hereby request compensation from the Village of Wilmette for the unlawful, arbitrary, discriminatory, and capricious deprivation and taking of my property (rights) without just compensation.

I want to thank you for your attention to this matter, as I urge you to deny the proposed McDonald's drive-thru.

Thank you for your time and consideration,

Anna Jaszczyk  
Village of Wilmette Resident



Online Petition to Wilmette Village Board:

## Opposing Zoning Changes for Drive Thru McDonalds at 200 Skokie Blvd in Wilmette

<https://chnng.it/26HMyx9Rqj>

*Petition dashboard screen shot as of January 2<sup>nd</sup> 2024 with 403 signees*

### Opposing Zoning Changes for Drive Thru McDonalds at 200 Skokie Blvd in Wilmette



Started December 17, 2023

#### Why this petition matters

Started by [Anna Jaszczuk](#)

Petition to the Village Board: We are urging the Board to decline McDonald's application to operate a Drive-Thru restaurant at 200 Skokie Blvd. In Wilmette

We, the undersigned petition the Village Board to decline McDonald's application for a Drive-Thru at 200 Skokie Blvd in Wilmette.

403 Signatures 500 Next Goal

169 people signed this week

Opposing Zoning Changes for Drive Thru McDonalds at 200 Skokie Blvd I...

Share on Facebook

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Send a message via WhatsApp

Tweet to your followers

Copy link

9:12 AM  
1/22/2024

### Selected Comments:



**Eunice Shapiro**

2 weeks ago

There is no advantage to our community to have a drive through McDonalds. Our community would benefit with a sit down breakfast lunch cafe. Our neighborhood is sorely missing a place to meet for coffee and.

Like · ❤️ 1 · 🗑️ · Report



**Alena Gordinskaya**

2 weeks ago

We live less than a mile away and do not want smell of fries reaching us. Romona elementary and Community rec center is almost around the corner, with a lot of kids walking/ biking to school and classes, and 1000 cars a day will create unnecessary increased danger to them. There are houses right next to this lot as well. Unless the village forces them to drop drive through (like they did in Winnetka) and reduce operating hours to 8-8/9, this should not be open in this location.

♡ 2



**Corey Widen**

2 weeks ago

This awful proposal will negatively impact our community as a whole but more specifically the immediate neighbors (myself included) will be devastated and these are some of our villages most vulnerable residents; many elderly, single parent and multigenerational households share property lines or extremely close proximity will be completely devastated by an estimated 1000 cars per day. Not to mention rec center and two preschools only a block away. I lived in Winnetka for over 10 years where that upscale village had the good sense to deny a drive through to McDonalds (in what would have been an even better suited location). I can only hope the Wilmette village leaders are as equally intelligent and considerate of their residents. This location would forever destroy this village.

♡ 2



**Lori Sagarin**

2 weeks ago

As a resident of this neighborhood I do not want the additional traffic, aroma and noise in my area. I think McDonald's is a terrible choice for this location

♡ 3





**Florence Jesser**

1 week ago

Deadly Dangerous — with all the kids on bikes and car traffic going to the Little League Park, entrance on Old Glenview Rd., just east of Skokie blvd and the swimming pool entrance further down Old Glenview Rd., it's CAUSE FOR a DEADLY ACCIDENT waiting to happen!  
The entrance to Westmoreland Country Club just adds more congestive/accident traffic!

♡ 2



**Ben T**

1 week ago

This site is surrounded by homes. While I understand Skokie is a commercial corridor, having a drive thru in someone's backyard simply isn't acceptable. The village needs to look for a more appropriate business to go into this location.

♡ 3



**nora kropp**

6 days ago

Drive through is dangerous for our kids who live in the neighborhood and walk or bike to school and after school activities.

♡ 4



**Erin Sullivan**

6 days ago

The drive thru would literally back up against residents' backyards. That is unacceptable. As a resident and a parent of 2 children with asthma, I can't imagine having 1000+ cars idling 10 feet from my yard for 18 hours per day. This is a horrible location for a drive thru.

♡ 3



**Katie Bauer**

4 days ago

This is a terrible location for a drive-thru especially with Romona, Regina, and WJHS nearby. The traffic will be awful for getting to school, and so dangerous for the kids. Additionally, the air pollution from all the idling cars next to Mather could cause serious damage to their residents health.



3



**Marla Mian**

3 days ago

Environmental concerns as stated, effect on nearby homes and side street traffic, narrow Old Glenview Road, already busy Skokie Blvd, senior living community and little league park directly to the east, funeral home with procession car line-up, and busy synagogue/community center directly across the street to the west. This is an awful location for this plan. It is literally an accident waiting to happen. Stop it now.



0



**kathryn choate**

2 days ago

Air pollution concerns.



0



Roberts, Lisa

---

**From:** Braiman, Michael  
**Sent:** Tuesday, January 2, 2024 12:30 PM  
**To:** Roberts, Lisa  
**Subject:** FW: Drive Through McDonalds proposal

**From:** Plunkett, Senta <plunketts@wilmette.com>  
**Sent:** Tuesday, January 2, 2024 8:45 AM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fwd: Drive Through McDonalds proposal

Sent from my iPhone

Begin forwarded message:

**From:** Kathryn Bauer <[kathryn.bauer@comcast.net](mailto:kathryn.bauer@comcast.net)>  
**Date:** January 2, 2024 at 8:37:52 AM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, [gjak@wilmette.com](mailto:gjak@wilmette.com), "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>  
**Subject:** Drive Through McDonalds proposal

This message originated from an external source. Please use caution in handling it.

Dear Wilmette Board of Trustees,

I attended the zoning Board meeting on December 6th where members voted 4-3 to approve a zoning variance that would allow McDonald's to build a drive through restaurant at 200 Skokie Blvd.

I was shocked and disappointed that **the members did not require McDonald's to adequately and honestly respond to the requirements outlined in the application for Special Use Section 30-5.3E Specifically:**

*b) The proposed business will not be detrimental to or endanger the public health, safety and welfare of residents*

HEALTH: McDonalds stated that the average restaurant serves 1000 cars per day, with 70 to 80% using the drive through. They claimed that the average wait time from order to pick up is 3 ½ minutes. They **failed to disclose** the number of cars expected at THIS location, which they undoubtedly researched, and the fact that

during peak periods cars often idle for an additional 4 to 6 minutes waiting to get to the order window.

Vehicle emissions are the number one source of air pollution in most areas. An idling vehicle releases serious levels of carbon monoxide, volatile organic compounds, nitrogen oxides and hydrocarbons into the air, and these greenhouse gasses impact not only the health of those living in close proximity to the emissions, but also the health of the planet. Moreover, in 2021 Wilmette adopted a Sustainability Plan that calls for the village to reduce GHG emissions 45% from 2010 levels by 2030 and reach net zero emissions by 2050. It commits to reducing village and resident practices that negatively impact air quality. ***Allowing more than 800 cars a day to idle in a drive through is in direct conflict with Wilmette's stated commitment to sustainability.***

SAFETY: McDonalds stated that they would adhere to any legally required safety regulations without actually addressing the obvious safety issues generated by 1000 additional cars per day turning from both the north and southbound lanes of Skokie Blvd. With a speed limit is 40 miles per hour on Skokie Blvd, if traffic backs up, ***is the village prepared for the resulting accidents that will require police and rescue resources?*** In addition, exiting vehicles will be turning right (north), blocking the entrance to Charles Place, and those who wish to go south are likely to pull into Charles Place to turn around, or go around the block and travel down Sunset Drive, a residential street that has no speed bumps, where children play and neighbors walk dogs. ***Will village insurance cover the expenses of a lawsuit*** when the first pedestrian is hit by a McDonald's customer?

The traffic study conducted by McDonalds and verified by village officials took place in 2022 on Veteran's Day, a national holiday, and on November 19<sup>th</sup>, the week before Thanksgiving. Neither day is typical, and when McDonalds stated in their application that the location would not impact existing traffic patterns, they admitted at the Zoning Board meeting that they did not account for the increased traffic already expected when Wayfair opens later this year.

*e) The proposed business will not negatively impact property values*

McDonald's stated in their application that the drive through would have a positive influence on property values. They offered no measurable statistics, no research-based argument, absolutely nothing to substantiate this claim. My understanding is that ***the applicant has the burden of proof to show that property values would not be negatively impacted, and they did not meet that requirement*** under the special use application.

McDonalds also argued that a drive through restaurant was preferable to a vacant lot in terms of property values. I vehemently disagree. Residents WANT a neighborhood retail business in that space (we purchased our properties when Bakers Square was a thriving enterprise), but there is a vast difference between a sit-down restaurant where cars park and people dine in, and a drive through serving 1000 cars per day open from 5:30 a.m. until 10 p.m.



My neighbors and I have spoken with numerous realtors, who acknowledge that the noise, the smell of fried food and car exhaust, the litter and the increased traffic caused by a high volume fast food drive through will almost certainly drive home prices down in the surrounding streets and neighborhood. If we get appraisals on our homes now, and choose to sell once the drive through is operational, will the Village cover the difference between our appraised value and the price we are forced to sell at? You will have voted yes based on the assurance that property values would not go down, leaving you, and not McDonald's open to potential litigation.

*h) The proposed business will be consistent with the community character of the neighborhood.*

I chose to live in **Wilmette** because it is a **charming, quiet, upscale north shore suburb, which is completely at odds with a high volume fast-food drive through**. The village has recently been very vocal in its opposition to the rezoning of Ryan Field, stating that concerts would be a "gross infringement upon the quiet enjoyment of Wilmette residents' property and will forever change the character of the residential neighborhood." The same can be said for the building of a McDonald's drive through.

I want to be able to sit in my backyard, open my windows in the spring and summer, and maintain a sense of privacy without being forced to deal with the noise, the headlights, the pollution and the rodents that will result from a fast-food drive through. I do NOT want west Wilmette to become an extension of Skokie, which is what it will feel like if McDonalds is allowed to build.

If the Board approves this application, it will be **setting a precedent that will allow every other fast-food chain to open a drive through in Wilmette**. Once you say yes to one, you cannot refuse the rest. Your legacy will be that you forever changed the character of Wilmette.

Please carefully consider the consequences of allowing a high-volume fast-food drive through in our village and vote NO on McDonald's application.

Sincerely,

Kathryn Bauer  
215 Sunset Drive  
847-644-7267

**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Tuesday, January 2, 2024 12:30 PM  
**To:** Roberts, Lisa  
**Subject:** FW: Opposition to McDonald's Two Special Use Exceptions Requests / Rezoning

**From:** Plunkett, Senta <plunketts@wilmette.com>  
**Sent:** Tuesday, January 2, 2024 12:09 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fwd: Opposition to McDonald's Two Special Use Exceptions Requests / Rezoning

Sent from my iPhone

Begin forwarded message:

**From:** "David Levy (Critical Mass)" <[dlevy@criticalmass.com](mailto:dlevy@criticalmass.com)>  
**Date:** January 2, 2024 at 11:57:48 AM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>  
**Subject:** Opposition to McDonald's Two Special Use Exceptions Requests / Rezoning

This message originated from an external source. Please use caution in handling it.

Dear President Plunkett,

I am writing to you as a concerned citizen of Wilmette who is strongly opposed to the Village granting McDonald's the two (2) special use exceptions they are seeking to build and operate a 4,000 square foot McDonald's with a dual-lane ordering drive-thru in our neighborhood on a lot zoned "Neighborhood Retail" that would operate 19.5 hours a day where such a business could not otherwise operate. This proposal is much better suited to an I-55 exit than a lot surrounded by residential areas on three sides. While there may be some limited economic benefits, the long-term negative consequences on the health, safety, environment, living conditions, property values, and character and culture of our neighborhood and Village far outweigh the almost non-existent economic development a large McDonald's drive-thru in a residential neighborhood of our Village would represent.

I know that others have provided the Board with ample evidence of the negative impact approving both special use exceptions McDonald's is seeking would have on the health, safety, environment, living conditions, property values and use, and character of our neighborhood and Village, and so I'd like to focus on an often overlooked point--what a terrible precedent approving them both would set for Wilmette. If the Village votes to approve both special use exceptions and allow this McDonald's with dual drive-thru ordering, you are essentially voting to make Wilmette the fast-food drive-thru capital of the North Shore. If a 4,000 square foot McDonald's with dual ordering drive-thru does not present enough negative health, safety, environment, living conditions, property value, and zoning plan issues on a lot zoned Neighborhood Retail, for the Village to deny one or both special use exceptions, those being the most widely used legal reasons such applications for special use can be denied, a 3,000 sq. ft.



Arby's, Taco Bell, White Castle, etc. with a single lane ordering drive thru certainly will not, and any attempt by Wilmette to deny them such special use exceptions on any other Neighborhood Retail lot (much less a lot zoned "Commercial," where this McDonald's should be if it were going to be anywhere in Wilmette) will result in a lawsuit by the applicant where Wilmette will have no real legal legs to stand on—if I were they lawyer, I'd certainly advise them to sue if denied based on the McDonald's precedent. By seeking two (2) special use exceptions on a parcel zoned Neighborhood Retail, McDonald's is asking the Village to fundamentally change Wilmette's zoning plan. Such a drastic change will certainly result in legal challenges from the neighborhood should both be approved. Turning Wilmette into Skokie or Morton Grove is the exact opposite of progress—just look at the many communities that have and many more that are considering, limiting, or banning drive-thrus across the country, in red states and blue states. I cannot imagine you would want to support such a regressive proposal and fundamentally change the character of our Village.

On a more personal note, my wife, child (Hanna, now 10 months old), and I recently relocated from the city and were thrilled to be moving to Wilmette. We bought a townhome that is adjacent to the lot at 200 Skokie. While we knew it was zoned "Neighborhood Retail," and could be the home to a Caddyshack's, we never in a million years imagined that Wilmette would radically overhaul its approach to zoning and instead consider approving two special use exceptions that would allow a first of its kind in Wilmette 4,000 square foot, dual ordering drive-thru fast-food business that would operate 19.5 hours a day in a residential area. We are faced with the possibility of the attendant air pollution, litter, noise pollution, light pollution, safety hazards, traffic, and negative property value impact of a McDonald's with dual drive-thru ordering—we'll get to experience all 800+ drive-thru orders, music, arguments, discussions, deliveries and so on for the 1000+ cars a day, all from our backyard and second and third story windows and bedrooms. It will essentially render our backyard unusable, and allow our daughter and us to sleep for 4.5 hours a night undisturbed by the light and noise pollution from those cars, orders, people, music, deliveries, and so on. It is shocking to us that the Village would even consider the two special use exceptions required to put this on a Neighborhood Retail lot adjacent to residential properties, depriving residents of rights guaranteed to them under Illinois law, versus a lot zoned Commercial, where one could at least perhaps foresee this being considered. I am not opposed to McDonald's, there is one in the pedway area of my office building downtown that I use at least once a month. However, the lot at 200 Skokie is not an interstate exit or even simply a lot zoned Commercial, and this proposal by McDonald's is entirely inappropriate for the location and zoning.

For the above reasons alone, I would urge you to vote to reject both of McDonald's requested special use exceptions. When combined with the plentiful evidence provided to the Board by others on the real and significant negative impacts the proposed facility and absurd hours would have on the environment, safety, traffic, parking, health, property values and use, and the general character of the neighborhood and Village, I very strongly urge you to vote against these proposed special use exceptions and not change Wilmette's zoning plan.

However, in the spirit of compromise and settlement, rather than being the Village Board remembered for starting the process of turning Wilmette into Morton Grove, I think many neighbors would accept following Winnetka's lead instead. Winnetka approved a McDonald's with a very understated and appropriate design, but without a drive-thru. Approve the limited-service special use exception on this Neighborhood Retail lot with reasonable hours, but not the dual-lane ordering drive-thru special use exception. Eliminating the dual lane ordering drive-thru: (i) results in the remediation of a lot of the health, safety, environment, living condition, property value and use, and zoning plan issues with the proposed exceptions; (ii) doesn't set a terrible precedent allowing the proliferation of fast-food drive-thrus throughout the Village; (iii) will result in much less community opposition; (iv) show that the Village is business friendly and willing to work with businesses that want to make good and appropriate investments in our Village by giving McDonald's the reasonable half of the zoning changes they are

seeking; and (v) would be much more likely to survive any legal challenge by those in the neighborhood, though I can also say that one is not likely if there is no drive-thru.

Thank you for your time and consideration. If I can provide any additional assistance, I would be happy to do so at your convenience.

Kindest regards,

**David Levy**  
**M** 713-503-7500

210 Charles Place  
Wilmette, IL 60091

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**Petition to the Village Board: We are urging the Board to decline McDonald's application to operate a Drive-Thru restaurant at 200 Skokie Blvd. In Wilmette**

We, the undersigned petition the Village Board to decline McDonald's application for a Drive-Thru at 200 Skokie Blvd in Wilmette.

**We oppose this application primarily because a Drive-Thru is a major cause of air pollution.**

According to the U.S. Department of Energy, idling vehicle engines emit toxic pollutants such as carbon dioxide, carbon monoxide, nitrogen dioxide and hydrocarbons.

According to the U.S EPA Air pollutants are responsible for respiratory disorders.

The World Health Organization reports that nearly seven million people die each year from exposure to air pollution. This is equivalent to 13 early deaths per minute.

The U.S. Department of Energy estimates that eliminating the idling of car engines would be the same as taking five million vehicles off the roads.

Cities across America are banning the construction of fast-food drive-thrus to reduce air pollution and combat climate change. Among them are Minneapolis; Long Beach and San Luis Obispo, California; Creve Coeur, Missouri; Fair Haven, New Jersey; Carrboro, North Carolina; Ridgefield, Connecticut; Concord, Massachusetts; and Toronto, Ontario, Canada. Measures to reduce car idling are gaining popularity and have been put in place in Boston and other cities.

**Approving a drive-thru at this location would be in direct opposition to Wilmette's Greenest Region Compact (GRC2) Sustainability Plan 2021, which was adopted by the Village Board of Trustees on Sept. 28, 2021.** As stated in the strategic plan, "Clean air is a key to a healthy environment. This is an area where regionally coordinated standards and activities are necessary. Reduction in fossil fuel emissions, volatile organic compound (VOC) emissions and proper indoor air treatment ..... "

In its efforts to create a more sustainable region, the Village has committed to:

- Reduce Village and resident practices that negatively impact air quality
- Join with area partners in addressing air quality issues
- Manage commercial development to enhance environmental sustainability.
- Attract and retain businesses that practice and promote sustainability
- Reduce traffic congestion
- Reduce vehicle idling



**Furthermore, a Drive-Thru contributes to increase in traffic congestion, accidents; litter, rodent infestation, light and noise pollution.**

Skokie Blvd at Old Glenview is a busy intersection. A Drive-Thru at this site would increase traffic and cause overflow onto side streets, not designed to cope with the volume. It will also clog Skokie Blvd and pose danger to pedestrians and bike riders as patrons are not always attentive to pedestrians or bikes on the sidewalk. Additionally, a Drive-Thru hours of operation,

**Petition to the Village Board: We are urging the Board to decline McDonald's application to operate a Drive-Thru restaurant at 200 Skokie Blvd. In Wilmette**

often 24x7 adversely affect the composition and character of the neighborhood and lowers property values.

**Given the Village's commitment to sustainability coupled with the negative impact that a drive-thru restaurant will have on Village residents, we ask that the application from McDonald's for a drive-thru on this property be denied.**

NAME of RESIDENT: Larry Weiler  
SIGNATURE: [Signature]  
ADDRESS: 133 Heather Ln. Wilmette  
DATE SIGNED: 12/30/23

NAME of RESIDENT: Judy Weiler  
SIGNATURE: [Signature]  
ADDRESS: 133 Heather Ln. Wilmette  
DATE SIGNED: 12/30/23

NAME of RESIDENT: Nancy Shults  
SIGNATURE: [Signature]  
ADDRESS: 139 Heather Lane Wilmette  
DATE SIGNED: 12/31/23

NAME of RESIDENT: RAND SHULTS  
SIGNATURE: [Signature]  
ADDRESS: 139 Heather Ln.  
DATE SIGNED: 12/31/23

NAME of RESIDENT: Tatyana Kaye Styan  
SIGNATURE: [Signature]  
ADDRESS: 215 Millbrook Ln  
DATE SIGNED: 12/31/2023

NAME of RESIDENT: Eric Weiler  
SIGNATURE: [Signature]  
ADDRESS: 833 Hibbard Rd  
DATE SIGNED: 12/31/23

NAME of RESIDENT: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE SIGNED: \_\_\_\_\_

NAME of RESIDENT: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_



NAME of RESIDENT: Noelle Bufton

SIGNATURE: Noelle Bufton

ADDRESS: 714 Greenleaf Ave

DATE SIGNED: 1/1/2024

NAME of RESIDENT: STEVE B. FAN

SIGNATURE: [Signature]

ADDRESS: 714 GREENLEAF

DATE SIGNED: 1/1/2024

NAME of RESIDENT: Gavin Zawacki

SIGNATURE: Gavin Zawacki

ADDRESS: 620 Linden Ave

DATE SIGNED: 1/1/2024

NAME of RESIDENT: Fran Wei

SIGNATURE: [Signature]

ADDRESS: 225 Sunset Dr

DATE SIGNED: 1/2/2024

NAME of RESIDENT: DANIEL J ZAWACKI

SIGNATURE: Dan J Zawacki

ADDRESS: 620 LINDEN AVE WILMISTE IL 60091

DATE SIGNED: 12-28-2023

NAME of RESIDENT: IRWIN Smiley

SIGNATURE: Irwin C Smiley

ADDRESS: 244 SUNSET DR

DATE SIGNED: [Signature]

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

NAME of RESIDENT:

Nicolas Aviles

SIGNATURE:

ADDRESS:

Sunset St Wilmette 60091

DATE SIGNED:

12/30/23

this property.

NAME of RESIDENT:

Keith Boyd

SIGNATURE:

ADDRESS:

701 Washington Ave Wilmette

DATE SIGNED:

12/14/23

NAME of RESIDENT:

Kathryn Bauer

SIGNATURE:

Kathryn Bauer

ADDRESS:

215 Sunset Dr Wilmette

DATE SIGNED:

12/17/23

NAME of RESIDENT:

RICHARD BERGAREDO

SIGNATURE:

Richard G. Bergaredo

ADDRESS:

3114 Walder Lane, Wilmette

DATE SIGNED:

12/17/23

NAME of RESIDENT:

Valli Stewart

SIGNATURE:

1710 Washington Ave

ADDRESS:

Wilmette

DATE SIGNED:

12/17/23

NAME of RESIDENT:

Andrew Stewart

SIGNATURE:

ADDRESS:

1710 Washington Ave Wilmette

DATE SIGNED:

Dec 17 2023

NAME of RESIDENT:



NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

Carla Lindsay

808 Chestnut Ave

Wilmette, IL 60091

12/17/2023

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

Michaela Rieker

911 8th Street,

12/17/23

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

Jeff Rieker

911 8th Street

12/17/23

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

Wm. C. Iverson

1019 137th

12/17/23

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

JANET SEITZER

1607 Elmwood Ave

12/17/23

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

Juan Douglas

705 11th St, Apt 415

12/17/2023

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

Cady Liederbach

624 Linden Ave

12/17/2023 Wilmette

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

Margaret Boyd  
Margaret Boyd  
701 Washington Ave Wilmette  
12/17/23

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

Jenny Higgins  
Jenny Higgins  
1026 Ashland  
12/17/23

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

Kaitlin Bauer  
Kaitlin Bauer  
215 sunset Dr. Wilmette IL 60091  
12/25/23

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

Ariana Zawacki  
Ariana Zawacki  
620 Linden Ave, Wilmette IL 60091  
12/28/2023

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

Kathy Zawacki  
Kathy Zawacki  
620 Linden Ave.  
12/28/2023

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

Melanie Martin  
411 Maple Ave Wilmette, IL 60091  
12/28/23 Melanie Martin

NAME of RESIDENT:

SIGNATURE:

ADDRESS:

DATE SIGNED:

Bill Thompson  
Bill Thompson  
411 MAPLE, 60091  
12/28/23



**Petition to the Village Board: We are urging the Board to decline McDonald's application to operate a Drive-Thru restaurant at 200 Skokie Blvd. In Wilmette**

traffic and cause overflow onto side streets, not designed to cope with the volume. It will also clog Skokie Blvd and pose danger to pedestrians and bike riders as patrons are not always attentive to pedestrians or bikes on the sidewalk. Additionally, a Drive-Thru hours of operation, often 24x7 adversely affect the composition and character of the neighborhood and lowers property values.

**Given the Village's commitment to sustainability coupled with the negative impact that a drive-thru restaurant will have on Village residents, we ask that the application from McDonald's for a drive-thru on this property be denied.**

NAME of RESIDENT: Izzy Schneiderman  
SIGNATURE: [Signature]  
ADDRESS: 937 Sandykn Wilmette  
DATE SIGNED: 12/26/2023

NAME of RESIDENT: Elly Rouso  
SIGNATURE: [Signature]  
ADDRESS: 705 Lamont Wilmette  
DATE SIGNED: Dec. 27, 2023

NAME of RESIDENT: Maurice Rouso  
SIGNATURE: [Signature]  
ADDRESS: 705 Lamont Wilmette  
DATE SIGNED: 12-27-2023

NAME of RESIDENT: Adrienne Feldman  
SIGNATURE: [Signature]  
ADDRESS: 2727 BIRCHWOOD AVE  
DATE SIGNED: 12-30-2023

**Petition to the Village Board: We are urging the Board to decline McDonald's application to operate a Drive-Thru restaurant at 200 Skokie Blvd. In Wilmette**

NAME of RESIDENT: Joseph Feldman  
SIGNATURE: [Signature]  
ADDRESS: 2227 Birchwood Ave 60091  
DATE SIGNED: 12/30/23

NAME of RESIDENT: Rozelle Panger  
SIGNATURE: [Signature]  
ADDRESS: 1050 Highland Rd Wilmette  
DATE SIGNED: 12/30/23

NAME of RESIDENT: Audrey Wisel  
SIGNATURE: [Signature]  
ADDRESS: 443 Sandy Ln Wilmette  
DATE SIGNED: 1/1/2024

NAME of RESIDENT: DAVID WISEL  
SIGNATURE: [Signature]  
ADDRESS: 443 SANDY LN, WILMETTE  
DATE SIGNED: 1/1/24

NAME of RESIDENT: Kaffa Fakouhi  
SIGNATURE: [Signature]  
ADDRESS: 420 sandy lane, Wilmette IL 60091  
DATE SIGNED: Jan, 1, 2024



**Petition to the Village Board: We are urging the Board to decline McDonald's application to operate a Drive-Thru restaurant at 200 Skokie Blvd. In Wilmette**

traffic and cause overflow onto side streets, not designed to cope with the volume. It will also clog Skokie Blvd and pose danger to pedestrians and bike riders as patrons are not always attentive to pedestrians or bikes on the sidewalk. Additionally, a Drive-Thru hours of operation, often 24x7 adversely affect the composition and character of the neighborhood and lowers property values.

**Given the Village's commitment to sustainability coupled with the negative impact that a drive-thru restaurant will have on Village residents, we ask that the application from McDonald's for a drive-thru on this property be denied.**

NAME of RESIDENT: Julie Rothschild  
SIGNATURE: [Signature]  
ADDRESS: 470 Cedar Ln  
DATE SIGNED: 12/28/23

NAME of RESIDENT: Daniel Fekouhi  
SIGNATURE: [Signature]  
ADDRESS: 420 Sandy Lane Wilmette IL 60091  
DATE SIGNED: Jan 1, 2024

NAME of RESIDENT: KAY M JOLIVETTE  
SIGNATURE: Kay M. Jolivet  
ADDRESS: 247 Essex Place Wilmette, IL 60091  
DATE SIGNED: 7/10/23

NAME of RESIDENT: Ron Levay  
SIGNATURE: [Signature]  
ADDRESS: 249 Essex St Wilmette IL  
DATE SIGNED: 7/29/23

NAME of RESIDENT: MARY LE MONICA  
SIGNATURE: [Signature]  
ADDRESS: 246 Essex Pl.  
DATE SIGNED: 7/24/23

**Roberts, Lisa**

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**From:** Braiman, Michael  
**Sent:** Tuesday, January 2, 2024 1:50 PM  
**To:** Roberts, Lisa  
**Subject:** FW: Oppose The Proposed McDonalds

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**From:** Dodd, Kathy <doddk@wilmette.com>  
**Sent:** Tuesday, January 2, 2024 1:06 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fw: Oppose The Proposed McDonalds

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**From:** cara novy-bennwitz <[cnbfitness@sbcglobal.net](mailto:cnbfitness@sbcglobal.net)>  
**Sent:** Tuesday, January 2, 2024 12:59 PM  
**To:** [plunketts@silmette.com](mailto:plunketts@silmette.com) <[plunketts@silmette.com](mailto:plunketts@silmette.com)>; Dodd, Kathy <[doddk@wilmette.com](mailto:doddk@wilmette.com)>; [gjak@wilmette.com](mailto:gjak@wilmette.com) <[gjak@wilmette.com](mailto:gjak@wilmette.com)>; Kennedy, Gina <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>; Leonard, Steve <[leonards@wilmette.com](mailto:leonards@wilmette.com)>; Sheperd, Justin <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>; Smith, Gerry <[smithg@wilmette.com](mailto:smithg@wilmette.com)>  
**Subject:** Oppose The Proposed McDonalds

This message originated from an external source. Please use caution in handling it.

Hello Trustees,

I wanted to voice my opposition to the proposed McDonald's Drive Thru on Skokie Blvd. for a number of reasons.

I live right around the corner and this is already a high traffic area. I use Skokie Blvd to commute to and from work at various hours and it is already heavily populated.

I concerned about the increase in air pollution and and noise pollution and extended hours of operation in a residential area. . The proximity to the Wilmette Recreation Center and Romer ball park also concern me from a child safety standpoint.

With so many vacant stores in both Westfield Old Orchard mall and Eden's Plaza there are ample alternate and less congested viable options for a new McDonalds.

I sincerely hope you take all of this into consideration and veto the proposal.

Sincerely,  
*Cara Novy Bennwitz*  
*246 Locust Road*



## Roberts, Lisa

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**From:** Braiman, Michael  
**Sent:** Tuesday, January 2, 2024 1:50 PM  
**To:** Roberts, Lisa  
**Subject:** FW: McDonald's support

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**From:** Dodd, Kathy <doddk@wilmette.com>  
**Sent:** Tuesday, January 2, 2024 1:07 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fw: McDonald's support

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**From:** Kyle Davis <[kylebdavis@gmail.com](mailto:kylebdavis@gmail.com)>  
**Sent:** Tuesday, January 2, 2024 12:03 PM  
**To:** Dodd, Kathy <[doddk@wilmette.com](mailto:doddk@wilmette.com)>; [gjak@wilmette.com](mailto:gjak@wilmette.com) <[gjak@wilmette.com](mailto:gjak@wilmette.com)>; Sheperd, Justin <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>; Smith, Gerry <[smithg@wilmette.com](mailto:smithg@wilmette.com)>; Kennedy, Gina <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>; Leonard, Steve <[leonards@wilmette.com](mailto:leonards@wilmette.com)>  
**Subject:** McDonald's support

This message originated from an external source. Please use caution in handling it.

Hi,

I gather from a neighborhood email I received that some Wilmette residents are rallying against the McDonald's proposed for the old Bakers Square site. I find their opposition perplexing. I think that would be a perfectly reasonable use for that site and cannot imagine how a McDonald's on Skokie Blvd. would be objectionable. We offer our full support to the proposal.

Best regards,  
Kyle Davis  
443 Alpine Ln, Wilmette, IL 60091

**Roberts, Lisa**

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**From:** Braiman, Michael  
**Sent:** Tuesday, January 2, 2024 2:24 PM  
**To:** Roberts, Lisa  
**Subject:** FW: Proposed McDonalds drive through:

**From:** Plunkett, Senta <plunketts@wilmette.com>  
**Sent:** Tuesday, January 2, 2024 2:22 PM  
**To:** Braiman, Michael <braimanm@wilmette.com>  
**Subject:** Fwd: Proposed McDonalds drive through:

Sent from my iPhone

Begin forwarded message:

**From:** Cedric Young <[gfire711@comcast.net](mailto:gfire711@comcast.net)>  
**Date:** January 2, 2024 at 1:55:02 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, "Gjaja, Kate" <[gjajak@wilmette.com](mailto:gjajak@wilmette.com)>, "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>  
**Subject:** Proposed McDonalds drive through:

This message originated from an external source. Please use caution in handling it.

To Whom it may concern;

My name is Cedric Young; my wife Mary and I recently moved to Wilmette from Evanston, and it was brought to our attention of the proposed McDonalds occupying the former Bakers Square on Skokie blvd near our Charles Place townhouse. We're concerned with the impact of changing the zoning change that will allow this transition. As a former resident of Evanston I can tell you the impact on this residential community will be significant. To start the traffic flow on Skokie blvd; a posted limit of 40 mph will create serious problems with drivers and potential customers using the drive through. Anyone using Skokie between golf and the junction for 94 north know the speed limits routinely exceed ten or more miles a hour over the forty limit. This will create serious hazards when drive through customers create backups onto the boulevard as cars jam the right lane on the north bound side during morning rush periods. The logistics of these backups will affect safety of residents as they walk with children, jog, and ride bicycles. In addition the noise levels will become significantly raised by orders taken over speakers as well as the music blaring from car radios from people who could care less about the tranquility of the neighborhood. I speak from the experience of the years spent trying to navigate Dempster west of Dodge when two lanes frequently turned to one as cars from the drive through backed up to the street. The addition of a second



window only created a second jam up as customers coming south on Dodge clashed with those west bound on Dempster. When I moved to Charles Place in August my mover remarked as they completed the move: "you hear that"? We all knew he was referring to the lovely sound of silence. We join with everyone opposing the zoning change that will inevitably replace that silence with constant distractions for a proposed twenty hour operating day; seven days a week.

Sincerely;

Cedric & Mary Young

216 Charles Place  
Wilmette

## Roberts, Lisa

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**From:** Dana Zito Bator <danazito08@gmail.com>  
**Sent:** Tuesday, January 2, 2024 2:25 PM  
**To:** Dodd, Kathy; Roberts, Lisa  
**Subject:** Re: 200 Skokie Blvd - Oppostion to McDonalds

This message originated from an external source. Please use caution in handling it.

Thank you Kathy! Please include this additional comment:

I know there are those in favor. However, I've yet to see a truly valid point of view from those in support. Where does all of this supposed tax revenue go? The margin on these restaurants are very slim. What sort of jobs are we creating here given that Wilmette opted out of the Cook county minimum wage ? What public transportation will be available at 5:00 am and 10 pm? The proponents I've seen have said nothing other than it offers a convenience to me at the detriment to the rest of the community. If the "drive-through" aspect is so important, they can continue in the car to the drive through 1 mile further. Lastly, I have heard many proponents and the board speak to the vacancy of this building for the last 4 years. While it closed in 2019, have we already forgotten about the pandemic that forced most new restaurants out of business in 2020, 2021, and even 2022? Our national economy is still in recovery in 2023, and suddenly this one derelict building MUST be developed by a global corporation because it sat too long? It feels like this is being crammed down our throats and rushed, as if we are to blame for previous restaurant failures. The board is also aware that the building WAS purchased in Sept of 2021. That contract prohibited anyone else from viewing it until the Murray Bros pulled out in 2022. Lets not pretend there haven't been efforts here. new restaurant concepts are born daily! Don't gamble the future possibilities on something that will be a permanent fixture and derail growth on this side of the community.

On Tue, Jan 2, 2024 at 1:34 PM Dodd, Kathy <[doddk@wilmette.com](mailto:doddk@wilmette.com)> wrote:  
Hi Dana. Happy New Year.

Thank You very much for your email on this important topic in front of the board. We've received a number of emails on this project both in support and against, and it's helpful for us to hear resident concerns.

The board will discuss this issue on January 9<sup>th</sup> if you are interested in following the board deliberations on this topic.

Thanks again.  
Kathy

---

**From:** Dana Zito Bator <[danazito08@gmail.com](mailto:danazito08@gmail.com)>  
**Sent:** Monday, January 1, 2024 11:22 PM  
**To:** Smith, Gerry <[smithg@wilmette.com](mailto:smithg@wilmette.com)>; [shepherdj@wilmette.com](mailto:shepherdj@wilmette.com) <[shepherdj@wilmette.com](mailto:shepherdj@wilmette.com)>; Roberts, Lisa <[robertsl@wilmette.com](mailto:robertsl@wilmette.com)>; Dodd, Kathy <[doddk@wilmette.com](mailto:doddk@wilmette.com)>; Gjaja, Kate <[gjajak@wilmette.com](mailto:gjajak@wilmette.com)>; Kennedy, Gina <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>; Plunkett, Senta <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>  
**Subject:** 200 Skokie Blvd - Oppostion to McDonalds



Dear ZBA and Wilmette Trustees,

I wanted to make another appeal to you as the next hearing date on 200 Skokie Blvd approaches. This issue has allowed me to better educate myself on a number of topics. The conversation surrounding this potential unwanted neighborhood addition is raging throughout multiple online groups, emails, articles, etc. There are 500 signatures between 2 petitions. Every single public comment on those petitions should be read and considered by each one of you ahead of this decision. The traffic, the accidents, the environmental damage, the noise, the pollution, the property value loss, the erosion of the character of this village are ALL on the table. These same valid points were made in 1985 in East Wilmette, and the board agreed. I am urging you to act on behalf of the residents that will be most affected with the same unanimous vote that the board took against the NU stadium expansion. The 'profiteering' as you put it is the same for both issues. McDonalds has the most valuable real estate portfolio in the world - \$40B. All I keep hearing is that this comes down to dollars and cents, but I am curious about how this supposed influx would trickle down to Wilmette. Is selling out to this corporation worth the community damage in the long run? Despite all of this sentiment, this really comes down to being consistent with the ordinances and variances already in place. Making this special use exemption for a drive thru fast food restaurant will be a trojan horse for additional drive-thru's in this community. No 'neighborhood retail' designated area is safe and you will have invalidated its intent.

Finally, I have major concerns with the traffic study presented at the previous meeting. Upon review of the traffic study by a Transportation Demand Consultant who reviews traffic studies as part of her duties her notes are below (she will submit a statement if needed):

- There is absolutely no way they can say that a new fast food restaurant will have no impact on the adjacent roadway, therefore exempting them from having to make any improvements...No way.
- The way they're doing the traffic impact analysis is a bit old school too - the new way of thinking is NOT to use "level of service " to evaluate an intersection because it inherently allows for delays (how long you'll have to wait in the number of seconds) and then forces intersection widening to reduce the delay.
- the traffic counts are a year old, too...not sure if things have changed in the past year, as we get further out of the pandemic.
- they can't expect people to digest traffic counts in a table format.
- another problem with traffic studies- they can't take into account all of the other developments happening (Chabad, Funeral home) then the city gets stuck with a corridor that needs improvements.
- Demand that the city require all those developers to collectively fund a corridor study by a third party traffic engineer.
- an inherent problem with those traffic impact studies- as the traffic engineer, your client is the McDonald's and even though they don't tell you to skew it so they don't have to do any improvements, you know that's what they want.

-they should possibly make other improvements at the access points, or be required to put in a dedicated right turn lane into the lot, etc.

Her credentials :



## Roberts, Lisa

---

**From:** Braiman, Michael  
**Sent:** Wednesday, January 3, 2024 4:52 PM  
**To:** Roberts, Lisa  
**Subject:** FW: McDonald's

Unsure if I forwarded this to you previously.

Begin forwarded message:

**From:** Alan Levy <[almlevy@comcast.net](mailto:almlevy@comcast.net)>  
**Date:** January 2, 2024 at 5:17:42 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>  
**Subject:** McDonald's

This message originated from an external source. Please use caution in handling it.

As our Village Board President, I would hope that you see this has become an issue of who cares, its on the West Side of town, on a commercial street, except in this case the proposed site backs up to single family residences.

The Chase parking lot by the Village Hall has ample room for another fast food, high volume drive through, would the Board approve that.

I am all for concerts at Ryan Field, but, my fellow Wilmette residents proximal to the site are against it, so I am against it.

It appears the Board is more concerned with 6 concerts a year than approximately 700-800 cars a day at Old Glenview and Skokie Blvd. close for Xmas and that's 273,000 car a year!!!!!!!!!!!!!!

## Roberts, Lisa

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**From:** Braiman, Michael  
**Sent:** Wednesday, January 3, 2024 8:48 AM  
**To:** Roberts, Lisa  
**Subject:** FW: URGENT - STRONGLY OPPOSE MCDONALD'S IN WILMETTE

**From:** LISA TROTSKY <[ltrotsky@comcast.net](mailto:ltrotsky@comcast.net)>  
**Date:** January 2, 2024 at 5:25:17 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, [gjak@wilmette.com](mailto:gjak@wilmette.com), "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, [smithg@wilmeet.com](mailto:smithg@wilmeet.com), "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, [sheperfj@wilmette.com](mailto:sheperfj@wilmette.com)  
**Cc:** LISA TROTSKY <[ltrotsky@comcast.net](mailto:ltrotsky@comcast.net)>  
**Subject:** URGENT - STRONGLY OPPOSE MCDONALD'S IN WILMETTE

This message originated from an external source. Please use caution in handling it.

Dear Members of the Wilmette Village Board of Trustees,

I am writing to you with grave concern and a sense of urgency regarding the proposed McDonald's drive-through in our beloved town of Wilmette, where my family and I have been a resident for over 50 years.

I must emphasize the severe reservations we hold against this project, as we believe its approval would unleash a cascade of detrimental consequences that would irreversibly alter the fabric of our community.

1. **Traffic Chaos:** The introduction of a McDonald's drive-through threatens to disrupt the tranquil and residential ambiance that defines Wilmette. The projected surge in traffic will certainly result in congestion, noise pollution, and a general deterioration of our community's peaceful character.
2. **Safety Hazards:** Our town has been a haven for families, providing a safe environment for children to grow up. The proposed drive-through poses an imminent threat to this safety, with increased traffic volumes and additional traffic on side streets, leading to potential hazards for pedestrians and drivers alike, along with the children who attend Sunday school and services directly across the street from the proposed site.
3. **Aesthetic Deterioration:** Wilmette has always taken pride in its clean and attractive appearance. The introduction of a fast-food drive-through will definitely



raise littering issues, compromising the visual appeal and cleanliness that residents have long cherished.

4. **Community Character at Risk:** Our community's unique charm is at risk of being overshadowed by the commercialization associated with a McDonald's drive-through. This could attract a demographic incongruent with the values and identity of Wilmette, threatening the close-knit and harmonious environment we have worked so hard to maintain.
5. **Property Value Concerns:** The negative impacts on property values cannot be ignored. If this project is approved, I fear the inevitable decline in home values as the perceived desirability of our community diminishes.

In no uncertain terms, I must convey that the approval of a McDonald's drive-through in Wilmette will prompt me to sell my home prior to the inevitable decline in living standards.

I implore the Village Board to thoroughly consider the long-term consequences of this proposal and to prioritize the wishes and well-being of both the longstanding residents and new residents alike. Our collective decision to make Wilmette our home was rooted in the vision of a safe, quiet, peaceful, and friendly village. The proposed McDonald's drive-through threatens to undermine the very essence that attracted residents, old and new, to choose Wilmette as their home. As stewards of our community's future, it is crucial that the Board values and safeguards the qualities that make Wilmette a safe, unique and desirable place to live.

Thank you for your immediate attention to this matter. I look forward to hearing your commitment to all the residents, both longstanding and new, and ensuring our safety, preserving the essence of Wilmette, and safeguarding the interests of its residents.

Sincerely,  
The Trotsky Family  
109 Carriage Way  
Wilmette, IL 60091  
Phone: 847-769-2710

**Roberts, Lisa**

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**From:** Braiman, Michael  
**Sent:** Wednesday, January 3, 2024 8:48 AM  
**To:** Roberts, Lisa  
**Subject:** FW: Support for McDonald's - 200 Skokie Blvd

Begin forwarded message:

**From:** Thom Bateman <[thom.bateman@gmail.com](mailto:thom.bateman@gmail.com)>  
**Date:** January 2, 2024 at 5:43:19 PM CST  
**Cc:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, [gjak@wilmette.com](mailto:gjak@wilmette.com), "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>  
**Subject:** Support for McDonald's - 200 Skokie Blvd

This message originated from an external source. Please use caution in handling it.

Dear Trustee,

I am write to express my support for the proposed McDonald's at 200 Skokie Blvd, on the site of the old Bakers Square.

The current building is an eyesore and McDonald's would be a welcome improvement.

The area is NOT a residential area as some opposed to the improvement indicate. It is across from a strip mall and there is an even a Pot Shop down the street. Come on people, let's be realistic about this.

Why does everything have to be so divisive?

Thank you,  
Thom



**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Wednesday, January 3, 2024 8:48 AM  
**To:** Roberts, Lisa  
**Subject:** FW: no McDonald's drive thru

**From:** [marlenelevy@comcast.net](mailto:marlenelevy@comcast.net)  
**Date:** January 2, 2024 at 6:40:01 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>  
**Subject:** no McDonald's drive thru

This message originated from an external source. Please use caution in handling it.

Dear Village of Wilmette Board Members,

I have been a resident of Wilmette since 1978 and have never been opposed to something that the Village has proposed. Allowing McDonalds to have a drive thru in our village would change the character (opposed to our beautiful and now vibrant downtown), create a traffic mess on Skokie Blvd and disturb all the neighbors surrounding the property. Two sides are so close to residences that they would hear, smell and see everything in a negative manner!

Winnetka did not allow one and we did not allow one on Green Bay Road, both are much more commercial than the location proposed. This would set a precedent for other fast food drive thru to come to our village. We should allow a restaurant, including McDonalds, but NO DRIVE THRU!

Thank You  
Marlene Levy

**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Wednesday, January 3, 2024 10:11 AM  
**To:** Roberts, Lisa  
**Subject:** FW: Opposing McDonald's drive-through at 200 Skokie Blvd

Begin forwarded message:

**From:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>  
**Date:** January 3, 2024 at 10:01:03 AM CST  
**To:** Blair Kamin <[kaminblair@gmail.com](mailto:kaminblair@gmail.com)>  
**Subject:** Fwd: Opposing McDonald's drive-through at 200 Skokie Blvd

Sent from my iPhone

Begin forwarded message:

**From:** Harry Poulos <[harry.poulos@gmail.com](mailto:harry.poulos@gmail.com)>  
**Date:** January 3, 2024 at 9:54:44 AM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, [gjak@wilmette.com](mailto:gjak@wilmette.com), "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>  
**Subject:** Opposing McDonald's drive-through at 200 Skokie Blvd

This message originated from an external source. Please use caution in handling it.

We live a short distance from the proposed McDonald's, and worry about the implications of putting a high-volume drive-through on that corner.

The traffic pattern was even somewhat difficult when the Baker's Square was there, but increasing the number of vehicles and trying to deal with a difficult configuration at the corner only creates accident risks. Being kitty-corner from a funeral home which creates its own traffic and parking patterns simply increases the risk of accidents and/or disruption of funeral processions.

I'm also not sure it's the type of facility we want in such proximity to the cannabis dispensary down the road when patrons of it get the 'munchies' and are driving. Finally, there's the issue of litter, which is ubiquitous at fast-food restaurants of this type.

Harry Poulos  
3019 Old Glenview Rd.  
Wilmette, IL 60091



**Roberts, Lisa**

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**From:** Braiman, Michael  
**Sent:** Wednesday, January 3, 2024 8:50 AM  
**To:** Roberts, Lisa  
**Subject:** FW: McDonald's opposition

**From:** Armen Tokat <[armentokat232@gmail.com](mailto:armentokat232@gmail.com)>  
**Date:** January 2, 2024 at 8:39:02 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>  
**Subject:** McDonald's opposition

This message originated from an external source. Please use caution in handling it.

Good evening,

We are urging to please, please deny attempts McDonald's in our neighborhood. We live directly behind the property on Sunset Dr and moved there 5 years ago with the dream of coming to a classy town. Our property values will crash, our traffic will congest, our air will be polluted with exhaust and fried food. We are in strong opposition and urge you to please consider our request. This will not be the Wilmette we dreamt of living in, we appreciate your consideration of our request.

**Roberts, Lisa**

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**From:** Braiman, Michael  
**Sent:** Wednesday, January 3, 2024 8:50 AM  
**To:** Roberts, Lisa  
**Subject:** FW: 200 Skokie Blvd. McDonald's and Environmental/Safety Impact

**From:** Enid Irizarry <[enidiri@gmail.com](mailto:enidiri@gmail.com)>  
**Date:** January 2, 2024 at 3:23:56 PM CST  
**To:** "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, "Gjaja, Kate" <[gjajak@wilmette.com](mailto:gjajak@wilmette.com)>, "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>, "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>  
**Subject:** Fwd: 200 Skokie Blvd. McDonald's and Environmental/Safety Impact

This message originated from an external source. Please use caution in handling it.

Dear Board of Trustees,

I hope you had a very nice holiday. I had written a previous email opposing the McDonald's on 200 Skokie Blvd. but also would like to provide additional environmental data that we have gathered for your review prior to approving a McDonald's drive-through on behalf of myself and the concerned Wilmette residents. As of today, a growing number of Wilmette residents, over 600 which includes the petitions prior to the ZBA, have signed on-line and paper petitions opposing the McDonald's drive-through. Below is the additional information that pose a health risk to Wilmette residents if approved:

Environmental Impacts of Drive-Throughs (Noise, Light and Air Pollution/Odor):

**1. Noise Pollution:**

According to the American Public Health Association  
<https://www.apha.org/Policies-and-Advocacy/Public-Health-Policy-Statements/Policy-Database/2022/01/07/Noise-as-a-Public-Health-Hazard:Chronic-noise-even-at-low-levels-can-cause-annoyance-sleep-disruption-and-stress-that-contribute-to-cardiovascular-disease-cerebrovascular-disease-metabolic-disturbances-exacerbation-of-psychological-disorders-and-premature-mortality.Noise-interferes-with-cognition-and-learning-contributes-to-behavior-problems-and-reduces-achievement-and-productivity>  
Chronic noise, even at low levels, can cause annoyance, sleep disruption, and stress that contribute to cardiovascular disease, cerebrovascular disease, metabolic disturbances, exacerbation of psychological disorders, and premature mortality. Noise interferes with cognition and learning, contributes to behavior problems, and reduces achievement and productivity.

How will the Village of Wilmette address the health risk to the immediately adjacent residents of the proposed McDonalds from the constant noise for 16.5 hours per day? Who will monitor

**2. Light Pollution:**

According to the following website (<https://www.webmd.com/a-to-z-guides/what-is-light-pollution>):  
• You need darkness to live a healthy life. Before the invention of artificial light, humans were adjusted to a natural 12 hours of daylight and 12 hours of darkness.



- This cycle is part of your circadian rhythm, your body's internal "clock" that helps you fall asleep at night and wake up in the morning. Manmade light at night disrupts it.
- Circadian rhythm disruptions may lead to problems like:
  - Sleep disorders, such as insomnia and delayed sleep-phase syndrome
  - Depression
  - High blood pressure
  - ADHD
  - Obesity
  - Diabetes
  - Heart disease With the proposed hours of operation, especially in the winter months, the lights from the proposed McDonalds will cause a risk to the health and well-being of the adjacent residents.

How will the Village of Wilmette address the health risk from light pollution to the adjacent residents of the proposed McDonalds?

### 3. Air Pollution:

The combustion of fuel in an internal combustion engine in cars and trucks results in exhaust gases that are comprised of the following:

- Carbon dioxide (CO<sub>2</sub>) – CO<sub>2</sub> is a greenhouse gas, and a major contributing factor to climate change.
- Carbon monoxide (CO) – is the result of incomplete combustion of fuel and is toxic.
- Nitrogen oxides (NO<sub>x</sub>) – Nitrogen oxides are produced during combustion processes. They are highly reactive and contribute to the formation of ozone when they come into contact with other airborne chemicals.
- Hydrocarbons (HC) – HCs result from incomplete combustion in internal combustion engines. Benzene (C<sub>6</sub>H<sub>6</sub>) is one of the HC in vehicle exhaust. It is emitted in very small quantities but is carcinogenic. The USEPA has classified benzene a Group A, known human carcinogen.

According to the American Cancer Society: Exposure to benzene has been linked with a higher risk of cancer, particularly leukemia and other cancers of blood cells.

<https://www.cancer.org/cancer/risk-prevention/chemicals/benzene.html>

According to the "World Health Organization Guidelines for Indoor Air Quality: Selected Pollutants", benzene is a genotoxic carcinogen in humans and **no safe level of exposure can be recommended.**

Due to the very small distance from the proposed drive-through lanes to the adjacent homes and the 16.5 hours of operation per day year-round of the McDonalds, it is possible that the long-term impacts to the residents could include cancer.

### Odor:

In addition to air pollutant emissions from vehicle exhaust, a 2019 study from Carnegie Mellon indicated that restaurants are:

...responsible for high concentrations of organic aerosol, a large source of air pollution, within their immediately surrounding areas.

Restaurants cook with large amounts of oils and other organic matter, which is aerosolized and ventilated from the kitchen in the form of exhaust. This exhaust carries the organic aerosol produced in the cooking process into the urban environment.

The National Academy of Sciences estimates that organic aerosols contribute to approximately 4.2 million premature deaths per year.

A recent article in the New York Post references the odor issue from living near kitchen exhaust from McDonalds.

<https://nypost.com/2022/09/28/upper-west-side-apartment-dwellers-tormented-by-endless-mcdonalds-smell/>

- According to the USEPA: Persistent odors from air pollution sources can be a nuisance and also may cause health concerns for impacted communities. Many compounds can cause odors including volatile organic compounds (VOCs), hazardous air pollutants (HAPs), and sulfur compounds (for example mercaptans and hydrogen sulfide). Even if odorous compounds are not considered hazardous to human health, they can impact well-being for community members, causing stress, confusion, and concern about exposures.

How will the Village of Wilmette address the health risk to the immediately adjacent residents of the proposed McDonald's?

-Cars estimated per year and also comparison to Ryan Field:

Based on the conservative estimate of 1,000 cars per day, 800 going through the drive-through in this Neighborhood Retail lot, which is adjacent to residential homes (10 feet away), would encounter 46% more cars on an annual basis than Ryan Field. Eight hundred cars going through this lot daily would represent 194,180 lbs. of Co2. estimated 46% more than Ryan Field. We can choose a better restaurant option for this lot rather than a fast food drive-through.

| Estimated cars  |                 |                           |                    |
|---|-----------------|---------------------------|--------------------|
|   | Minutes per car | Drive Thru Cars/Day/event | Cars Anually       |
| <b>McDonald's Drive Thru</b>  | <b>5</b>        | <b>800</b>                | <b>292,000</b>     |
| <b>Ryan Field *</b>   | <b>5</b>        | <b>13,000</b>             | <b>156,000</b>     |
| <b>Percent Difference</b>   |                 |                           | <b>46.58%</b>      |
| <b>1 hr idling = 60 min</b>   |                 | <b>lbs emissions</b>      | <b>lbs per min</b> |
|   | <b>1</b>        | <b>8</b>                  | <b>0.133</b>       |
|   | <b>60</b>       |                           |                    |
| EPA data indicates that the combustion of 1 gallon of gas releases approx 20 lbs of CO2e emissions. An average of about 0.4 gallons of gas is consumed per hour for idling vehicles (cars, vans, SUVs). So, 1 hour of idling would result in 8 lbs of CO2 emissions |                 |                           |                    |

\* Assuming 26,000 attendees and 2 per vehicle which is conservative as we know people will also take public t

I hope you will review the above health risks and deny McDonald's for a drive-through at 200 Skokie Boulevard.

Thank you in advance for your attention to this important matter.

Regards,

Enid Irizarry Richard



201 Sunset Drive

## Roberts, Lisa

---

**From:** Braiman, Michael  
**Sent:** Wednesday, January 3, 2024 1:49 PM  
**To:** Roberts, Lisa  
**Subject:** FW: Opposition to McDonald's drive-through at 200 Skokie Blvd

**From:** Cathy Creticos Poulos <[cathypoulos55@gmail.com](mailto:cathypoulos55@gmail.com)>  
**Date:** January 3, 2024 at 12:36:53 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, [gjak@wilmette.com](mailto:gjak@wilmette.com), "Kennedy, Gina" <[kennedyg@wilmette.com](mailto:kennedyg@wilmette.com)>, "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>  
**Subject:** Opposition to McDonald's drive-through at 200 Skokie Blvd

This message originated from an external source. Please use caution in handling it.

Dear Wilmette Board members,

I would like to strongly voice my concern and objection to a McDonald's drive-through at 200 Skokie Blvd. There are many reasons why this is a significant problem.

First, there is a synagogue across the street that holds services and major events regularly and to which attendees walk. There is also a school for the synagogue and events which attract large numbers of children. These attendees will be put at regular risk from up to 1,000 cars coming to the McDonald's site on a daily basis.

Second, there are 2 funeral homes in the vicinity, but in particular one directly kitty-corner. This funeral home regularly hosts very large funerals and there are numerous cars that line up for the procession, blocking traffic regularly. It will be very problematic to have the drive through also managing cars on the very same street corner as the funeral procession.

Third, the intersection is also on a hill, and visibility, as well as judgement of the speed, of oncoming traffic approaching from the North is often inhibited. I have lived on Old Glenview road and used this intersection for 35 years, and I know how problematic that intersection can be. To have cars regularly entering and exiting, and turning (perhaps illegally as well) into the McDonald's lot will put many people at risk.

I strongly urge you to reconsider the safety risks for residents and visitors to Wilmette that a McDonald's drive through in this location would present.

Sincerely,

Catherine Poulos

3019 Old Glenview Rd, Wilmette

(please also note I have been a life-long resident of Wilmette since 1963, and at this location for 35 years).



## Roberts, Lisa

---

**From:** Braiman, Michael  
**Sent:** Wednesday, January 3, 2024 1:49 PM  
**To:** Roberts, Lisa  
**Subject:** FW: NO to McDonalds in our neighborhood

**From:** Danny Schuman <[schumand@gmail.com](mailto:schumand@gmail.com)>  
**Date:** January 3, 2024 at 1:40:27 PM CST  
**To:** "Plunkett, Senta" <[plunketts@wilmette.com](mailto:plunketts@wilmette.com)>, "Dodd, Kathy" <[doddk@wilmette.com](mailto:doddk@wilmette.com)>, [gjak@wilmette.com](mailto:gjak@wilmette.com), [kennedy@wilmette.com](mailto:kennedy@wilmette.com), "Leonard, Steve" <[leonards@wilmette.com](mailto:leonards@wilmette.com)>, "Sheperd, Justin" <[sheperdj@wilmette.com](mailto:sheperdj@wilmette.com)>, "Smith, Gerry" <[smithg@wilmette.com](mailto:smithg@wilmette.com)>  
**Subject:** NO to McDonalds in our neighborhood

This message originated from an external source. Please use caution in handling it.

To the Wilmette Board of Trustees:

I live a couple of blocks from the old Baker's Square and I'm greatly concerned about the negative effect the proposed McDonald's will have on traffic, congestion, noise, and pollution.

Also, there's an Epic Burger a block away, and even more important, local Wilmette institution Irving's is just down the street!

Please don't allow this unnecessary addition to our village.

--

Danny Schuman  
207 Valley View Dr

## Roberts, Lisa

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**From:** Braiman, Michael  
**Sent:** Wednesday, January 3, 2024 4:27 PM  
**To:** Roberts, Lisa  
**Subject:** Fwd: McDonald's

Sent from my iPhone

Begin forwarded message:

**From:** "Plunkett, Senta" <plunketts@wilmette.com>  
**Date:** January 3, 2024 at 3:53:21 PM CST  
**To:** "Braiman, Michael" <braimanm@wilmette.com>  
**Subject:** Fwd: McDonald's

Sent from my iPhone

Begin forwarded message:

**From:** Susan Gottlieb <susangottlieb@comcast.net>  
**Date:** January 3, 2024 at 3:46:58 PM CST  
**To:** "Plunkett, Senta" <plunketts@wilmette.com>, "Dodd, Kathy" <doddk@wilmette.com>, gjak@wilmette.com, "Kennedy, Gina" <kennedyg@wilmette.com>, "Leonard, Steve" <leonards@wilmette.com>, "Sheperd, Justin" <sheperdj@wilmette.com>, "Smith, Gerry" <smithg@wilmette.com>  
**Subject:** McDonald's

This message originated from an external source. Please use caution in handling it.

Dear Trustees,  
My apologies for the delay in sending this note to you.  
I live on Chilton Lane and the McDonald's drive thru will not affect my property. I do, however, have great concern for my neighbors.  
Wilmette can do better! And Wilmette has done better! The downtown area is thriving, the development at Edens Plaza is fantastic ... but having a drive thru restaurant is not what our community needs. The drive thru will impact the residences, their property values will decrease, there will be noise and pollution and traffic issues.

I implore you to consider the residences nearby and vote no to the proposal.

Thank you!



~~Susan~~

Susan Gottlieb

[susangottlieb@comcast.net](mailto:susangottlieb@comcast.net)

717 Chilton Lane

## Roberts, Lisa

---

**From:** Braiman, Michael  
**Sent:** Wednesday, January 3, 2024 7:00 PM  
**To:** Roberts, Lisa  
**Subject:** Fwd: Concerns


Sent from my iPhone

Begin forwarded message:

**From:** "Plunkett, Senta" <plunketts@wilmette.com>  
**Date:** January 3, 2024 at 5:45:00 PM CST  
**To:** "Braiman, Michael" <braimanm@wilmette.com>  
**Subject:** Fwd: Concerns

Sent from my iPhone

Begin forwarded message:

**From:** Elizabeth Kaplan <kaplan.elizabeth@gmail.com>  
**Date:** January 3, 2024 at 5:42:38 PM CST  
**To:** "Plunkett, Senta" <plunketts@wilmette.com>, "Dodd, Kathy" <doddk@wilmette.com>, gjak@wilmette.com, "Kennedy, Gina" <kennedyg@wilmette.com>, "Leonard, Steve" <leonards@wilmette.com>, "Sheperd, Justin" <sheperdj@wilmette.com>, "Smith, Gerry" <smithg@wilmette.com>  
**Cc:** Billy  Gelfman <wgelfman@yahoo.com>  
**Subject:** Concerns

This message originated from an external source. Please use caution in handling it.

Hello,

I am urging the Board to decline McDonald's application to operate a Drive-Thru restaurant at 200 Skokie Blvd. in Wilmette. I live at 209 Thelin Ct. in Wilmette which is right around the corner.

I oppose this application because a Drive-Thru is a major cause of air pollution.

It will increase traffic in my area, which is currently not a problem.

We are also in desperate need of healthier options that we can walk to in our area, currently virtually nonexistent. We would love to see and support a small business in that spot. We would in no way support McDonald's or ever visit that establishment. The food makes me sick. We plan to stay in this area for a long time and start our family here, and do not want to see a chain restaurant open there. That might play into our decision to stay or leave the area in the long term.

Thank you,

Elizabeth & William Gelfman  
Ph: (312) 497-0066 & (224) 234-7284

Sent from my iPhone



**Roberts, Lisa**

---

**From:** Martin Lieberman <martinlieberman1@aol.com>  
**Sent:** Wednesday, January 3, 2024 10:25 PM  
**To:** Braiman, Michael  
**Subject:** Mc Donalds traffic report presented to the zoning board  
**Attachments:** Fw McDonald's Traffic Impact Study.pdf

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

---

Mike if you want to share the study we did from Mcdonalds with the board feel free. Many of the things they mentioned at the zone meeting were not backed up with empirical data.

Hi everyone,

The full write up pertaining to McDonalds' traffic study is attached. There are some inconsistencies and glaring issues with their report. She is working on quantifying the idling emissions now too.

From: Susan Heinrich [susanheinrich@yahoo.com](mailto:susanheinrich@yahoo.com)  
Subject: Fw: McDonald's Traffic Impact Study  
Date: Jan 3, 2024 at 5:34:27 PM  
To: Dana Zito [dana@properrate.com](mailto:dana@properrate.com)

---

**This Message Is From an External Sender**

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Report Suspicious

I hope this helps!! Let me know if you want to discuss anything tonight or tomorrow.

I generally think they purposefully tried to overwhelm the audience with their 300 pages of print-outs...so that you have to weed out what's important.

I'm also surprised that Kimley Horn didn't comment on the 50% pass-by trip bullet below. From my perspective, this is the most significant finding.

----- Forwarded Message -----

**From:** Heinrich, Susan <[susan.heinrich@icf.com](mailto:susan.heinrich@icf.com)>  
**To:** Susan Heinrich <[susanheinrich@yahoo.com](mailto:susanheinrich@yahoo.com)>  
**Sent:** Wednesday, January 3, 2024 at 06:24:56 PM EST  
**Subject:** McDonald's Traffic Impact Study

- **Traffic count dates / days of the week are inconsistent:** The Traffic Impact Study dated 10/27/2023 cites that the traffic counts were conducted on Wednesday, November 11, 2022. November 11, 2022 was actually a Friday. Fridays are not representative of "normal" traffic because it is common for people to take Fridays off of school and work for travel or remote work days. If the date is correct and the counts were conducted on a Friday, the existing conditions traffic counts would likely be lower than if the counts were conducted on a Tuesday-Thursday. That particular date, November 11, was also Veterans Day holiday, so presumably traffic volumes would have been even lighter on that Friday. It's likely that the traffic counts were actually conducted on Wednesday of that week (11/9/2022), and just the date is incorrect. I think I would still avoid holiday weeks to conduct traffic counts, though. (It should be acknowledged that they DID look back at 2018 traffic counts, presumably to compare to pre-pandemic volumes, and found that the existing traffic volumes, even at this presumably lower rate, are still higher than 2018. That said, if the existing volumes are not low / not accurate, all other turning counts at the two driveways would be lower, making it difficult to determine the exact improvements or designs that should be made.
- **Study accounts for a 50% pass-by reduction in the trip generation, ignoring the full impact at the two access points along Skokie:** The traffic impact study states that the ITE trip generation manual finds that 50% of trips generated by fast-food restaurants with a drive-through come from pass-by trips – meaning that only half of the trips going in/out of the fast food restaurant are from new traffic on the roadway. That may be the case, but the site plan

shows ONLY the 50% of trips at the two driveways/access points on Skokie, NOT the FULL 100% of trips that WOULD still be turning in and out of those two driveways. In other words, they project TWICE as many cars will be turning into and out of the two driveways than what are shown on the site plan. Even if those trips come from existing traffic volumes, they still should be shown (and therefore deducted from the through volumes) as turning into the site. As such, it seems impossible to know the impact or delays that might be caused by the northbound right turns into the southern driveway – they could easily queue back into the intersection of Skokie/Old Glenview, since it is only 100' from the intersection.

- Note: I didn't check ALL of their numbers – I only checked the morning peak "in" and mid-day peak "in" numbers on the site plan (figure 6, southbound left turns and two northbound right turns) against the total number of "in" trips and the 50% Pass-By Trips in their table of "Peak Hour Site-Generated Traffic Volumes" (table 3). But the numbers match exactly with the 50% Pass-By Trips numbers, so presumably they used that consistently for all peak hours of the day.

- **Access management suggestions:**

- Personally, I would recommend moving any/all access points as far away from signalized intersections as possible. I'm not sure whether they need two access points for emergency vehicles, but if they don't need two access points, then I would eliminate the southern access entirely, as it's only 100' from the signalized intersection (as noted above).
- I also wouldn't allow for any left-turns into or out of the site. It just provides for more opportunity for delays, and the queue of motorists waiting to make southbound left turns into McDonalds may prevent other southbound motorists from realizing that queue is not the same as the southbound left turn lane at the Skokie/Old Glenview intersection, etc.
- Finally, I would always recommend, where possible, that driveways and streets be located directly across from each other, rather than staggered as shown on the site plan. Doing this would require a full redesign of the site, so they may be unwilling. But having off-set intersections causes a great deal of confusion and hesitation for motorists – and therefore additional delay. It's hard to explain in writing, but basically a person thinks they can pull out but then someone from the other access across the street pulls out first, causing confusion.
- Overall, I'd recommend one driveway for the site, and have it be located directly across from EITHER the retail access drive OR the residential access drive - ideally, the residential access drive, since it's further from the signalized intersection of Skokie and Old Glenview.





SUSAN HEINRICH, Lead Transportation Planner (she/her, they/them)

415.314.5876 mobile (voice/text)

[icf.com](https://www.icf.com) | [LinkedIn](#)



**Roberts, Lisa**

---

**From:** Armen Tokat <armentokat232@gmail.com>  
**Sent:** Thursday, January 4, 2024 7:50 AM  
**To:** Roberts, Lisa; siverstenl@wilmette.com; Ewa  
**Subject:** McDonalds opposition & concerns

This message originated from an external source. Please use caution in handling it.

Good morning,

I am writing to please request consideration to deny the permit of the proposed McDonalds. We live just north on Sunset Dr and moved there 5 years ago with hopes of moving to the classy village of Wilmette. We understand the village would like to fill and collect taxes from the property, however this harshly contradicts the values of Wilmette and the community standards.

We have traffic concerns (in fact, having attended the rally yesterday we witnessed broken car parts already at the intersection) with a recent study stating about 3 car accidents per month at that intersection alone, would surely increase. Our daughter attends Romona school and our morning and afternoon commute would surely be affected.

We have property value concerns, McDonalds doesn't exactly compare to say Sofia steak, or Pescadero. We specifically paid a high price to live in Wilmette to avoid these types of issues.

We have pollution issues, Go Green Wilmette and the 2021 signed initiative would sharply contrast the ramifications of a double lane drive thru of cars waiting for junk food all day long. adjusting hours of operation is not the answer.

We have confidence that a classy business would acquire the property, given the chance. Being that McDonalds or Caddyshack have tied up this topic for the last 4 years. EJ's restaurant has luxury vehicles pulling into valet park and enjoy dinner every night of the week, why wouldn't another conglomerate not be able to do the same at the intersection of Bakers Square?

Old Orchard is spending millions of dollars to boost revenue by bringing in classy shops and companies investing in the future of the area. Please let's not move in the opposite direction.

With the building of Wayfair and improvements and Edens Plaza, a good buyer is sure to come along. Lastly, we feel that the board is neglecting our "West Wilmette" corridor in the hasty approval. East Wilmette or downtown would never allow this, so why are we allowing this? There is no benefit to our community from such an establishment. Only negative effects. Please help us.

A few blocks away there is a corridor of bad fast food restaurants for people to indulge in, let us not fall into the trap and become one of those suburbs, please.

We understand the point of the village to fill and bill the location, however this is not for Wilmette, nor is it for our backyard in West Wilmette.

Sincerely,

Armen Tokat

**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Thursday, January 4, 2024 9:02 AM  
**To:** Roberts, Lisa  
**Subject:** Fwd: I support the McDonald's Development

Sent from my iPhone

Begin forwarded message:

**From:** "Plunkett, Senta" <plunketts@wilmette.com>  
**Date:** January 4, 2024 at 8:53:17 AM CST  
**To:** "Braiman, Michael" <braimanm@wilmette.com>  
**Subject:** Fwd: I support the McDonald's Development

Sent from my iPhone

Begin forwarded message:

**From:** Hans Geyer <hans.geyer@gmail.com>  
**Date:** January 4, 2024 at 8:42:31 AM CST  
**To:** "Plunkett, Senta" <plunketts@wilmette.com>  
**Subject:** I support the McDonald's Development

This message originated from an external source. Please use caution in handling it.

Village President Plunkett,

I am a resident of Wilmette and have lived here for 25 years. I wanted to write you because my family and I support redevelopment's of the old Bakers Square to a McDonalds.

I generally wouldn't approve of fast food in our community, but this location is at the right place and available at the right time.

While I agree with the decision of the Zoning Board and trust that the broader Village Board has the best interests of the entire community on their minds, I was taken aback by the small but vocal minority who want to stop this development. I was personally harassed by one of them at the Metra station this week when I wouldn't sign their petition.



Nevertheless, I just wanted you to hear my opinion. Happy to discuss further if you'd like.

Very truly yours,

Hans Geyer  
2016 Central Ave, Wilmette  
312.914.0686

**Roberts, Lisa**

---

**From:** Braiman, Michael  
**Sent:** Thursday, January 4, 2024 9:02 AM  
**To:** Roberts, Lisa  
**Subject:** Fwd: 200 Skokie Blvd - Opposition to McDonalds  
**Attachments:** Fw McDonald's Traffic Impact Study.pdf; McDonalds Drive Through Emissions - Chicago.html; GHG\_IDLING\_Emissions\_from\_a\_Typical\_Passenger\_Vehicle - EPA.pdf; We sent you safe versions of your files

Sent from my iPhone

Begin forwarded message:

**From:** "Plunkett, Senta" <plunketts@wilmette.com>  
**Date:** January 4, 2024 at 8:52:58 AM CST  
**To:** "Braiman, Michael" <braimanm@wilmette.com>  
**Subject:** Fwd: 200 Skokie Blvd - Opposition to McDonalds

Sent from my iPhone

Begin forwarded message:

**From:** Dana Zito Bator <danazito08@gmail.com>  
**Date:** January 3, 2024 at 10:00:28 PM CST  
**To:** "Gjaja, Kate" <gjajak@wilmette.com>, "Plunkett, Senta" <plunketts@wilmette.com>, "Dodd, Kathy" <doddk@wilmette.com>, "Smith, Gerry" <smithg@wilmette.com>, "Sheperd, Justin" <sheperdj@wilmette.com>, "Leonard, Steve" <leonards@wilmette.com>, "Kennedy, Gina" <kennedyg@wilmette.com>  
**Subject:** Re: 200 Skokie Blvd - Opposition to McDonalds

This message originated from an external source. Please use caution in handling it.

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

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Dear Kate,

I'd like to submit a few last documents to be reviewed by the board. The attached are comments about the traffic study presented to the board by

McDonald's. She points out critical inaccuracies (to the tune of a 50% variance in the vehicle totals on site) and inconsistencies that need to be taken into account.

This perspective is of a third party transportation demand consultant. She also commented on emissions. Her feedback is attached. I'd like to bring immediate attention to these comments:

'I generally think they purposefully tried to overwhelm the audience with their 300 pages of print-outs...so that you have to weed out what's important. I'm also surprised that Kimley Horn didn't comment on the 50% pass-by trip bullet below. From my perspective, this is the most significant finding.'

Thank you  
Dana Bator

Notes:

- I calculated a few emissions for an entire year.
- I assumed that there would be 14 cars in the drive-through at all hours of the day. That might be high for some of the hours of the day, but I had no way of guessing how that would fluctuate by the hour.
- And I have no way of estimating how many might be EVs.
- Oh, also – I know this fact sheet is old (2008) but I couldn't find anything newer. I know the vehicle fleet has gotten cleaner over the years, but this is as best as I could find. I'll ask a few people tomorrow at work if they have seen anything newer in various modeling tools and circle back if I have updates.
- But, to offset, I assumed conservatively on the vehicle type – I just assumed all cars would be light-duty passenger vehicles (no trucks or SUVs, etc.).

These are all just estimates however:

This drive-through will emit more than 15,000 pounds of Carbon Monoxide, nearly 800 pounds of Nitrix Oxide, almost 700 pounds of hydrocarbons, and 600 pounds of volatile organic compounds EVERY YEAR.

Sent from my iPhone

On Jan 3, 2024, at 2:37 PM, Gjaja, Kate  
<gjajak@wilmette.com> wrote:

Dear Dana,



Thank you for this email with additional information. The ZBA has made their recommendation at this point to the Village Board so their role is essentially over at this time. Their recommendation, along with all of the information in the McDonald's application and all of the resident emails, will be considered by the Board of Trustees at our meeting on January 9.

Please be assured that I am devoting a lot of time to reading all of the resident communications that the Board of Trustees is receiving. I have also watched the Zoning Board of Appeals meeting at which the McDonald's application was reviewed and voted on, and I am considering all of the issues raised at that meeting as well. I will make sure to read everything that is in our packet prior to next week's meeting.

While I cannot comment specifically on the application pending before the Board of Trustees prior to our meeting on January 9, I can assure you that I will give the McDonald's application careful consideration as I know how important this decision is to many community members.

Thank you again for taking the time to reach out again with this information and best wishes for the new year.

Kate Gjaja  
Village Trustee  
847-971-9849

**From:** Dana Zito Bator <danazito08@gmail.com>  
**Sent:** Monday, January 1, 2024 11:22 PM  
**To:** Smith, Gerry <smithg@wilmette.com>; shepherdj@wilmette.com;  
Roberts, Lisa <robertsl@wilmette.com>; Dodd, Kathy  
<doddk@wilmette.com>; Gjaja, Kate <gjajak@wilmette.com>; Kennedy,  
Gina <kennedyg@wilmette.com>; Plunkett, Senta  
<plunketts@wilmette.com>  
**Subject:** 200 Skokie Blvd - Oppostion to McDonalds

This message originated from an external source. Please use caution in handling it.

Dear ZBA and Wilmette Trustees,

I wanted to make another appeal to you as the next hearing date on 200 Skokie Blvd approaches. This issue has allowed me to better educate myself on a number of topics. The conversation surrounding this potential unwanted neighborhood addition is raging throughout multiple online groups, emails, articles, etc. There are 500 signatures between 2 petitions. Every single public comment on those petitions should be read and considered by each one of you ahead of this decision. The traffic, the accidents, the environmental damage, the

noise, the pollution, the property value loss, the erosion of the character of this village are ALL on the table. These same valid points were made in 1985 in East Wilmette, and the board agreed. I am urging you to act on behalf of the residents that will be most affected with the same unanimous vote that the board took against the NU stadium expansion. The 'profiteering' as you put it is the same for both issues. McDonalds has the most valuable real estate portfolio in the world - \$40B. All I keep hearing is that this comes down to dollars and cents, but I am curious about how this supposed influx would trickle down to Wilmette. Is selling out to this corporation worth the community damage in the long run? Despite all of this sentiment, this really comes down to being consistent with the ordinances and variances already in place. Making this special use exemption for a drive thru fast food restaurant will be a trojan horse for additional drive-thru's in this community. No 'neighborhood retail' designated area is safe and you will have invalidated its intent.

Finally, I have major concerns with the traffic study presented at the previous meeting. Upon review of the traffic study by a Transportation Demand Consultant who reviews traffic studies as part of her duties her notes are below (she will submit a statement if needed):

- There is absolutely no way they can say that a new fast food restaurant will have no impact on the adjacent roadway, therefore exempting them from having to make any improvements...No way.

- The way they're doing the traffic impact analysis is a bit old school too - the new way of thinking is NOT to use "level of service " to evaluate an intersection because it inherently allows for delays (how long you'll have to wait in the number of seconds) and then forces intersection widening to reduce the delay.

- the traffic counts are a year old, too...not sure if things have changed in the past year, as we get further out of the pandemic.

- they can't expect people to digest traffic counts in a table format.

- another problem with traffic studies- they can't take into account all of the other developments happening (Chabad, Funeral home) then the city gets stuck with a corridor that needs improvements.

- Demand that the city require all those developers to collectively fund a corridor study by a third party traffic engineer.

- an inherent problem with those traffic impact studies- as the traffic engineer, your client is the McDonald's and even though they don't tell you to skew it so they don't have to do any improvements, you know that's what they want.

- they should possibly make other improvements at the access points, or be required to put in a dedicated right turn lane into the lot, etc.

Her credentials :



From: Susan Heinrich [susanheinrich@yahoo.com](mailto:susanheinrich@yahoo.com)  
Subject: Fw: McDonald's Traffic Impact Study  
Date: Jan 3, 2024 at 5:34:27 PM  
To: Dana Zito [dana@properrate.com](mailto:dana@properrate.com)

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----- Forwarded Message -----

**From:** Heinrich, Susan <[susan.heinrich@icf.com](mailto:susan.heinrich@icf.com)>  
**To:** Susan Heinrich <[susanheinrich@yahoo.com](mailto:susanheinrich@yahoo.com)>  
**Sent:** Wednesday, January 3, 2024 at 06:24:56 PM EST  
**Subject:** McDonald's Traffic Impact Study

- **Traffic count dates / days of the week are inconsistent:** The Traffic Impact Study dated 10/27/2023 cites that the traffic counts were conducted on Wednesday, November 11, 2022. November 11, 2022 was actually a Friday. Fridays are not representative of "normal" traffic because it is common for people to take Fridays off of school and work for travel or remote work days. If the date is correct and the counts were conducted on a Friday, the existing conditions traffic counts would likely be lower than if the counts were conducted on a Tuesday-Thursday. That particular date, November 11, was also Veterans Day holiday, so presumably traffic volumes would have been even lighter on that Friday. It's likely that the traffic counts were actually conducted on Wednesday of that week (11/9/2022), and just the date is incorrect. I think I would still avoid holiday weeks to conduct traffic counts, though. (It should be acknowledged that they DID look back at 2018 traffic counts, presumably to compare to pre-pandemic volumes, and found that the existing traffic volumes, even at this presumably lower rate, are still higher than 2018. That said, if the existing volumes are not low / not accurate, all other turning counts at the two driveways would be lower, making it difficult to determine the exact improvements or designs that should be made.
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shows ONLY the 50% of trips at the two driveways/access points on Skokie, NOT the FULL 100% of trips that WOULD still be turning in and out of those two driveways. In other words, they project TWICE as many cars will be turning into and out of the two driveways than what are shown on the site plan. Even if those trips come from existing traffic volumes, they still should be shown (and therefore deducted from the through volumes) as turning into the site. As such, it seems impossible to know the impact or delays that might be caused by the northbound right turns into the southern driveway – they could easily queue back into the intersection of Skokie/Old Glenview, since it is only 100' from the intersection.

- Note: I didn't check ALL of their numbers – I only checked the morning peak "in" and mid-day peak "in" numbers on the site plan (figure 6, southbound left turns and two northbound right turns) against the total number of "in" trips and the 50% Pass-By Trips in their table of "Peak Hour Site-Generated Traffic Volumes" (table 3). But the numbers match exactly with the 50% Pass-By Trips numbers, so presumably they used that consistently for all peak hours of the day.

- **Access management suggestions:**

- Personally, I would recommend moving any/all access points as far away from signalized intersections as possible. I'm not sure whether they need two access points for emergency vehicles, but if they don't need two access points, then I would eliminate the southern access entirely, as it's only 100' from the signalized intersection (as noted above).
- I also wouldn't allow for any left-turns into or out of the site. It just provides for more opportunity for delays, and the queue of motorists waiting to make southbound left turns into McDonalds may prevent other southbound motorists from realizing that queue is not the same as the southbound left turn lane at the Skokie/Old Glenview intersection, etc.
- Finally, I would always recommend, where possible, that driveways and streets be located directly across from each other, rather than staggered as shown on the site plan. Doing this would require a full redesign of the site, so they may be unwilling. But having off-set intersections causes a great deal of confusion and hesitation for motorists – and therefore additional delay. It's hard to explain in writing, but basically a person thinks they can pull out but then someone from the other access across the street pulls out first, causing confusion.
- Overall, I'd recommend one driveway for the site, and have it be located directly across from EITHER the retail access drive OR the residential access drive - ideally, the residential access drive, since it's further from the signalized intersection of Skokie and Old Glenview.



SUSAN HEINRICH, Lead Transportation Planner (she/her, they/them)

415.314.5876 mobile (voice/text)

[icf.com](http://icf.com) | [LinkedIn](#)





Light-duty gasoline vehicles:

|                            |     | grams/hour | # of vehicles<br>in queue per<br>hour | # of<br>operational<br>hours per day | grams/day | pounds/day  | pounds/year |
|----------------------------|-----|------------|---------------------------------------|--------------------------------------|-----------|-------------|-------------|
| Carbon Monoxide            | CO  | 71.225     | 14                                    | 19.5                                 | 19444.425 | 42.86756824 | 15646.66241 |
| Nitris Oxide               | NOx | 3.515      | 14                                    | 19.5                                 | 959.595   | 2.115542329 | 772.17295   |
| Total Hydrocarbons         | THC | 3.163      | 14                                    | 19.5                                 | 863.499   | 1.903687165 | 694.8458154 |
| Volatile Organic Compounds | VOC | 2.683      | 14                                    | 19.5                                 | 732.459   | 1.614793761 | 589.3997226 |

# Idling Vehicle Emissions for Passenger Cars, Light-Duty Trucks, and Heavy-Duty Trucks

The amount of pollution that a vehicle emits is dependent on many factors. The U.S. Environmental Protection Agency (EPA) has developed a series of computer models that estimate the average emissions for different types of highway vehicles. This fact sheet is one of a series on highway vehicle emission factors. It presents average emission rates for passenger cars, light-duty trucks, (e.g., pickup trucks, sport-utility vehicles), heavy-duty trucks (semi tractor-trailers), and motorcycles when they are idling.

## Introduction

There are a number of factors that affect the rate at which any vehicle emits air pollutants, whether the vehicle is being driven or is at idle (engine running, but vehicle not moving). Some of the most important are:

- vehicle type/size (passenger cars, light-duty trucks, heavy-duty trucks, motorcycles)
- vehicle age and accumulated mileage
- fuel used (gasoline, diesel, others)
- ambient weather conditions (temperature, precipitation, wind)
- maintenance condition of the vehicle (well maintained, in need of maintenance, presence and condition of pollution control equipment)

The most current version of the computer model that EPA uses to estimate average in-use emissions from highway vehicles is MOBILE6.2. EPA, the States, and others use this model to estimate total emissions of pollutants generated by highway vehicles in various geographic areas and over specific time periods. The idle emission rates or "emission factors" presented in this fact sheet are based on national data representing the in-use fleet as of July 2008.



The emission rates of hydrocarbons (both volatile organic compounds [VOCs] and Total Hydrocarbons [THC]), carbon monoxide (CO), and nitrogen oxides (NO<sub>x</sub>) for idling vehicles are presented in the following tables. In addition, the emission rates of particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) are provided for heavy-duty diesel vehicles only because the MOBILE model does not include PM for the other vehicle categories during idle operation.<sup>1</sup> These emission factors assume an "average" properly maintained vehicle, operating on typical gasoline or diesel fuel, on a warm summer day. Emission rates can be higher in very hot weather (especially HC) or in very cold weather (especially CO).

National average values are used for registration distributions by age (what fraction of all cars, or light trucks, in use today are of the current model year, are one to two years old, 2 to 3 years old, and so forth up to 25 years old) and annual mileage accumulation rates by age (newer vehicles tend to be driven more miles per year than do older vehicles). Some of the other primary assumptions incorporated in these emission factors are:

- Ambient temperatures: 72 to 92 °F day time range
- Nominal gasoline volatility: 9.0 psi Reid vapor pressure (RVP)
- Weathered fuel volatility: 8.6 psi RVP
- Gasoline sulfur content: 30 ppm
- Diesel sulfur content: 330 ppm
- Inspection/maintenance program: No
- Reformulated gasoline: No

Note that these emission rates are applicable for relatively short periods of idle time, as observed in drive-thru lanes, at toll gates, at stop lights, and in very heavily congested traffic. These idle emission rates are not applicable to "hoteling" situations for heavy-duty diesel trucks, where the truck engine may be idling for periods of hours at a time with many accessories being operated from the engine power. EPA is currently studying the issue of emissions from heavy-duty

## Abbreviations and Acronyms Used

|                     |   |
|---------------------|---|
| CO:                 | Carbon monoxide; a regulated pollutant  |
| CO <sub>2</sub> :   | Carbon dioxide; the primary byproduct of all fossil fuel combustion   |
| g:                  | gram(s)   |
| g/hr:               | grams per hour  |
| g/min:              | grams per minute  |
| GVW:                | Gross Vehicle Weight  |
| lb:                 | pound   |
| NO <sub>x</sub> :   | Nitrogen oxides; a regulated pollutant  |
| PM <sub>10</sub> :  | Particulate matter under 10 microns diameter; a regulated pollutant   |
| PM <sub>2.5</sub> : | Particulate matter under 2.5 microns diameter, sometimes referred to as "fine particulate"                      |
| ppm:                | parts per million   |
| psi:                | pounds per square inch  |
| RVP:                | Reid vapor pressure; a standardized method for expressing the volatility, or tendency to evaporate, of gasoline |
| THC:                | Total hydrocarbons  |
| VMT:                | Vehicle miles traveled  |
| VOC:                | Volatile organic compounds; equivalent to THC <u>plus</u> aldehydes <u>minus</u> both methane and ethane        |



diesel trucks during “hoteling” situations; more information on this subject is available on EPA’s SmartWay Transport Partnership Program web site at: [www.epa.gov/smartway/idling.htm](http://www.epa.gov/smartway/idling.htm).

These emission rates also are not applicable for buses (urban transit buses and school buses). Average idle emission estimates for urban and school buses are provided in the fact sheet “Average In-Use Emission Factors for Urban Buses and School Buses” (EPA420-F-08-026).

### Idle Emission Rates

The following tables present idle emission factors expressed as grams per hour (g/hr) and grams per minute (g/min) of idle time. Table 1 presents idling emission rates for gasoline-fueled and diesel cars, light-duty trucks, and heavy-duty vehicles, and motorcycles.

#### Definitions of Vehicle Types

(Gross Vehicle Weight)

|       |  |
|-------|--|
| LDGV: | Light-duty gasoline-fueled vehicles, up to 6000 lb GVW (gasoline-fueled passenger cars)  |
| LDGT: | Light-duty gasoline-fueled trucks, up to 8500 lb GVW (includes pick-up trucks, minivans, passenger vans, sport-utility vehicles, etc.) |
| HDGV: | Heavy-duty gasoline-fueled vehicles, over 8500 lb GVW (gasoline-fueled heavy-duty trucks)  |
| LDDV: | Light-duty diesel vehicles, up to 6000 lb GVW (diesel engine passenger cars)   |
| LDDT: | Light-duty diesel trucks, up to 8500 lb GVW (diesel engine light-duty trucks)  |
| HDDV: | Heavy-duty diesel vehicles, over 8500 lb GVW (diesel engine heavy-duty trucks)   |
| MC:   | Motorcycles (only those certified for highway use; all are gasoline-fueled)  |

The HDDV column represents the average of all diesel engine vehicles over 8,500 lb gross vehicle weight (GVW); this category is dominated by the heaviest HDDVs (GVW Classes VIIIa and VIIIb) which exceed 33,000 lb GVW.

**Table 1: Average Idle Emission Rates by Pollutant and Vehicle Type<sup>2</sup>**

| Pollutant         | Units         | LDGV                                 | LDGT                                 | HDGV                                 | LDDV                                 | LDDT                                 | HDDV            | MC                                   |
|-------------------|---------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|-----------------|--------------------------------------|
| VOC               | g/hr<br>g/min | 2.683<br>0.045                       | 4.043<br>0.067                       | 6.495<br>0.108                       | 1.373<br>0.023                       | 2.720<br>0.045                       | 3.455<br>0.058  | 19.153<br>0.319                      |
| THC               | g/hr<br>g/min | 3.163<br>0.053                       | 4.838<br>0.081                       | 7.260<br>0.121                       | 1.353<br>0.023                       | 2.680<br>0.045                       | 3.503<br>0.058  | 21.115<br>0.352                      |
| CO                | g/hr<br>g/min | 71.225<br>1.187                      | 72.725<br>1.212                      | 151.900<br>2.532                     | 7.018<br>0.117                       | 5.853<br>0.098                       | 25.628<br>0.427 | 301.075<br>5.018                     |
| NO <sub>x</sub>   | g/hr<br>g/min | 3.515<br>0.059                       | 4.065<br>0.068                       | 5.330<br>0.089                       | 2.690<br>0.045                       | 3.705<br>0.062                       | 33.763<br>0.563 | 1.625<br>0.027                       |
| PM <sub>2.5</sub> | g/hr<br>g/min | N/A <sup>1</sup><br>N/A <sup>1</sup> | N/A <sup>1</sup><br>N/A <sup>1</sup> | N/A <sup>1</sup><br>N/A <sup>1</sup> | N/A <sup>1</sup><br>N/A <sup>1</sup> | N/A <sup>1</sup><br>N/A <sup>1</sup> | 1.100<br>0.018  | N/A <sup>1</sup><br>N/A <sup>1</sup> |
| PM <sub>10</sub>  | g/hr<br>g/min | N/A <sup>1</sup><br>N/A <sup>1</sup> | N/A <sup>1</sup><br>N/A <sup>1</sup> | N/A <sup>1</sup><br>N/A <sup>1</sup> | N/A <sup>1</sup><br>N/A <sup>1</sup> | N/A <sup>1</sup><br>N/A <sup>1</sup> | 1.196<br>0.020  | N/A <sup>1</sup><br>N/A <sup>1</sup> |

Table 2 presents HDDV idle emission rates by weight class. The GVW weight classes are:

**Heavy-Duty Diesel Vehicle Classifications**  
(Gross Vehicle Weight)

- IIb: 8,501-10,000 lb (e.g., full-size pick-up trucks, very large passenger vans)
- III: 10,001-14,000 lb (e.g., panel trucks, small enclosed delivery trucks)
- IV: 14,001-16,000 lb (e.g., city delivery trucks, landscape utility trucks)
- V: 16,001-19,500 lb (e.g., bucket utility trucks, large walk-in delivery trucks)
- VI: 19,501-26,000 lb (e.g., rack trucks, single axle vans)
- VII: 26,001-33,000 lb (e.g., tow trucks, garbage collection trucks)
- VIIIa: 33,001-60,000 lb (e.g., long-haul semi-tractor trailer rigs)
- VIIIb: > 60,000 lb (e.g., long-haul semi-tractor trailer rigs)



**Table 2: Average Idle Emission Rates for Heavy-Duty Diesel Vehicles by GVW Class<sup>3</sup>**

| Pollutant         | Units         | I <b>lb</b>     | III             | IV              | V               | VI              | VII             | VIII <b>a</b>   | VIII <b>b</b>   |
|-------------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| VOC               | g/hr<br>g/min | 1.465<br>0.024  | 1.555<br>0.026  | 2.025<br>0.034  | 2.120<br>0.035  | 2.820<br>0.047  | 3.503<br>0.058  | 3.518<br>0.059  | 4.218<br>0.070  |
| THC               | g/hr<br>g/min | 1.498<br>0.025  | 1.580<br>0.026  | 2.055<br>0.034  | 2.150<br>0.036  | 2.865<br>0.048  | 3.553<br>0.059  | 3.565<br>0.059  | 4.270<br>0.071  |
| CO                | g/hr<br>g/min | 9.305<br>0.155  | 10.068<br>0.168 | 12.898<br>0.215 | 13.183<br>0.220 | 15.163<br>0.253 | 19.055<br>0.318 | 26.548<br>0.442 | 34.473<br>0.575 |
| NO <sub>x</sub>   | g/hr<br>g/min | 12.668<br>0.211 | 13.530<br>0.226 | 17.850<br>0.298 | 18.655<br>0.311 | 24.325<br>0.405 | 30.343<br>0.506 | 35.758<br>0.596 | 42.345<br>0.706 |
| PM <sub>2.5</sub> | g/hr<br>g/min | 1.103<br>0.018  | 1.010<br>0.017  | 1.065<br>0.018  | 1.008<br>0.017  | 1.069<br>0.018  | 1.093<br>0.018  | 1.070<br>0.018  | 1.114<br>0.019  |
| PM <sub>10</sub>  | g/hr<br>g/min | 1.199<br>0.020  | 1.098<br>0.018  | 1.157<br>0.019  | 1.095<br>0.018  | 1.162<br>0.019  | 1.188<br>0.020  | 1.163<br>0.019  | 1.211<br>0.020  |

### For More Information

The other fact sheets in this series and additional information are available on the Office of Transportation and Air Quality's Web site at:

|  |  |
|--|--|
| Emission factor fact sheets:                   | <a href="http://www.epa.gov/otaq/consumer.htm">www.epa.gov/otaq/consumer.htm</a>   |
| Modeling and estimating vehicle emissions:     | <a href="http://www.epa.gov/otaq/models.htm">www.epa.gov/otaq/models.htm</a>   |
| Fuel economy:                                  | <a href="http://www.epa.gov/fueleconomy">www.epa.gov/fueleconomy</a><br><a href="http://www.fueleconomy.gov/">www.fueleconomy.gov/</a>   |
| Improving fuel economy and reducing emissions: | <a href="http://www.epa.gov/epahome/trans.htm">www.epa.gov/epahome/trans.htm</a><br><a href="http://www.fueleconomy.gov/feg/drive.shtml">www.fueleconomy.gov/feg/drive.shtml</a> |
| Finding the "greenest" vehicle:                | <a href="http://www.epa.gov/greenvehicles">www.epa.gov/greenvehicles</a>   |

### Endnotes

1. The MOBILE model includes PM estimates for heavy-duty diesel vehicles only during idle operation because there has been insufficient emission testing of PM for gasoline-fueled vehicles of the type necessary to develop emission rates for these vehicles at idle, since the PM contribution to ambient air quality from gasoline vehicles and the few light duty diesel cars and trucks in the fleet is normally negligible.



2. Figures presented in this fact sheet are averages only. Individual vehicles can differ substantially in the amount of pollution emitted while idling from the values indicated here. Emission rates may differ slightly from original sources due to rounding.
3. All of the emission estimates provided in this document are consistent, in terms of assumptions made and modeling methodology, with those provided in the other fact sheets in this series: "Average Annual Emissions and Fuel Consumption for Gasoline-Fueled Passenger Cars and Light Trucks" (EPA420-F-08-024), "Average In-Use Emissions from Heavy-Duty Trucks" (EPA420-F-08-027), and "Average In-Use Emission Factors for Urban Buses and School Buses" (EPA420-F-08-026).