



CIMA DEVELOPERS, LP

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Warrenville, IL 60555  
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October 13, 2025

City of Naperville  
Transportation, Engineering, and Development Business Group  
400 S. Eagle Street  
Naperville, IL 60540

RE: Petition for Development Approval- **Standards for Granting a Conditional Use**; BP-Naperville , 1523 N. Aurora Road

In response to the request for information, I present the following evidence and findings supporting the granting of a Conditional Use, respective to the Petition for Development Approval:

**Responses to (Standards for Approving a Conditional Use) regarding the purpose of an addition of a drive-through lane to an existing automobile service station (Section 6-3-8:2)**

- 1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety, and general welfare.**

*The automobile service station was in operation prior to automobile service stations being designated as a conditional use and is therefore considered to be an existing nonconforming use. The proposed drive-through lane addition and existing automobile service station will not in any way be detrimental to or endanger the public health, safety, and general welfare. The service station has operated for approximately the past twenty-nine (29) years with the current layout. There are no changes being made to the current fueling areas, and we anticipate the same traffic flow as past operation. The drive-through lane has been designed to fit harmoniously into the current service station site plan and existing conditions, with no adverse conditions. The plan has been designed to accommodate all additional and anticipated vehicle movements and queuing.*

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

*The automobile service station has existed and operated at this location for approximately the past twenty-nine (29) years. The proposed drive-through lane and current automobile service station pose no concern. The drive-through will be an added amenity and feature for the location and fits harmoniously with the existing automobile service station's site plan layout and design, with no adverse or unfavorable conditions that would in any way diminish or impair property values within the business neighborhood or surrounding property.*

- 3. The establishment of conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.**

*No, the proposed drive-through lane and existing automobile service station will have no effect on adjacent property, nor will it impede adjacent property in any capacity. As stated, the current automobile service station has operated at this location for approximately the past twenty-nine (29) years. The proposed drive-through lane fits harmoniously into the existing site plan.*

- 4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.**

*The automobile service station was in operation prior to automobile service stations being designated as a conditional use and is therefore considered to be an existing nonconforming use. The proposed drive-through lane and existing automobile service station will not be in conflict with the adopted comprehensive plan. All measures were taken during original design and have been considered with all new design phases to ensure the added amenity and convenience enhances and improves the location.*



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Regards,

*Dan Soltis*

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RE: Petition for Development Approval- **Standards for Approving a Zoning Variance**; BP-Naperville, 1523 N. Aurora Road

In response to the request for information, I present the following evidence and findings supporting deviations, (variances) respective to the Petition for Development Approval:

**Responses to (Standards for Approving a Zoning Variance) regarding the bypass lane for the drive-through lane, (Section 6-3-6 :2-2.1-2.3)**

1. **The Variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan.**

*Contained within the property boundaries, and designed to support traffic flow, the drive-thru lane proposed layout (without a bypass lane) does not undermine the intent and purpose of the underlying zoning district, and is in harmony with the general purpose and intent. The design **does** allow for a bypass opportunity at queuing vehicle five (5) and allows for vehicles to exit at that point in the queue. We hope this compromise demonstrates effort and intent of the petitioner to meet code based on site constraints.*

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.**

*Based off current site constraints, and configurations our civil design team had to work with, the final and proposed site plan did not allow for the sufficient distances and adequate square foot areas needed to install a full bypass lane required per the code. The design **does** however allow for a bypass opportunity at queuing vehicle five (5) and allows for vehicles to exit at that point in the queue. This compromise demonstrates an effort and intent of the petitioner to meet code based on site constraints.*

3. **The variance, if granted, will not alter the essential character of the neighborhood and will not be substantial detriment to the adjacent property.**

*The added drive-through lane layout will contribute to the site and will offer an added amenity / Quick Service Restaurant option with the highest level of design and enhancement to the site. The drive-through will allow for excellent traffic flow and functionality and will accommodate and support anticipated queuing demand and adequately serve the peak queuing and parking needs. The proposed design will not alter the essential character of the neighborhood and will not be a detriment to the adjacent property. It is anticipated and calculated that stacking for the proposed drive-through user will be contained on the subject property and will not spill out onto North Aurora Road. And as previously stated, the current design does allow for a partial bypass opportunity at queuing vehicle five (5).*

Regards,

*Dan Soltis*

Dan Soltis  
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