



LETTER OF INTENT
Chick-fil-A
4210 East Washington Avenue

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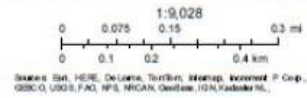
SECTION 1

LOCATION AND VICINITY MAPS

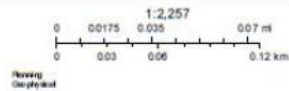


February 18, 2015
Tax Parcels

VICINITY MAP
No Scale, north up



February 18, 2015
Parcel Number
Tax Parcels



SECTION 2

Project Team

Developer: Mr. Thomas Sanford
Sanford Enterprises, Inc.
555 D’Onofrio Dr., Suite 275
Madison, WI 53719

User: Chick-fil-A
5200 Buffington Road
Atlanta, GA 30349-8530
Jason Hill – Development Manager

Architect: Chipman Design Architecture, Inc.
Des Plaines, IL
Steve Ajster

**Engineer/Landscape/
Surveyor:** Woolpert, Inc.
Oakbrook Terrace, IL
Blair Carmosino

Contractor: TBD

SECTION 3

Existing conditions

The existing site is a combination of three separate parcels. Two parcels front the service road that runs parallel to, and adjacent to, East Washington Ave. The third parcel is improved only with parking and is located behind the existing BP gas station at the corner of Continental and East Washington Ave. Parcels are as shown in the enclosed vicinity map, and additional details as noted below:

Parcel 1 – 4210 East Washington Ave. – Parcel ID 08102840470, improved with an approximate 6,500 SFT office facility.

Parcel 2 – 4214 East Washington Ave. – Parcel ID 081028404086, improved with an approximate 7,500 SFT restaurant facility.

Parcel 3 – 2114 Continental Lane, no structure, improved as parking lot.

The three subject properties noted above are all zoned CC-T, Commercial Corridor – Transition. Property abuts Suburban Residential Zoned property to the rear (N), and fronts public right-of-way for the Service Road, paralleling East Washington Ave. along the frontage. Immediate adjacent properties on either side are similar CC-T zoned.

Existing condition plan or ALTA Land Title Survey is included with the Civil Set Plans.

Three conditional uses have been identified to date for this petition and those include:

- Conditional use for Drive through
- Conditional use for outdoor dining
- Conditional use for number of parking stalls

Photos of existing buildings are on the following pages, with photos of the interiors.



Existing restaurant building on site, as viewed from frontage road.



Existing office building on site, as viewed from frontage road



View along rear line, viewing northeast



View of rear line, looking southwest

NOTE: Site is being designed to retain existing trees as best possible. Grading will tie into existing elevations at rear line in close proximity to existing edge of pavement.



Interior photo of office building



Interior photo of office building



Interior photo of office building



Interior of office building – 2nd floor



Interior northern most building



Interior restaurant



Interior restaurant



Interior restaurant



Adjacent BP – viewing west towards subject site



Adjacent Lake City Plaza – viewing east towards subject site.

SECTION 4

Project Schedule

Current project schedule is a noted below:

Anticipated Construction Start:	Fall 2015 (tentatively October)
Anticipated Completion:	Winter 2016
Anticipating Opening:	March 2016

SECTION 5

Building information

Proposed Use: Restaurant, with drive through service, patio and indoor play land.

Hours of Operation: Monday through Saturday – 6:30 a.m. – 10:00 p.m.

Building Square footage: 5,035 Square Feet
 144 indoor seating
 22 patio seating
 20 employees per shift
 Capacity 186

SECTION 6

Site information

Parking Data for site: 72 total spaces / 10 Bikes

Lot Coverage calculations:	Existing	Proposed
Building coverage:	17.9%	7.5%
Paved area:	62.9%	57.5%
Landscape area:	19.2%	35.0%

SECTION 7

Estimated Financials

Land Values: Assessed values of record (Total) \$539500
\$197,000 – 4210 East Washington Ave.
\$293,500 – 4214
\$ 49,000 – 2114 Continental

Estimated Project Costs: Building shell construction cost ~ \$950,000.00

Estimated Construction Jobs: 75-85 Construction tradesman

Estimated Jobs: 60-75 team members – full and part time combined.