



Legislation Text

File #: 24-1179, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for 3320 S. IL Route 59 (Chick-fil-a) - PZC 24-1-077

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

ENTITLEMENTS REQUESTED:

- A variance to Section 6-9-6:2.2 to reduce the length of the required bypass lane.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 24-1-077 was published in the Naperville Sun on Sunday, September 29, 2024.

BACKGROUND:

The subject property consists of approximately 1.42 acres located at 3320 S. IL Route 59. It is zoned B2 (Community Shopping Center District) and is improved with a vacant, one-story building that was previously occupied by Taps N Tenders restaurant. At this time, the Petitioner seeks to demolish the building and redevelop the site with a drive-through only Chick-fil-a. To do so, the petitioner requests approval of a bypass lane variance.

Drive-through only businesses are permitted in the B2 zoning district. The City's Land Use Master Plan (LUMP) designates the future place type of the property as Urban Center, which accommodates fast food restaurants and drive-through facilities. Staff finds the proposed use compatible with the goals of the LUMP.

DISCUSSION:

The petitioner intends to demolish the existing building on the subject property and construct a drive-through only Chick-fil-a. The site will include a 2,936 square foot restaurant with a walk-up window, outdoor patio space, a two-lane drive-through facility, and 50 parking spaces. Primary access to the site will be provided from Lacrosse Lane.

Chick-fil-a anticipates approximately 15 employees to be working at the restaurant during a normal shift, though this number could increase up to 35 at peak times. The petitioner has provided a Peak Parking Demand Worksheet that demonstrates how parking will be allocated on the site and supports the number of parking spaces proposed.

Chick-fil-A has 66 drive-through only restaurants nationwide and approximately 40% of them were opened in the last 3 years. The petitioner has indicated that the closest drive-through only Chick-fil-a

to Naperville opened in 2022 and is located in Glendale, Wisconsin.

Drive-through Bypass Lane Variance

The proposed Chick-fil-a will offer drive-through and walk-up services for customers but will not offer any dine-in option. Staff's understanding is that the drive-through will include two drive-through lanes with menu boards and employees that will interact with customers and take their orders during peak times.

Section 6-9-6:2.2 of the Municipal Code requires a bypass lane to be provided along the entire length of a drive-through facility. The petitioner seeks approval of a variance to reduce the length of the required bypass lane and have the bypass lane end prior to order fulfillment. In lieu of a continuous bypass lane, the petitioner proposes an escape route at the southwest corner of the site. Customers utilizing the escape route will have the opportunity to exit the drive-through via the adjacent property.

To support the variance request, the petitioner has provided a Peak Parking Demand Worksheet and a Drive-Through Queue Analysis comparing the proposed location to the existing drive-through only restaurant in Glendale, Wisconsin. While staff lacks familiarity with the drive-through only Chick-fil-a concept, the data provided by the petitioner demonstrates that the site design and resulting drive-through queue length is sufficient for Chick-fil-a's operations.

The proposed site plan complies with all other underlying zoning regulations, including applicable setbacks, parking provisions, and stacking space requirements, in addition to complying with the Citywide Building Design Guidelines. The petitioner has included a walk-up window with outdoor patio seating to be used by pedestrians preferring to walk or bike to the restaurant and maintains pedestrian connectivity to LaCrosse Lane and IL Route 59.

Findings of Fact

The petitioner's responses to the Standards for Granting a Variance can be found in the attachments. Upon review, staff agrees with the petitioner's Findings and recommends their adoption by the Planning and Zoning Commission subject to a condition that if drive-through stacking overflows onto LaCrosse Lane, the owner of the subject property shall promptly take adequate measures to adjust drive-through operations.

Key Takeaways

The petitioner requests approval of a variance to Section 6-9-6:2.2 to reduce the length of the required bypass lane. Staff is supportive of the request.