

March 28, 2018

Subject: **Chick-fil-A #1405 Plainfield
Development Plan Findings of Fact
GBC Project No. 50138R**

Findings of Fact for Variance of the Development Standards by the Plainfield Board of Zoning Appeals.

- 1) The Development Plan complies with all applicable Development Standards of the District in which the site is located because:
Response: The Development Plan will comply with all applicable Development Standards of the District it is located in with the exception of the variance that has been requested to remove the bail-out lane requirement for the full length of the drive-thru facility. The site is currently an operating Chick-fil-A restaurant with drive-thru. The Development Plan is for improvements to the building and the site to make a more efficient site plan and business.

- 2) The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:
Response: This Development Plan is for private development; no public works infrastructure will be constructed, and no lots and/or streets will be platted.

- 3) The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted because:
Response: This Development Plan complies with all applicable provisions for Architectural and Site Design Review.

- 4) The proposed development is appropriate to the site and its surroundings because:
Response: The site is currently an operating Chick-fil-A restaurant with drive-thru. This Development Plan proposes improvements to the building and the site to make a more efficient site plan and business. The use will remain the same as it is today.

- 5) The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:
Response: The Development Plan is consistent with the intent and purpose of the Plainfield Zoning Ordinance. As previously mentioned, the site is an existing operating Chick-fil-A restaurant with a drive-thru. The Development Plan proposes the same with a building addition for a larger, more efficient kitchen with a multi-lane order point for a more efficient drive-thru experience.