



City of Naperville – Response to Standards

Exhibit 2: Section 6-4-7:1: Standards for Granting or Amending A Planned Unit Development

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.

Response: The proposed Chick-fil-A (CFA) redevelopment project will involve the demolition of a portion of an underutilized existing multitenant retail building and associated parking lot. CFA believes that the redevelopment of this portion of land will add interest to the overall subdivision and the Ogden Avenue corridor. The proposed development will be comprised of building and landscape material that will be aesthetically pleasing and will compliment the surrounding area.

2. The planned unit development meets the requirements and standards of the planned unit development regulations.

Response: The proposed CFA redevelopment has been designed to meet the requirements and standards of the planned unit development regulations. The site layout, building material, landscaping, signage, and lighting meet the PUD regulations and will compliment the overall subdivision and surrounding area. It should be noted that deviations from City Code are requested for the drive-thru bypass lane and ground sign spacing.

3. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.

Response: The CFA redevelopment efficiently utilizes the subject land as it will replace a portion of an underutilized existing multitenant retail building and associated parking lot. The site has been designed in order to achieve the following: provide the maximum number of parking stalls while maintaining an efficient parking lot layout; 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. The site layout also provides direct pedestrian connectivity to the sidewalk along the north side of Ogden Avenue and to the sidewalk along the frontage of the existing multitenant retail building. An outdoor patio will be located near the southwest corner of the building.



4. Open space, outdoor common area, and recreational facilities are provided.
Response: The CFA site has been designed to maximize greenspace while providing an outdoor common area. The proposed redevelopment project will increase the amount of greenspace from the existing condition by approximately 12,000 square feet. An outdoor patio to be located near the southwest corner of the building which will feature 4 tables for a total of 16 seats.

5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.
Response: The PUD's modifications in design standards from the subdivision control regulations and the waivers from zoning regulations still fulfill the intent of those regulations. The PUD, and more specifically the CFA redevelopment project, have been designed to meet the intent of City Code to the maximum extent practicable. The CFA project will only help to bolster the esthetic of the overall subdivision and the Ogden Avenue corridor.

6. The planned unit development is compatible with the adjacent properties and nearby land uses.
Response: The proposed CFA redevelopment project will be compatible with the adjacent properties and nearby land uses. The CFA site is located within a commercial retail subdivision and is surrounded by all commercial uses. CFA believes that the redevelopment of this portion of land will add interest to the overall subdivision and the Ogden Avenue corridor. The proposed development will be comprised of building material and landscape that will be aesthetically pleasing and will compliment the surrounding area.

7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.
Response: The proposed CFA redevelopment fulfills the objectives of the Comprehensive Plan and planning policies of the City. Per the City's Comprehensive Plan, the future land use of the subject property is classified as Urban Center which aligns with the proposed quick service restaurant use.



Exhibit 6: Section 6-4-3:12.1: Standards for Approving a PUD Deviation (*Bypass Lane*)

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district; and

Response: Chick-fil-A (CFA) believes that the requested drive-thru bypass lane deviation would not undermine the intent and purposed of the underlying zoning district. The CFA site has been designed in a manner in order to provide the maximum number of parking stalls; 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 at the southeast corner of the site and terminate at the exit of the drive-thru lane. About half of the drive-thru lane will have a bypass lane. Even though the first half of the drive-thru lane will not have a bypass lane, an emergency exit lane is proposed near the southwest corner of the building. Customers will be able to utilize this exit or the bypass lane (depending on location) if there was ever an emergency within the drive-thru lane.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure; and

Response: CFA believes that the proposed bypass lane deviation would not have any detriment to the provision of municipal services and infrastructure. Even though CFA is only proposing the bypass lane to encompass half of the drive-thru lane, an emergency exit lane is proposed near the southwest corner of the building. Customers or City Service Personnel will be able to utilize this exit or the bypass lane, depending on their location, if there was ever an emergency within the drive-thru lane.

3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

Response: The proposed bypass lane deviation would contribute to a PUD which offers a superior level of design. As mentioned, the CFA site has been designed in a manner in order to provide the maximum number of parking stalls; 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. Adding a bypass lane to the second half of the drive-thru lane would result in the loss of onsite parking and greenspace area.



Exhibit 6: Section 6-4-3:12.1: Standards for Approving a PUD Deviation (*Sign Separation*)

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district; and

Response: Chick-fil-A (CFA) believes that the requested ground sign separation deviation would not undermine the intent and purposed of the underlying zoning district. The requested deviation is the result of the subject property's small frontage along Ogden Avenue. Since the CFA restaurant will not be part of the larger retail building and will be freestanding, CFA is requesting a separate ground sign from the Iroquois Center monument sign. The proposed CFA ground sign has been designed to meet the intent of the East Ogden Avenue Standards and City Code.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure; and

Response: The requested ground sign separation deviation would not be a detriment to the provision of municipal services and infrastructure. The proposed CFA ground sign has been designed and positioned in order to not interfere with traffic vision triangles or public infrastructure.

3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

Response: The requested ground sign separation deviation would offer a superior level of design and would be an amenity enhancement. The proposed ground sign has been designed to be aesthetically pleasing while meeting the intent of the East Ogden Avenue Standards and City Code. CFA believes the addition of this proposed ground sign will add interest to the overall subdivision and the Ogden Avenue corridor.