

**VILLAGE OF CHEBANSE
275 S. OAK STREET
CHEBANSE, IL 60922**

**ZONING COMMITTEE MEETING
JANUARY 31, 2022
6:00 PM**

****AGENDA****

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

NEW BUSINESS

ZONING VARIATIONS, SPECIAL USE, CONDITIONAL USE, SIGNAGE

PUBLIC COMMENT

ADJOURNMENT



January 27, 2022

Planning and Zoning Commission
Village of Chebanse
275 S. Oak Street
Chebanse, Illinois 60922

Members of the Chebanse Planning and Zoning Commission:

Casey's Retail Company is the contract purchaser of approximately 1.75 acres of vacant land at the southeast corner of the intersections of 1st South Street and South Locust Street in Chebanse. Casey's is requesting approval of a Conditional Use in this B-2 zoning district to build and operate a "fuel filling station" as defined in Section 10-8B-2 of the Village of Chebanse Zoning Ordinance and variations from the signage requirements of Chapter 12 of the zoning ordinance. As an essential part of this project Casey's and its contract seller are also requesting annexation of a contiguous vacant tract of land containing 0.548 acres.

Conditional Use:

Casey's Retail Company requests that upon reviewing the attached "Petition for Special Use Permit", that the Planning and Zoning Commission will schedule a public hearing and determine that:

The requested Conditional Use is necessary for the public convenience as it will be the only "fuel filling station" in the community and that its location adjacent to the I-57 interchange will provide necessary amenities for the community and for interstate travelers and that:

The requested Conditional Use will not endanger the public health, safety, and welfare; and that:

The requested Conditional Use will not cause substantial injury to the value of other property in the neighborhood; and that:

The requested Conditional Use is designed to be built and operated in conformity with the applicable regulations governing the B-2 Business District subject only to the variations requested herein.

Variations:

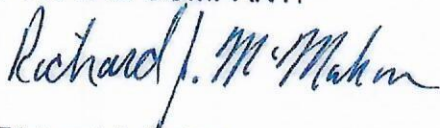
Casey's Retail Company requests that upon reviewing its request for six (6) signage variations the Planning and Zoning Commission will find that:

That the property cannot yield a reasonable return without the six (6) requested sign variations, and that the reasons for requesting the variations are due to unique circumstances, and that if granted they will not alter the essential character of the locality.

Annexation:

That the Planning and Zoning Commission will determine that it is in the best interests of the community that the Petition for Annexation of 0.548 acres contiguous to the Village be granted.

FOR THE COMPANY:

A handwritten signature in cursive script that reads "Richard J. McMahon".

Richard J. McMahon
Agent

Attachments:

Petition for Special Use Permit
Petition for Zoning Variations
Petition for Annexation

PETITION FOR ZONING VARIATIONS

The petitioners are requesting the following variances to requirements of the Village of Chebanse Zoning Ordinances, Chapter 12, Signs.

Sign Supports: Section 8-2-A-1.a

- Price Sign: Variance of 3" in diameter to the requirement that sign supports not exceed 6" diameter thereby allowing support poles measuring 4" x 8" (diameters of 9").
- Hi-Rise ID Sign: Variance of up to 52" in diameter to the requirement that sign supports not exceed 6" in diameter thereby allowing a support pole with a diameter of up to 60".

Sign Size: Section 8-2-B.1

- Variance of 420 square feet to the requirement that the gross surface area of all signs not exceed 110 square feet thereby allowing 530 square feet gross sign surface area.

Sign Setback: Section 8-2-B-2

- Variance of 10 feet from the requirement that a free-standing sign be located not less than 20 feet from a right-of-way line thereby allowing the price sign to be located 10 feet from the 1st South Street right-of-way line.

Sign Height: Section 8-2-B.3.b

- Hi-rise ID Sign: Variance of 70 feet from the requirement that a free-standing sign be no higher than 30 feet above the ground, thereby allowing a 100 feet high hi-rise ID sign.

Sign Number: Section 8-2-B.4

- Variance of 12 signs from the requirement that no more than 4 signs be allowed, thereby allowing a total of 16 signs.

Findings of Fact supporting the granting of the above described above are:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in this zoning district.
2. That the plight of the owner was not created by the owner and is due to unique circumstances.
3. That the variation if granted will not alter the essential character of the locality.

Sign Supports:

Price Sign: The proposed use of the property as a fuel filling station and convenience store requires larger price signage to allow motorists to make timely decisions thereby allowing safe turning movements onto the property. Despite reducing the height of the proposed price sign 5

feet lower than the allowed maximum of 30 feet Casey's will use rectangular supports measuring 4" x 8" (which calculate to 9" diameter) to ensure stability and safety. Casey's therefore requests a variance of 3" to the requirement that sign support poles be no greater than 6" diameter.

Hi-rise ID Sign: The unique location of this property adjacent to I-57 is offset by the lack of visibility by travelers on I-57 because the subject property is located below the grade of the bridge over I-57 and its ramps. The hi-rise ID sign of 100' which will provide interstate awareness of the fuel filling station and convenience store requires a sign pole with up to 60" diameter for stability.

Strict adherence to the diameter requirements for sign supports would make it impossible for this use of the property as a modern convenience store with fuel sales. This property was a fuel filling station with a 3-pole hi-rise since the 1970's until it was completely razed in 2007 by the prior owner. The granting of these variations shall not alter the essential character of the locality.

Sign Size:

The south-bound I-57 on-ramp cuts approximately 160 feet of frontage on 1st South Street from what would otherwise be a rectangular parcel with approximately 273 feet of frontage along 1st South Street. The unique location along I-57 with visibility limited by the interchange ramps and bridge makes this 282 s.f. hi-rise sign essential for this to be a viable project. Since it is unique to this property, subtracting the hi-rise sign gross surface area from the requested total 530 s.f. of signage yields building, canopy, and price signage gross area of 257 s.f.

Requested gross signage area	530 s.f.
Less: Hi Rise gross area	<u>282 s.f.</u>
Total Signage less Hi-rise	248 s.f.

First South frontage	110 feet
Add: Frontage taken by ramp	<u>160 feet</u>
Imputed 1 st South Street frontage	270 feet

Using the 239.88 feet of residential frontage along low-traffic South Locust Street in the calculation would reduce the signage by only 9 s.f. and would require customized signage.

Sign Setback: Section 8-2-B-2

- Variance of 10 feet from the requirement that a free-standing sign be located not less than 20 feet from the 1st South Street right-of-way line.

Locating the free-standing price sign 10 feet from 1st South Street right-of-way line is necessary because the Masonic Lodge building 150 feet to the west of the subject property has essentially a zero setback from the 1st South Street right-of-way line thereby effectively blocking the visibility of the posted fuel prices. Without price visibility east bound motorists will have a greatly reduced opportunity to observe the price and make safe turning movements onto the subject property. Locating the price sign 10 feet from the right-of-way line rather than keeping it behind

the 20 feet setback will also limit its visibility by the residences on South Locust Street. This price sign with a 12 feet clearance will not block visibility at the intersection. It is physically impossible to locate the price sign to the east side of the property because the I-57 southbound on-ramp reduces the front yard east of the driveway to less than 11 feet of frontage along First South Street.

Sign Height: Section 8-2-B.3.b

- Hi-rise ID Sign: Variance of 70 feet from the requirement that a free-standing sign be no higher than 30 feet above the ground, thereby allowing the hi-rise ID sign to be 100 feet high. The unique location of this property adjacent to I-57 is offset by the lack of visibility because the subject property is located below the grade of the adjacent highway interchange ramps. The hi-rise ID sign of 100' will provide interstate awareness of the fuel filling station and convenience store.

Strict adherence to the height limitation would make it impossible for this use of the subject property as a modern convenience store with fuel sales. This property was once a fuel filling station with a three (3) pole hi-rise sign but has not been redeveloped since it was completely razed in 2007 by the prior owner. The granting of this variation shall not alter the essential character of the locality.

Sign Number: Section 8-2-B.4

- Variance of 12 signs from the computed requirement that no more than 4 signs be allowed, thereby allowing a total of 16 signs on the subject property. The ordinance allows 1 sign per 80 feet of street frontage. The subject property has 110' of frontage on 1st South Street and 240' of frontage on Locust Street, thereby allowing a total of 4 signs by right. ($350/80 = 4.3$)

The I-57 southbound ramp reduces the 1st South Street frontage by 160' (equal to 2 signs).

The Hi-rise sign along I-57 is unique in its purpose and location when compared to other signage in Chebanse in that its sole purpose is to bring passing interstate motorists into Chebanse as guests where their purchases will generate increased sales tax and motor fuel taxes for the community.

The 2 building signs on either side of the main entrance and the 8 signs affixed to the gas canopy columns are designed to bring guests standing on the driveway into the store. Fuel purchases are unique from any other retail business in Chebanse because they are made outside the retail building and this signage serves to inform the guest of other opportunities within the retail store.

Dated this 27th day of January 2022



Richard J. McMahon, Agent