



City of Naperville – Response to Standards

Exhibit 7: Section 6-3-6:2: Standards for Granting a Zoning Variance

*Drive-Thru Bypass Lane Variance Request
(Section 6-9-6:2.2)*

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and
Response: Chick-fil-A (CFA) believes that the requested drive-thru bypass lane variance is in harmony with the general purpose & intent of this Title and the comprehensive master plan. The CFA site has been designed to incorporate a drive-thru bypass lane to the maximum extent practicable. Due to property size constraints, the bypass lane will need to terminate at the southwest corner of the site where it will empty out into an adjacent access drive. Three-quarters of the drive-thru lane will be accompanied by a bypass lane. Per the Comprehensive Plan, the subject property has a future land use designation of “Urban Center” which aligns with the CFA restaurant use.

2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and
Response: The proposed bypass lane variance is being requested due to the size of the subject property. The CFA site has been designed in order to provide the number of parking stalls required per Code; provide multiple access points to the site in order to reduce traffic congestion throughout the site and adjacent access drives; provide a sufficiently long drive-thru lane to promote efficient restaurant operations; provide the maximum amount of greenspace; and to provide adequate visibility to the new store. In doing so, the bypass lane is not able to be extended the full length of the drive-thru lane. The bypass lane is proposed to start along the north side of the site and terminate at the southwest corner of the property where it will empty out into an adjacent access drive. About three-quarters of the drive-thru lane will have a bypass lane. In the event of an emergency, customers would be able to utilize the bail out exit at the southwest corner of the site or utilize the outer lane of the drive-thru if they are located near the pick-up window.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.
Response: The proposed bypass lane deviation would not alter the essential character of the neighborhood & will not be a substantial detriment to adjacent properties. The proposed CFA restaurant use will compliment the surrounding area & restaurant/retail businesses, and the lack of a full bypass lane will not have any negative impacts to the adjacent properties. As mentioned previously, the CFA site has been designed to incorporate a bypass lane to the maximum extent practicable while accomplishing the following: provide the maximum number of parking stalls; provide multiple access points to the site in order to reduce traffic congestion



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throughout the site and adjacent access drives; provide a sufficiently long drive-thru lane to promote efficient restaurant operations; provide the maximum amount of greenspace; and to provide adequate visibility to the new store. Accomplishing the above will ensure there will be little to no impacts to the surrounding area.