

**Variance from City Code Section 6-7C-7:3 to  
Reduce the Setback Along Middle Road Cu-De-Sac**

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

The nature of this setback request is unique in that our property is singularly affected by the cul-de-sac “bulb”. This cul-de-sac, adjacent to the SE corner of our site, was established at some point after the property was divided for our use. The radial nature of the cul-de-sac creates a very wide right of way near our store. This additional right of way that was cut out of the lot after the property was placed into use, is approximately 26’ wider than the original, straight right of way.

With respect to the explanation above, the functional separation of our building and sidewalk, from the adjacent uses, is meeting the intent of the plan. Specifically, the setbacks from our property line is shown as 15 feet for the building, 5 feet for our sidewalk, 5 feet for our transformer and <1 feet for our transformer concrete pad.

Our proposed site plan incorporates landscape plantings and a 6’ wood fence in this area which, in addition to the wide right of way, provides additional buffering, respecting the existing neighbors to the south / southeast.

**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.**

The arrangement of a cul-de-sac right of way being carved out of the southeast corner of this property is unique and exceptional because uses are typically arranged with their frontage toward a cul-de-sac. The retroactive placement of this cul-de-sac surely benefits the residential uses along it, but it also creates unique challenges for the subject property.

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

The request to reduce the setback will not place our use uniquely close to the neighboring properties. The additional cul-de-sac right of way creates the additional separation required to honor the intent of the code.

This exception, if granted, maintains proper separation. In addition, the redevelopment of this site will not change the principal use of a convenience store. The redevelopment of the site will limit vehicle traffic behind the new building wherein traffic is able to circle the existing building. Finally, the redevelopment of this site will bolster screening with the use of new plantings and fencing as previously described.

**Variance from City Code Section 6-2-14-1.1**  
**to Reduce the Setback Along Naper Boulevard from 20 to 7 Feet**

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

Casey's intends to maintain the existing access points along Naper BLVD. The area subject to this request is between the two existing access points and currently has approximately 20' of greenspace on the interior side of the sidewalk. However, the greenspace inside of the property line is 5'.

The proposed layout increases this greenspace between the sidewalk and the private paving variably, to between approximately 22' and 30'. This layout is based upon the need to create as much greenspace as possible, while still allowing delivery vehicles to navigate 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.**

The design of the site is based upon the critical need to allow delivery vehicles to navigate safely thought the site. The placement of the cul-de-sac right of way, cutting out the SE corner of the site, restricts the ability to move the principal structure further east, away from the area in question.

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

The driveways and adjacent parking lot exist today, and this redevelopment will increase the greenspace adjacent to Naper BLVD. This proposal thereby reduces any impact to adjacent property.

**Variance from City Code Section 6-14-4:3.3.2 of the Municipal Code  
to exceed the permitted horizontal illuminance standards**

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

Casey's lighting intentions are in harmony with the intent of Section 6-14-4:3.3.2. The code section intends to limit light pollution into the sky and also onto neighboring properties.

Casey's lighting standards are focused on safety and user interface, while respecting our neighbors. All of Casey's lighting fixtures are the latest in LED technology and are cut off from up-lighting. Additionally, our fixtures are designed to limit backlighting and flooding light onto neighboring properties. Included in our plan submittal, accompanying the photometric plan, are illuminance graphics which help to depict the impact of lighting on our site as well as to our neighbors.

With respect to light levels, we are limiting our average light output in the paved area to less than 4 foot candles (fc). Per the Illuminating Engineering Society (IES) Footcandle Light Guide, this is less than a covered parking area, which has a recommended lighting level of 5 fc.

The lighting under our canopy is completely cut off, as the fixtures are flat with the canopy soffit and are otherwise below an opaque roof. Our proposed lighting levels average slightly over 20 fc (20.06) in this area. The canopy covers the fuel dispensers, and this machinery interface is an interactive task area for our customers. Task lighting is typically much brighter than our proposed levels, such as the IES recommendation for component manufacturing at 30 fc or an office at 40 fc.

Realizing that a convenience store with fuel sales creates a hybrid sales area wherein the interior of our retail building, where IES recommends an average of 50 fc (General Retail), is married to our outside sales area under the fuel canopy. In between these two areas is a parking lot and vehicle travel lanes. Our intent is to keep this area safe while pedestrians and vehicles navigate the same space. Light optics are relative to the human eye and our ability to refocus through variable light levels. Our proposal is dimmer than we prefer, but it maintains the safety target for our customer.

At the perimeter of our site, the light levels are negligible in our output model. Uses to the north and west are public roadways with 5 to 6 travel lanes and other commercial uses adjacent. To our south and southeast are our residential neighbors. The residential neighbors are considered in this design in both facility placement and light design. Foot candle measurements from our site reach zero far before the cul-de-sac to the SE or our neighbor's property line directly to the south. In addition, our site plan incorporates landscape plantings and a 6' screening fence in this area to block both light and noise impacts.

With these design methods in place, we are respecting the intent of the code by mitigating potential impacts on our immediate neighbors as well as the greater area.

**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.**

As described above, our facility is unique in that our customers are very often utilizing our outside and inside sales areas as one unit in their visit. The code does recognize that a fuel canopy is unique, but it does not take into account the relationship of a customer traversing from canopy to store, or the human / machine interaction with the latest technology. The task lighting need is important for customers to interact with the computer screen on the dispenser, facilitating their payment method, and operating their vehicle fuel system.

**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 impact on our neighbors has been considered in this design. Light levels, light direction, and light placement have resulted in a design that does not flood light onto neighbors or to the sky above. Casey's operates over 2400 convenience stores throughout the Midwest. Our standards for the safe use of our site by both our customers and our team members, is paramount. This goal ensures a quality facility that enhances our neighborhoods.