

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

Project Name: 7-Eleven Gas Station  
Project Address: 1650 W. Algonquin Road  
Prepared By: Steve Hautzinger

### PETITION INFORMATION:

DC Number: 18-108  
Petitioner Name: Kim Ward  
Petitioner Address: Vequity LLC  
400 N. Sate Street, Suite 400  
Chicago, IL 60654  
Meeting Date: January 8, 2019

Date Prepared: December 19, 2018

### Requested Action(s):

Approval of the proposed architectural design for a new gas station and convenience store.

### Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Special Use to allow redevelopment of the site with a new gas station and convenience store. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission for building and signage only."*

### Summary:

This site was previously used as a Citgo gas station with convenience store. The property is currently vacant and planned for demolition to allow construction of a new 7-Eleven convenience store and gas station. The scope of the project includes a complete redevelopment of the site including new fuel pumps, fuel pump canopy, convenience store, and signage.

### Architectural Design:

The proposed design is based on the current 7-Eleven prototype. The design is simple in form, but it has a clean modern appearance that will be a very nice update for this property. This design will also fit well with the new Taco Bell restaurant that is planned for construction on the adjacent site, which has a similar boxy massing and similar materials.

The proposed gray fiber cement "brick" wall panels have a nice modern appearance that works well with the black storefront, black canopy, black light fixtures, black wall coping, and gray "stone" base. The fuel pump canopy columns and trash enclosure are nicely detailed to match the building.

However, the Design Commission should evaluate the following details:

- The flush transition between the fiber cement "stone" base panels and the upper fiber cement "brick" wall panels looks too flat and has a fake appearance. It is recommended that a projecting sill trim piece be included between the two materials for a more authentic appearance. Consider using an adhered cultured stone sill detail.
- The stone base panels on the trash enclosure and canopy columns have a heavy appearance. Consider omitting the stone panel details on these items, providing an all brick appearance.

### Rooftop Mechanical Unit Screening:

The proposed building has multiple rooftop mechanical units which are required to be fully screened from public view. The building design includes tall parapet walls on all four sides to fully screen the equipment, which is ideal.

**Signage:**

The proposed development includes a complete package of new signage based on 7-Eleven's branding. Overall, the signage package has a nice appearance that enhances the overall appearance of the development. A few details will need adjusting at the time of permit to comply with code, including a three-foot minimum setback for the ground sign and a slight reduction in the size of the west wall sign.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed design for 7-Eleven located at 1650 W. Algonquin Road. This recommendation is subject to compliance with the revised plans received 12/21/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that a projecting sill trim piece be included between the fiber cement "stone" base panels and the upper fiber cement "brick" wall panels for a more authentic appearance.
2. Consider omitting the stone panel detail on the fuel pump canopy columns and trash enclosure, providing an all brick appearance.
3. Signage shall comply with Chapter 30, Sign Code.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

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December 21, 2018

Steve Hautzinger AIA, Design Planner  
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 18-108