



Memorandum

TO: Kevin J. Jackson, Village Manager 

FROM: Rob Sproule, Public Works Director 

FOR: Village President and Board of Trustees

DATE: September 2, 2022

SUBJECT: 100 Chicago Avenue BP Station: North Taylor Avenue Driveway Closure

The purpose of this memo is to provide the Board with an update on the feasibility of a gate to block the North Taylor Avenue driveway of the BP gas station at 100 Chicago Avenue except to receive deliveries of fuel and other goods.

Background

Staff was asked to investigate the feasibility of closing the North Taylor Avenue driveway of the BP station at 100 Chicago Avenue based on concerns from the residents on the 500 and 600 blocks of North Taylor Avenue related to traffic volumes, speeds, and safety.

Per Section 22-5-4 of the Village Code, the Village Board can revoke the approvals of driveways but staff has reviewed the Transportation Commission's recommendation and this recommendation is not feasible without major impacts to the existing business. The gas station uses this driveway for ingress and egress of delivery trucks for gasoline and other items which would not be possible without this driveway. Staff has confirmed this with the gas station operator and this information was presented to the Village Board at the August 1, 2022 Village Board Meeting.

Staff was also requested to investigate the potential for a gate to block the driveway that would still allow for deliveries, but otherwise restrict access to the facility from North Taylor Avenue. Public Works has reviewed the site and confirmed that the site and driveway could be controlled with a number of different options. The preferred option would include the installation of a fence and some form of gate or bollards that would be placed on the gas station property directly behind the public sidewalk. Staff has developed and provided renderings and a site plan of what possible installations could look like (see attachments). Staff have also provided some cost estimates for those different options. Costs range from approximately \$20k to \$30K depending on the final selection of method and materials (see attachments).

Staff has met with the gas station operator and presented the Village's desire for the driveway to be blocked and only opened for deliveries. Staff has not heard back from the

operator as to its willingness to install the items and comply with the Village's request. If the Board desires to move forward, installation of these items on private property would require the consent of the operator and cooperation with the operation of the closure. The Law Department would need to further investigate the legal issues that could be posed if such a closure was installed without the operator's consent and how enforcement of the closure would be handled.

The fence and gate/bollards could be installed in the public way. The existing site conditions do not lend themselves well to this installation. If the proposed installation does not include a fence, it would be easy for vehicles to use the public sidewalk and parkway to circumvent the drive impediments and undermine the intent. The sidewalk at this location is at grade with the existing private property and this private property is paved. If a fence was installed in the public way outside the sidewalk in the parkway, it creates an unsafe situation where the sidewalk becomes fenced in and a driver may not be aware that they should not use the space for vehicle maneuvers. In addition, the installation of these items in the public way would leave them as public assets with Village staff required to maintain and repair them if damaged. Again, the Law Department would need to further investigate the legal issues that could be posed if such a closure was installed without the operator's consent and how enforcement of the closure would be handled.

Next Steps

Staff will report back to the Board regarding the gas station operator's response to the Village's request that it voluntarily install and maintain a closure of the North Taylor Avenue driveway at its location and possible next steps based on that response.

If you have any questions, please contact Rob Sproule, Public Works Director, at (708) 358-5700 or rsproule@oak-park.us.

Attachments:

1. Proposed Fence and Bollards Renderings
2. Proposed Fence and Gate Renderings
3. Site Plan with Proposed Installation
4. Cost Estimate

cc: Lisa Shelley, Deputy Village Manager
Ahmad Zayyad, Deputy Village Manager
Bill McKenna, Village Engineer
All Department Heads
Christina M. Waters, Village Clerk



4' FENCE WITH BOLLARDS



4' FENCE WITH GATE

Attachment 3



Attachment 4

Estimated Costs for 100 Chicago Ave. Fence and Gate Installation				
ITEM DESCRIPTION	UNIT	Unit Price	Quantity	Total
CONCRETE PARKING LOT REMOVAL	SQ FT	\$ 3.50	431.8	\$ 1,511.30
CONCRETE PARKING LOT	SQ FT	\$ 15.00	431.8	\$ 6,477.00
FOLDING BOLLARD	EACH	\$ 300.00	5	\$ 1,500.00
REMOVABLE EMBEDDED BOLLARDS	EACH	\$ 650.00	5	\$ 3,250.00
4' DECORATIVE FENCE	FOOT	\$ 150.00	67	\$ 10,050.00
4' ROLLING GATE	EACH	\$ 6,750.00	1	\$ 6,750.00
5' DECORATIVE FENCE	FOOT	\$ 200.00	67	\$ 13,400.00
5' ROLLING GATE	EACH	\$ 9,000.00	1	\$ 9,000.00
4' Fence with Folding Bollards				\$ 19,538.30
4' Fence with Embedded Bollards				\$ 21,288.30
4' Fence with Rolling Gate				\$ 24,788.30
5' Fence with Folding Bollards				\$ 22,888.30
5' Fence with Embedded Bollards				\$ 24,638.30
5' Fence with Rolling Gate				\$ 30,388.30