



# Memorandum

---

To: Charles Perkins-Witherington, Director of Planning and Community Development  
From: Sam Hubbard, Development Planner  
Date: 2/28/2019  
Re: Village Board Meeting on March 4, 2019 - PC #18-026: 7-11 Gas Station

---

## **Background:**

On February 13, 2019, the Plan Commission held a public hearing to consider application PC#18-026, an application for a Special Use Permit and Variations to allow redevelopment of the site with a 7-11 gas station. Staff recommended approval of the application subject to several conditions of approval, and the Plan Commission voted 7-0 to recommend approval subject to the conditions as recommended by staff.

During the hearing, the petitioner objected to one of the conditions recommended by staff, which condition is summarized below:

1. At the request of the Village, the petitioner shall implement improvements to the ingress/egress along New Wilke Road to restrict full access to and from the subject property along this street.

The petitioner's objections dealt with restrictions to this access point that would prevent fuel trucks from entering and leaving the site, as well as the effect that any such restriction would have on customer access and the potential for loss of business. Staff had originally recommended this condition due to concerns regarding the new dedicated right turn lane that will be constructed on westbound Algonquin to northbound New Wilke, and the impact that this new turn lane could have on movements in and out of the 7-11 site at the New Wilke access point.

Although the Plan Commission ultimately voted to recommend approval of the application subject to the conditions of approval as outlined by staff, two of the Plan Commissioners commented that the Village should outline various strategies that could be implemented incrementally if the access point along New Wilke Road became problematic.

## **Analysis:**

Any required change that restricts access along New Wilke would only be the outcome of observed and reported traffic incidents that result from full access at this access point. If any such change is necessary, it would be done in consultation with the 7-11 property owner, and staff would work with the

property owner on strategies that could be implemented incrementally before any ultimate requirement to restrict the access point to right-in/right-out only. Certain preliminary steps could be:

1. Installation of signage that restricts left turns out of the site between certain peak travel times.
2. Installation of signage that restricts left turns out of the site at all times.
3. Installation of a half “pork chop” that would prohibit traffic from leaving the site and taking a left turn onto southbound New Wilke.

Furthermore, the condition of approval does not give the Village the authority to completely close access to New Wilke Road, and it is not the intention of the Village to remove all access to the subject property from this street. Village staff recognizes the importance of having some form of access to New Wilke, both for business patronage, fuel truck access, and fire truck access for emergency services.

Staff has analyzed the concern regarding fuel truck access and notes that the petitioner’s fuel truck turning exhibits show a fuel truck sufficiently utilizing the access point along Algonquin Road, which has a right-in/right-out only layout with a mountable “pork chop” median. If a right-in/right-out orientation is determined as necessary on the New Wilke Road access point, the same mountable “pork chop” median can be used, which would not hamper fuel truck ingress/egress at this access point.

With regards to the effect on customer traffic should the access point on New Wilke Road be restricted to a right-in/right-out orientation, staff notes that southbound ingress and egress to and from New Wilke Road would still be possible via the drive aisle the exists to the north of the site. This drive aisle provides access to the grocery store to the east as well as the Taco Bell site abutting the subject property. Since the subject property will provide a drive aisle connection to the Taco Bell site, the 7-11 customers will have access to this northern drive aisle (although staff acknowledges that this is a circuitous route for ingress/egress).

In order to address the concerns of the petitioner, staff has proposed modified language to the aforementioned condition, as outlined below. The modified language makes it clear that implementation of a right-in/right only orientation would only be a final result should other strategies be ineffective at addressing the problem, if problems arise.

1. If ingress/egress into and out of the subject property utilizing the access point along New Wilke Road becomes problematic, as determined by the Village, the petitioner shall work with the Village to address this problem. This may require the petitioner to implement various strategies to restrict problematic access along New Wilke, and may ultimately result in a restriction on full access to the access point along New Wilke Road.

**Recommendation:** Based upon the above, it is recommended that the following modification to the Plan Commission recommendation be considered:

~~Red Strikethrough~~ text is to be deleted

**Green Bold** text is to be added

- ~~1. At the request of the Village, the petitioner shall implement improvements to the ingress/egress along New Wilke Road to restrict full access to and from the subject property along this street.~~
1. If ingress/egress into and out of the subject property utilizing the access point along New Wilke Road becomes problematic, as determined by the Village, the petitioner shall work with the Village to address this problem. Should other strategies to address problematic access along New Wilke be unable to resolve the problem, the ultimate result will be for the petitioner to implement improvements to the ingress/egress along New Wilke Road that will restrict full access to and from the subject property.
2. At the request of the Village, the petitioner shall grant, and cause to be recorded, an access easement that provides two-way cross access to the property to the east, which shall only be required if and when the Taco Bell property provides reciprocal access to the subject property.
3. Deliveries and trash collection shall be prohibited between the hours of 10:00pm and 7:00am.
4. Compliance with the January 8, 2019 motion from the Design Commission shall be required.
5. IDOT review and approval shall be required.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Cc: Randy Recklaus, Village Manager  
Mike Pagones, Village Engineer