

**From:** [Fortner, Kayla](#)  
**To:** [Bowers, Claire](#); [Allan Wiley](#)  
**Cc:** [Jack Meaney](#)  
**Subject:** Re: #3623 Saxony & I-69 Storage Addition Business Justification  
**Date:** Thursday, May 4, 2023 1:01:27 PM

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Hi All, Legal has confirmed that we will not need LL approval for this SOW. Thanks!

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**From:** Bowers, Claire <Claire.Bowers@jll.com>  
**Sent:** Thursday, May 4, 2023 12:24:46 PM  
**To:** Allan Wiley <awiley@gbcdesign.com>; Fortner, Kayla <Kayla.Fortner@jll.com>  
**Cc:** Jack Meaney <jmeaney@gbcdesign.com>  
**Subject:** RE: [EXTERNAL] RE: #3623 Saxony & I-69 Storage Addition Business Justification

Hi Allan,

Thank you for taking the previous approval process into consideration. I will check with our real estate team to see if they have any insight as Kayla is out of office. Stay tuned – we will get back to you soon!

Thank you,

**Claire Bowers**  
JLL  
M +1 301 793 3113  
[jll.com](http://jll.com)

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**From:** Allan Wiley <awiley@gbcdesign.com>  
**Sent:** Thursday, May 4, 2023 10:18 AM  
**To:** Fortner, Kayla <Kayla.Fortner@jll.com>  
**Cc:** Bowers, Claire <Claire.Bowers@jll.com>; Jack Meaney <jmeaney@gbcdesign.com>  
**Subject:** [EXTERNAL] RE: #3623 Saxony & I-69 Storage Addition Business Justification

**Caution: Message from external sender**

Kayla,

We had to take the previous project to the Saxony Design Review Board (LL approval). Do you know if we will need to go through this process again?

Allan Wiley, P.E., CPESC, CPSWQ

GBC Design, Inc.  
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**From:** Fortner, Kayla <[Kayla.Fortner@jll.com](mailto:Kayla.Fortner@jll.com)>  
**Sent:** Monday, May 1, 2023 11:56 AM  
**To:** Allan Wiley <[awiley@gbcdesign.com](mailto:awiley@gbcdesign.com)>; Jack Meaney <[jmeaney@gbcdesign.com](mailto:jmeaney@gbcdesign.com)>  
**Cc:** Bowers, Claire <[Claire.Bowers@jll.com](mailto:Claire.Bowers@jll.com)>  
**Subject:** FW: #3623 Saxony & I-69 Storage Addition Business Justification

Hey Allan and Jack,

Please see email below for business justification from the Operator at this store. Feel free to edit this as needed until you are comfortable sharing it with the City to get their take. Please let me know what you hear back. Thanks!

**Kayla Fortner, PE**  
Development Manager  
JLL, on behalf of **Chick-fil-A**  
M +1 404.824.3616

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**From:** Sam Hartman <[sam.hartman@cfafranchisee.com](mailto:sam.hartman@cfafranchisee.com)>  
**Sent:** Thursday, April 27, 2023 10:12 PM  
**To:** Fortner, Kayla <[Kayla.Fortner@jll.com](mailto:Kayla.Fortner@jll.com)>  
**Cc:** Bowers, Claire <[Claire.Bowers@jll.com](mailto:Claire.Bowers@jll.com)>  
**Subject:** [EXTERNAL] Re: #3623 Saxony & I-69 Storage Addition Business Justification

**Caution: Message from external sender**

Feel free to give your thoughts to this.

As you may already know, our restaurant has been the most successful in both the city and the state, thanks to our commitment to excellence in service and quality of food. Our expansion plans are aimed at accommodating the increasing demand from our loyal customers, who have been instrumental in our success. We are currently on a pace exceed 14.5 million in annual sales or, put another way, approximately 80% more revenue than the building was originally designed to be able to generate

In your email, the question was posed why we didn't allocate space in the previous project for more storage. The original plans for remodel were submitted for approval long enough ago

that we have added nearly 4 million dollars more in revenue since that time. The need for the exterior storage was considerably less at that stage than at present. Additionally, the project that we recently completed, and the resulting loss of dining room seating was aimed at improvements in production and throughput space along with additional equipment such as an ice machine, cold storage, and soda fountains. There was very little space for dry storage that was added in this design so we could maximize speed of our Drive Thru service. The resultant changes have allowed us to consistently reach nearly 200 cars per peak hour, well above what we were averaging previously. We could not have made the drive through cockpit any larger than we did without losing access to an exterior door, putting us out of code from a fire department perspective.

There was an attempt made on my part to add the exterior storage space as a part of the previous project but we had already been waiting and working through approvals for such a long time that it was deemed better, both by JLL and our Corporate Office, not to try to add it in as it would have likely have delayed the main and much needed renovation even longer.

Further, part of the efforts to add the exterior storage space was at the request of the Noblesville Fire Department. After having to add several water softening pieces of equipment as well as a significantly larger water heater, our mechanical closet, located on the west side of the building, is quite full. We have been working with the Fire Marshall to try to alleviate some of the capacity constraints in that room. With the ability to move dry storage to the exterior storage space, we may be able to move some of the equipment from the mechanical room into the interior of the building.

We have taken great care to ensure that our proposed project is in compliance with all relevant regulations and will not have any adverse impact on the community or the environment. Furthermore, we are committed to collaborating with the city to address any concerns that may arise during the construction phase.

In conclusion, we understand the need for caution and consideration in the decision-making process, but we respectfully request that you approve our proposal. We are confident that our expansion plans will not only benefit our business but also contribute to the economic development of the city as a whole.

Sam Hartman

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**From:** Fortner, Kayla <[Kayla.Fortner@jll.com](mailto:Kayla.Fortner@jll.com)>

**Sent:** Thursday, April 27, 2023 12:11 PM

**To:** Sam Hartman <[sam.hartman@cfafranchisee.com](mailto:sam.hartman@cfafranchisee.com)>

**Cc:** Bowers, Claire <[claire.bowers@jll.com](mailto:claire.bowers@jll.com)>

**Subject:** #3623 Saxony & I-69 Storage Addition Business Justification

Hi Sam!

Thanks for taking my call. I wish I had been delivering better news. The below is the response we received from the City regarding the storage addition:

*With all the modifications that have been or are being completed at this site, I am not*

*understanding why the need for this additional storage space on the exterior of the site. It seems to me that with the reduction of the seating within the building and the modifications to the kitchen area; thought should have been given to this needed storage dilemma. The space at which you are proposing is only one of a few areas that there is established landscaping and we are not willing to compromise the landscaping regulation. Also, there is the fact that the pedestrian walk to the ingress/egress drive to the north and to your entrance is potentially compromised by this proposed encroachment.*

It will be helpful if you could write up a business justification for why the storage addition is needed now that the drive-thru modifications and PDC have increased capacity of the restaurant. Thanks in advance and I am keeping my fingers crossed that we will be able to move forward with permitting.

Thanks,

**Kayla Fortner, PE**  
Development Manager  
JLL, on behalf of **Chick-fil-A**  
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