

**VILLAGE OF NORTH UTICA**

801 South Clark Street

North Utica, IL 61373

Planning Commission

Public Hearing

June 14, 2017

[www.utica-il.gov](http://www.utica-il.gov)

AGENDA

- I. 6:00 p.m. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
  
- IV. Public Hearing - 6:00 pm:
  - 1.) Petition of Casey's Retail Company, as Contract Purchaser, and with the consent and support of property owners Terry H. Cross and Judith A. Cross, regarding the construction of a Casey's General Store on property zoned C-3 and generally located at U.S. Route 6 and IL. Route 178 and seeking variances as follows:
    - a) To allow a proposed 4600 sf (approximately) building to be constructed, which is under the required 5000 sf minimum allowed in the C-3 zoning district; and
    - b) To allow a 26'-8" pylon sign, which is greater than the 20' maximum sign height allowed by code; and
    - c) To allow for four (4) canopy signs whereas the code allows for one (1) sign; and
    - d) To allow for eight (8) wall signs whereas the code allows for one (1) sign for each side fronting a public street, with each set of signs approximately 105 sf per façade in size; and
    - e) Such other relief as is necessary to allow the development.
  
- V. Discussion and Possible Recommendations of the Planning Commission regarding:
  - 1.) The petition of Casey's Retail Company, as Contract Purchaser, regarding the construction of a Casey's General Store on property currently zoned C-3 and generally located at U.S. Route 6 and IL. Route 178 and all indicated variances as necessary to allow the development.
  
- VI. Consideration of Approval of Minutes: 6-01-17
  
- VII. Old / New Business
  
- VIII. Public Comment
  
- IX. Adjournment

POSTED 06-12-17

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### MINUTES

At 6:03 pm the meeting was called to Order by Planning Commission Chairman Tom Guttilla who then led the Pledge of Allegiance. Village Clerk Laurie Gbur took attendance for the meeting. Present were Planning Commission Members Doug Gift, Dennis Hamilton, Warren Munson and Roy Chapman. Village Attorney Herb Klein was also present.

Attorney Klein provided a brief summary of the Petition of Casey's Retail Company, as Contract Purchaser, and with the consent and support of property owners Terry H. Cross and Judith A. Cross, regarding the construction of a Casey's General Store on property zoned C-3 and generally located at U.S. Route 6 and IL. Route 178 and seeking variances as follows:

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- e. Such other relief as is necessary to allow the development.

Mr. Ryan Swanson, ARC Design, and Mr. Bryce Loring, Casey's Corporation, provided a power point presentation outlining the project. It showed the layout and design of the new Casey's as well as setbacks to Rt. 6 and Rt. 178. It provided information on the size of the building, areas for the purchase of fuel, entry into the store and signage.

Mr. Swanson was sworn in to provide testimony regarding the variances that are needed regarding signage, size of the building, etc.

The project will begin over the summer and it should be opened by mid-2018.

Chairman Guttilla asked if there would be screening on the roof.

Mr. Swanson stated that they will have screening on the roof to minimize the look of the equipment.

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Chairman Guttilla asked if there would be a sidewalk in front of the property as well as a sidewalk to provide pedestrian access from the Fire Department which is directly south of the proposed Casey's building.

Mr. Swanson stated that they are concerned about putting sidewalks in along Rt. 6 and Rt. 178 due to possible future improvements to the intersection by IDOT. However, if the Fire Department would be interested in having an access service sidewalk between the two properties, Casey's is willing to construct one. This would enable pedestrian traffic to walk from the fire department to Casey's without having to walk along Rt. 178.

Chairman Guttilla asked if Mr. Swanson was aware of any upcoming improvements to the intersection.

Mr. Swanson stated that they are just speculating however the initial IDOT response for the Casey's project indicated that there should be nothing located in the right-of-way.

Sign Variances being requested by Casey's for the project were then discussed.

There will be Logo signage on the building and there will also be a free-standing sign on the front corner of the property. There will also be 'wall signs' that indicate weekly specials on both the front and the back of the building. There will also be a free-standing sign to attract business to the location.

Member Gift asked about the height of the free-standing sign and whether it will be tall enough to attract business from the interstate.

Mr. Swanson stated that the sign would not be tall enough to be seen from Rt. 80. It is meant to attract business along the Rt. 6 corridor and will be an east-west facing sign.

Swanson stated that there will also be some directional signage to alert traffic to the entrances and exits as well as to alert trucks to the diesel fuel pumps that will be located in the back of the property behind the building. Entry for the large trucks will be from Rt. 6.

Member Gift asked about the size of the store. The store will be approx. 4,600 sq. ft. however, that is smaller than the Village Ordinance currently allows in the C3 district. Casey's is also seeking a Variance for this.

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### MINUTES

Member Gift asked if the store would carry any different items.

Mr. Loring answered no.

Member Gift then asked if there would be additional stores constructed in the area, in the future.

Member Gift then asked if there would be any other Casey's General Stores constructed along Rt. 6 in the general area of the Village of North Utica.

Mr. Loring stated that this would be the only store located along Rt. 6 and it will be considered exclusively as the 'Utica Casey's General Store'.

Member Gift then asked if the 'Utica Casey's' would be larger than the other Casey's stores in the surrounding area.

Mr. Loring answered yes; this store is going to be larger than the usual site of stores in the surrounding area.

Chairman Guttilla then asked if there would be an additional store located in Utica in the future as there are in some other communities.

Mr. Loring stated that while there are additional stores in some of the larger communities, this would be the only store in the Village of North Utica.

Member Chapman asked whether the lot would accommodate parking for campers and RV's.

Mr. Swanson answered yes.

Members also asked about the timeline for construction.

Mr. Swanson stated that if the Village approves the project, the IDOT permits would take about 2 months to obtain, followed by the closing on the property and finalization of construction plans. Construction would begin approx. 4 months later and they hope to be fully staffed and open by the end of the year.

Other discussions involved items such as signage, traffic and lighting at the Rt. 178 and Rt. 6 intersection. Directional signage is located along Rt. 6 and the lot is designed for truck traffic to enter from the west (off of Rt. 6) and exit on the east side of the lot (onto Rt. 178). Diesel fuel for large trucks will be located at the back of the property and delivery will be located on the east side of the building. The lot has also been designed to not impede car or other small vehicle traffic. There will be an entrance in the front as well as in the back of the building.

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**MINUTES**

Member Munson asked Mr. Loring if they would consider using signage that wasn't the bright red signage being proposed.

Mr. Loring stated that their research has determined that the red signage and logo is more in line with the branding. It is more eye catching therefore it is part of their marketing plan.

Member Munson stated that there is a Casey's General Store in Amana, Iowa that has signage that is a bit more toned down. They have a beige sign and it looks very attractive on the building.

Mr. Loring stated that the building had been purchased rather than constructed by Casey's. The signage was part of their former marketing plan however they have determined that the red signage is what they are moving forward with in all of their new models.

Member Munson stated that in his opinion, the building with large red signage was a bit too bright and he would prefer signage that is more subdued and fitting with the overall look of the community.

Mr. Swanson then stated that this building is a newer model. The Amana, Iowa store has metal siding while this store will be constructed with brick and stone which would be fitting for the area.

Member Gift then asked if they intend to use local labor.

Mr. Swanson stated that they will be using Illinois & Iowa regional subcontractors on the project.

There were no additional questions by the Planning Commission and no further testimony.

There were also no objectors present at the Hearing.

It was then motioned by Member Gift, seconded by Member Chapman to close the Hearing at 6:47 pm.

All in favor

Motion Carried

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**MINUTES**

Attorney Klein then provided a summary of the factors to be reviewed by the planning commission when they are considering a variance. They are as follows:

1. Is necessary or desirable to provide a service which is in the interest of public convenience.
2. Will cause no additional threat to public health, safety, or welfare or creation of a nuisance.
3. Will cause no additional public expense for flood protection, fire rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities.
4. Will not unduly increase traffic congestion on public roads and highways.
5. Will not alter the essential character of the property or neighborhood in question.
6. Meets other requirements of this title, such as parking and landscaping.
7. Is consistent with the purpose and intent of the comprehensive plan.

Comments by the Planning Commission:

Member Munson stated that he would like to see the Casey's General Store have a more historic appearance as suggested in the Village's Comprehensive Plan. The red signage does not look historic.

Member Gift stated that he has no issue with the project as proposed. It is located along Rt. 6 & Rt. 178 and in this area it looks similar to other buildings.

Chairman Guttilla stated that since the building is located along Rt. 6 & Rt. 178, it seems to fit in with the other commercial properties in that area. If it were downtown it might require a more historic look, however in this location it is similar to what is already there. The area is zoned C3 whereas the downtown area is a different zoning; C1.

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**MINUTES**

Member Munson stated that although this is along Rt. 6 & Rt. 178, how much farther south will we allow construction that is not keeping a more historic look. "I am not opposing the project but in the future where do we cut it off?"

Member Gift stated that if a developer was going to be approaching the downtown area, that would require more of a historic look.

Member Chapman stated that since this will be located near the intersection of Rt. 6 & Rt. 178, their signage will allow them to compete for business.

Attorney Klein then confirmed that this area is zoned C3 as well as property along Rt. 178 to the strip mall south of the fire department. He then stated that developing property in the downtown is a different process.

With no additional discussion, it was motioned by Member Gift, seconded by Member Hamilton to recommend approval of the variances as follows:

- a. To allow a proposed 4600 sf (approximately) building to be constructed, which is under the required 5000 sf minimum allowed in the C-3 zoning district; and
- b. To allow a 26'-8" pylon sign, which is greater than the 20' maximum sign height allowed by code; and
- c. To allow for four (4) canopy signs whereas the code allows for one (1) sign; and
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4 Yes (Gift, Hamilton, Munson, Chapman)

Motion Carried

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**MINUTES**

Approval of Minutes: It was motioned by Member Munson, seconded by member Gift to approve the Minutes from the 6-1-17 meeting as distributed.

All in favor

Motion Carried

Old / New Business: NONE

Public Comment: NONE

At 7:00 pm it was motioned by Member Hamilton, seconded by Member Chapman to adjourn the meeting.

All in favor

Motion Carried

Respectfully submitted,

Laurie A. Gbur

Village Clerk