

Conditional Use to allow an Automobile Service Station in the B-3 Zoning District.
Section 6-3-8:2 Standards For Granting or Amending a Conditional Use

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

This purpose of this proposed development is to update an existing convenience store site with a new building. Casey's has recently completed the acquisition of Buchanan Energy, who in turn operates the existing Bucky's Convenience store on this property. As a part of the integration of the Bucky's stores into the Casey's family, we are working to not only re-brand the operation, but also to add our fresh food products that Casey's is known for. This building is proposed as Casey's Convenience Store that will contain a full kitchen with freshly made pizza, sandwiches and related items, in addition to our large variety of coffee, fountain items, packaged goods and sundries.

The site is currently zoned General Commercial District (B3), with the conditional use of Automobile Service Station. Our request is to continue the existing use, with an updated facility.

Our impact on the public welfare, surrounding properties and adjacent businesses will not change from what is currently approved.

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, no substantially diminish and impair property values within the neighborhood.

Our proposed building has a high-quality aesthetic, utilizing a brick and siding façade on all four sides with a rich earth tone color. This new building will increase the assessed value of the property and will have a positive impact on adjacent properties and the neighborhood as a whole.

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

Our store is currently operating in this neighborhood and is an important and appropriate service for this high traffic, commercial center. The establishment of the conditional use will not impede on the normal and orderly development and improvement of the adjacent properties for the uses permitted in the district.

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

This site is identified as City Corridor in the Land Use Master Plan adopted in 2022, wherein "gas station" is specifically cited as a principal use. We believe that our reinvestment in Naperville will have a positive impact and look forward to adding our additional services. While "gas station" does describe one of our primary offerings, Casey's is well known for our food menu, including our homemade pizza, as well as our offering of grocery items. In addition to refreshing the site with new facilities, our improved store will add convenient options for food and various necessities for our neighborhood.

Variance to allow the replacement of three light fixtures within a major arterial setback (Section 6-2-14)
Section 6-3-6:2 Standards For Granting a Zoning Variance

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

The purpose of this proposed development is to update an existing convenience store site with a new building and canopy. The proposed development fits into the adopted comprehensive master plan. The requested variance supports effective land use by placing the light poles around the perimeter of the property within greenspace. Moreover, the requested variance supports safety and well being of pedestrians and passenger cars by providing adequate lighting for the site.

- 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; and**

Enforcement of this Title would result in difficulties achieving requirements set forth in the City of Naperville imposed lighting ordinance. The three light poles encroaching in the major arterial setback must be located around the perimeter of the site to provide sufficient lighting.

It should be noted that in accordance with City Staff, two of the light poles along Washington Street are being relocated further east into the subject property to remain outside of the 5' dedicated City of Naperville right-of-way. All three light poles would be located on private property and within 10' of the major arterial setback.

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

Our store is currently operating in this neighborhood with the three existing light poles located within the major arterial setback. Granting this variance would not alter the essential character of the neighborhood nor detriment adjacent properties as the store currently operates present day. A photometric plan has been prepared and will require City approval for the relocated light poles.