

VILLAGE OF STICKNEY



Jeff Walik
Village President

6533 West Pershing Road
Stickney, Illinois 60402-4048
Phone - 708-749-4400
Fax - 708-749-4451

Village Trustees

Mary Hrejsa
Tim Kapolnek

Mitchell Milenkovic
Sam Savopoulos

Leandra Torres
Jeff White



Audrey McAdams
Village Clerk

REGULAR MEETING
BOARD OF TRUSTEES
Stickney Village Court Room
6533 W. Pershing Road

Tuesday, May 18, 2021

7:05 p.m. or immediately following 7:00 p.m. TIF Public Hearing for Proposed Cicero and Pershing TIF District

Meeting Agenda

IMPORTANT NOTICE: As a result of the ongoing COVID-19 pandemic and the Governor of the State of Illinois' declaration of an emergency, the meeting will be conducted in person and via Zoom in compliance with P.A. 101-0640. All persons attending the meeting in-person will be required to wear a face mask at all times while in the building and will further be subject to strict social distancing (6 feet separation). Electronic attendance via Zoom is strongly encouraged. The information for the Zoom meeting is as follows:

Website: Zoom.us
Meeting ID: 312 915 7558
Password: 768782

PUBLIC COMMENT: Persons not attending the meeting in person may submit "Public Comment" to the Village Clerk no later than one (1) hour before the scheduled start of the meeting. Please send public comments to the Village Clerk at villageclerk@villageofstickney.com.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approve Minutes of Previous Regular Meeting
5. Authorize Payment of Bills
6. Pass and Approve Ordinance 2021-07, "An Ordinance Authorizing and Approving the Disposal off Personal Property for the Village of Stickney, Cook County, Illinois.",
7. Pass and Approve Ordinance 2021-08, "An Ordinance Granting and Approving a Special Use Permit to Operate a Gas N' Wash for the Property Commonly Known as 3800 South Cicero Avenue, Stickney, IL"
8. Approve Resolution 05-2021, "A Resolution Supporting Restoration of LGDF (Local Government Distributive Fund) Revenue."
9. Report from the President
10. Report from the Clerk
11. Trustee Reports/Committee Reports
12. Reports from Department Heads
13. Public Comment
14. Adjournment

Posted May 15, 2021

May 4, 2021

State of Illinois
County of Cook
Village of Stickney

IMPORTANT NOTICE: As a result of the ongoing COVID-19 pandemic and the Governor of the State of Illinois' declaration of an emergency, the meeting will be conducted in person and via Zoom in compliance with P.A. 101-0640. All persons attending the meeting in-person will be required to wear a face mask at all times while in the building and will further be subject to strict social distancing (6 feet separation). Electronic attendance via Zoom is strongly encouraged. The information for the Zoom meeting is as follows:

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The Board of Trustees of the Village of Stickney met via Zoom electronic means on Tuesday, May 4, 2021, at 7:02 p.m.

Upon the roll call, the following Trustees were present:
Trustees Hrejsa, Kapolnek, Milenkovic and Savopoulos
Absent: Trustees Torres and White have an excused absence.

Prior to starting the meeting, the Mayor stated that both Trustee Torres and White became ill over the weekend. Therefore, they are unable to attend the meeting. He wished both a speedy recovery.

Deputy Chief Jaczak reported that there were no attendees in the courtroom.

Trustee Hrejsa moved, duly seconded by Trustee Milenkovic to approve the minutes of the previous Regular Session on Tuesday, April 20, 2021.

Upon the roll call, the following Trustees voted:
Ayes: Trustee Hrejsa, Kapolnek, Milenkovic and Savopoulos
Absent: Trustees Torres and White
Nays: None
Mayor Walik declared the motion carried.

Trustee Savopoulos moved, duly seconded by Trustee Kapolnek that the bills, approved by the various committees of the Board, be approved for payment, and to approve warrants which authorize the Village Treasurer to draw checks to pay the bills, to be signed by the authorized signers, as provided for by the Ordinances of the Village of Stickney.

Upon the roll call, the following Trustees voted:

Ayes: Trustee Hrejsa, Kapolnek, Milenkovic and Savopoulos

Absent: Trustees Torres and White

Nays: None

Mayor Walik declared the motion carried.

Trustee Milenkovic moved, duly seconded by Trustee Hrejsa to approve Resolution 03-2021, "A Resolution Adopting the County Clerk's Proclamation of the Results of the April 6, 2021 Election and Declaring the Election of the President, Clerk and Board of Trustees."

Upon the roll call, the following Trustees voted:

Ayes: Trustee Hrejsa, Kapolnek, Milenkovic and Savopoulos

Absent: Trustee Torres and White

Nays: None

Mayor Walik declared the motion carried.

Trustee Milenkovic moved, duly seconded by Trustee Kapolnek to approve Resolution 04-2021, "A Resolution Appointing Certain Members of the Board of Trustees and Certain Officers, Employees and Officials of the Village of Stickney to Certain Positions for the Village of Stickney, County of Cook, State of Illinois."

Upon the roll call, the following Trustees voted:

Ayes: Trustee Hrejsa, Kapolnek, Milenkovic and Savopoulos

Absent: Trustee Torres and White

Nays: None

Mayor Walik declared the motion carried.

Prior to the vote, Trustee Milenkovic mentioned that a list of the names of all the appointments are available in the board packets. If anyone would like to see the list, it is available on our website within the board packets. The Mayor explained that these are the appointments that we do every year.

MAYOR'S REPORT: The Mayor wished Trustee White and Torres a speedy recovery. He gave people some rules concerning attending a Zoom meeting. He thanked Trustee Torres for setting up the Cinco de Mayo Fest. The trustees and other Department Heads and staff were thanked. Significant dates were given. We will start working on the May 31, 2021 Memorial Day program. The Mayor then read a proclamation celebrating the 52nd Annual Professional Municipal Clerk's Week for the week of May 2, to May 8, 2021.

CLERK'S REPORT: The clerk stated that all the people who were required to file their Statement of Economic Interest with the Cook County Clerk's office have done so.

All the Trustee wished all the mothers Happy Mother's Day. They also congratulated the newly elected Mayor, Clerk, Trustees Kapolnek, Savopoulos and Torres.

Trustee Milenkovic: We were informed that the Tree Board put together a display in the lobby commemorating Arbor Day to maintain our Tree City status. Doing this activity is one of the requirements.

Police Chief Jim Sassetti: He extended congratulations to the newly elected officials.

Public Works Director Joe Lopez: He congratulated the recently elected officials. He mentioned that we have a great team.

The Mayor asked the Police Chief how many tickets are being written. We learned that the numbers are going down. People are moving their cars for street sweeping.

Fire Chief Jeff Boyajian: The Fire Chief congratulated the newly elected individuals. We learned that the fire department was awarded a community action grant through the Illinois Heart Rescue. We secured 12 light-weight CPR mannequins for training. He hoped to get some community classes in. Thank you was extended to Assistant Fire Chief Jon O'Dowd and Firefighter Cassandra Shifflet.

There being no further business, Trustee Savopoulos. moved, duly seconded by Trustee Kapolnek that the meeting be adjourned. Upon which the Board adopted the motion at 7:22 p.m.

Audrey McAdams, Village Clerk

Approved by me this _____, day of _____, 2021

Jeff Walik, Mayor

Village of Stickney
Warrant Number 21-22-01

EXPENDITURE APPROVAL LIST
FOR VILLAGE COUNCIL MEETING ON
May 18, 2021

Approval is hereby given to have the Village Treasurer of Stickney, Illinois pay to the officers, employees, independent contractors, vendors and other providers of goods and services in the indicated amounts as set forth.

A summary indicating the source of funds used to pay the above is as follows:

01 CORPORATE FUND		126,446.11
02 WATER FUND		173,819.27
03 MOTOR FUEL TAX FUND		208.28
05 1505 FUND		-
07 POLICE REVENUE SHARING FUND		-
08 CAPITAL PROJECTS FUND		-
09 BOND & INTEREST FUND		-
	Subtotal:	<u>300,473.66</u>
General Fund Payroll	5/14/2021	193,060.48
Water Fund Payroll	5/14/2021	<u>16,057.70</u>
	Subtotal:	<u>209,118.18</u>

Total to be Approved by Village Council	<u><u>509,591.84</u></u>
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Approvals:

Jeff Walik, Mayor

Audrey McAdams, Village Clerk

Treasurer

VOS_41665_Village of Stickney
Check/Voucher Register - Check Register
01 - General Fund
From 5/1/2021 Through 5/15/2021

Check Number	Vendor Name	Effective Date	Check Amount
503712	ANDERSON PEST SOLUTIONS	5/7/2021	114.75
503713	Alta Construction Equipment Illinois LLC	5/7/2021	518.78
503714	Bell Fuels, Inc.	5/7/2021	3,076.79
503715	Capers	5/7/2021	10,000.00
503716	Town of Cicero	5/7/2021	48,450.00
503719	CPURX, Inc.	5/7/2021	2,632.80
503721	Village of Stickney Fire Association	5/7/2021	610.00
503722	Stickney Youth Football	5/7/2021	1,500.00
503723	IL F.O.P.L.C.	5/7/2021	864.00
503724	Jack's Inc.	5/7/2021	38.20
503725	J. Sterling Morton High School #201	5/7/2021	221.40
503727	Konica Minolta Business Solutions U.S....	5/7/2021	242.20
503728	Menards - Hodgkins	5/7/2021	349.89
503729	Minuteman Press of Lyons	5/7/2021	298.89
503730	National D.R.I.V.E	5/7/2021	56.00
503731	Notary Public Association	5/7/2021	54.00
503732	Operating Engineers Local No. 399	5/7/2021	433.75
503734	Ready Refresh	5/7/2021	25.99
503735	Russo's Power Equipment, Inc.	5/7/2021	1,151.28
503736	Scot Decal Company, Inc.	5/7/2021	3,979.39
503737	Security Benefit	5/7/2021	985.00
503738	S & S Industrial Supply	5/7/2021	98.01
503739	Standard Equipment Company	5/7/2021	713.62
503740	Stickney Soccer Association	5/7/2021	1,500.00
503741	Teamster Local 700	5/7/2021	874.00
503742	The Illinois State Toll Highway Authority	5/7/2021	40.00
503743	WASTE MANAGEMENT	5/7/2021	30,467.68
503744	Berwyn ACE Hardware	5/10/2021	13.17
503745	Carlos Jaimes	5/10/2021	150.00
503746	Cintas Corporation - #21	5/10/2021	742.55
503747	Comcast	5/10/2021	56.01
503748	CWF Restoration	5/10/2021	650.00
503749	Daniel Pupo	5/10/2021	20.00
503750	Dearborn National	5/10/2021	1,113.76
503751	Ed Dabrowski	5/10/2021	15.79
503752	Google LLC	5/10/2021	192.00
503754	Mitch Milenkovic	5/10/2021	236.82
503756	Quadient Finance USA, Inc.	5/10/2021	519.84
503758	O'Reilly First Call	5/10/2021	290.62
503759	The Eagle Uniform Co.	5/10/2021	763.50
503760	Webmarc Doors	5/10/2021	259.00
503761	Abila	5/14/2021	812.54
503762	Aero Removals	5/14/2021	350.00
503764	B and B Maintenance, Inc	5/14/2021	1,560.00
503765	Corneliu Covaliu	5/14/2021	1,000.00
503766	Gas Plus Corp	5/14/2021	323.82
503767	GROWING COMMUNITY MEDIA, NFP	5/14/2021	1,176.00
503768	JH Carpeting	5/14/2021	1,125.00
503769	Johnson Controls Security Solutions	5/14/2021	1,501.55
503770	Laner Muchin	5/14/2021	350.00
503771	Robert Walik	5/14/2021	1,215.83
503772	Security Benefit	5/14/2021	1,189.12
503773	VERIZON	5/14/2021	1,522.77
Total 01 - General Fund			126,446.11

VOS_41665_Village of Stickney
Check/Voucher Register - Check Register
02 - Water Fund
From 5/1/2021 Through 5/15/2021

<u>Check Number</u>	<u>Vendor Name</u>	<u>Effective Date</u>	<u>Check Amount</u>
503714	Bell Fuels, Inc.	5/7/2021	1,538.39
503717	Comcast	5/7/2021	165.76
503718	ComEd	5/7/2021	3,302.83
503720	ETP LABS INC.	5/7/2021	96.00
503726	K-Five Hodgkins, LLC	5/7/2021	72.27
503733	Ozinga Ready Mix Concrete, Inc.	5/7/2021	1,177.50
503753	K-Five Hodgkins, LLC	5/10/2021	110.05
503755	National Power Rodding	5/10/2021	4,000.00
503757	NICOR GAS	5/10/2021	294.74
503758	O'Reilly First Call	5/10/2021	217.18
503763	Ampstun Corporation	5/14/2021	3,250.00
503769	Johnson Controls Security Solutions	5/14/2021	45.07
503774	City of Chicago	5/13/2021	<u>159,549.48</u>
	Total 02 - Water Fund		173,819.27

VOS_41665_Village of Stickney
Check/Voucher Register - Check Register
03 - Motor Fuel Tax Fund
From 5/1/2021 Through 5/15/2021

<u>Check Number</u>	<u>Vendor Name</u>	<u>Effective Date</u>	<u>Check Amount</u>
503718	ComEd	5/7/2021	<u>208.28</u>
	Total 03 - Motor Fuel Tax Fund		<u>208.28</u>
Report Total			<u><u>300,473.66</u></u>

ORDINANCE NO. 2021- 07

AN ORDINANCE AUTHORIZING AND APPROVING THE DISPOSAL OF PERSONAL PROPERTY FOR THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS.

WHEREAS, the Village of Stickney (the "Village") is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, pursuant to Section 11-76-4 of the Illinois Municipal Code (65 ILCS 5/11-76-4), whenever a municipality that owns any personal property, which in the opinion of a simple majority of the corporate authorities then holding office, is no longer necessary or useful to, or for the best interests of the city or village, such a majority of the corporate authorities then holding office: "(1) by ordinance may authorize the sale of that personal property in such manner as they may designate, with or without advertising the sale; or (2) may authorize any municipal officer to convert that personal property into some other form that is useful to the city or village by using the material in the personal property; or (3) may authorize any municipal officer to convey or turn in any specified article of personal property as part payment on a new purchase of any similar article"; and

WHEREAS, the Village, as a home rule municipality, also has the authority to sell, discard or otherwise dispose of obsolete personal property; and

WHEREAS, the Village has identified two (2) Public Works Department (the "Department") vehicles, described in Exhibit A which is attached hereto and incorporated herein (the "Personal Property"), that have either been taken out of service or are otherwise cost-prohibitive to maintain due to the cost of maintenance, discontinued parts, and expensive upgrades being necessary to safely and efficiently use said Personal Property; and

WHEREAS, the Village President (the "President") and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") have determined that the Personal Property is no longer necessary or useful to, or in the best interest of the Village to retain; and

WHEREAS, the Department has requested the authority to sell or dispose of said Personal Property; and

WHEREAS, to ensure that the Village operates in an efficient and economical manner, it is necessary to dispose of equipment that is no longer functional or useful, or is too expensive to maintain; and

WHEREAS, based on the foregoing, the Corporate Authorities find that it is necessary for conducting Village business and for the effective administration of government to authorize the sale or disposal of the Personal Property on such terms as determined to be in the best interests of the Village and its residents provided that said Personal Property must be sold or disposed of in "as is" condition;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS, as follows:

ARTICLE I. IN GENERAL

SECTION 1. INCORPORATION CLAUSE.

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

SECTION 2. PURPOSE.

The purpose of this Ordinance is to authorize the Village to sell or dispose of the Personal Property which is no longer necessary or useful for conducting the business of the Village, or in the best interest for the Village to retain provided that the Personal Property must be sold or disposed of in "as is" condition, and to authorize the President or his designee to take all actions necessary to carry out the intent of this Ordinance.

SECTION 3. INVOCATION OF AUTHORITY.

This Ordinance is enacted pursuant to the authority granted to the Village by the Constitution of the State of Illinois and the Illinois Compiled Statutes.

SECTION 4. STATE LAW ADOPTED.

All applicable provisions of the Illinois Compiled Statutes, including the Illinois Municipal Code, as may be amended from time to time, relating to the purposes of this Ordinance are hereby incorporated herein by reference.

ARTICLE II. AUTHORIZATION

SECTION 5. AUTHORIZATION.

The Corporate Authorities hereby authorize and direct authorized Village personnel to sell or dispose of the Personal Property in "as is" condition and on such terms as determined to be in the best interest of the Village. Village personnel are further authorized to execute any and all documentation deemed necessary to effectuate the intent of this Ordinance. The Corporate Authorities further authorize the President or his designee to approve and execute any and all documentation deemed necessary to effectuate the intent of this Ordinance. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to such documentation as is deemed necessary to effectuate the intent of this Ordinance. The President or his designee is authorized to take all actions necessary to carry out the intent of this Ordinance. The Corporate Authorities hereby ratify any previous actions taken to effectuate the goals of this Ordinance.

The officers, employees and/or agents of the Village shall take all action necessary or reasonably required to carry out and give effect to this Ordinance and shall take all actions necessary in conformity therewith. The officers, employees and/or agents of the Village are specifically authorized and directed to draft and disseminate any and all necessary forms to be utilized in connection with this Ordinance.

**ARTICLE III.
HEADINGS, SAVINGS CLAUSES, PUBLICATION,
EFFECTIVE DATE**

SECTION 6. HEADINGS.

The headings of the articles, sections, paragraphs and subparagraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provision of this Ordinance.

SECTION 7. SEVERABILITY.

The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 8. SUPERSEDER.

All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 9. PUBLICATION.

A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 10. EFFECTIVE DATE.

This Ordinance shall be effective and in full force immediately after its passage, approval and publication in accordance with Illinois law.

(THIS SPACE INTENTIONALLY LEFT BLANK)

PASSED this ____ day of _____, 2021.

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this ____ day of _____, 2021.

Jeff Walik, President

ATTESTED AND FILED in my
office this ____ day of _____, 2021.

Audrey McAdams, Village Clerk

EXHIBIT A

VILLAGE OF STICKNEY

6533 West Pershing Road
Stickney, Illinois 60402-4048
Phone - 708-749-4400
Fax - 708-749-4451



Jeff Walik
Village President

Mary Hrejsa
Tim Kapolnek

Village Trustees
Mitchell Milenkovic
Sam Savopoulos

Leandra Torres
Jeff White



Audrey McAdams
Village Clerk

May 12, 2021

Mayor Walik and Board of Trustees,

I am requesting the Village of Stickney authorize the disposal of the following two (2) vehicles:

2008 Ford Explorer (white in color) V.I.N.: 1FMEU73E98UB14010
2012 Dodge Charger (black in color) V.I.N.: 2C3CDXAG2CH304277

Both are in a state of disrepair and hold nominal value. Please let me know if you need anything additional

Respectfully submitted,


Joseph Lopez
Director of Public Works

ORDINANCE NO. 2021-08

AN ORDINANCE GRANTING AND APPROVING A SPECIAL USE PERMIT TO OPERATE A GAS N' WASH FOR THE PROPERTY COMMONLY KNOWN AS 3800 SOUTH CICERO AVENUE, STICKNEY, ILLINOIS.

WHEREAS, the Village of Stickney (the "Village") is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations related to the effective and orderly development of property located within the Village; and

WHEREAS, the Village President (the "President") and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") are committed to ensuring the health, safety and welfare of individuals residing in, working in and visiting the Village; and

WHEREAS, an application was filed by the WT Group, 2675 Pratum Avenue, Hoffman Estates, Illinois 60192, requesting a special use permit (the "Special Use Permit") to operate a Gas N' Wash, a gas station with a car wash and two (2) restaurant spaces, which are currently projected to be a Dunkin' restaurant and Steak N' Egger restaurant (the "Proposed Use") at the location commonly known as 3800 South Cicero Avenue, Stickney, Illinois 60804, in the Village's B-2 Harlem Avenue and Cicero Avenue Business District zoning district; and

WHEREAS, Section 12.10 of the Zoning Ordinance authorizes "any person having an interest in property" to file "an application to use such land for one or more of the special uses" provided in Appendix A of the Village of Stickney Code of Ordinances Titled "The Village of Stickney Zoning Ordinance—1980," as amended (the "Zoning Ordinance"); and

WHEREAS, the Village's Plan Commission/Zoning Board of Appeals (the "ZBA") held a public hearing (the "Public Hearing") on May 11, 2021, pursuant to proper notice on the proposed Special Use Permit; and

WHEREAS, the Public Hearing was held in-person and broadcast via Zoom.us ("Zoom") as a result of the ongoing COVID-19 pandemic and in compliance with Public Act 101-0640; and

WHEREAS, at said Public Hearing, testimony and comment was given by the Applicant, the Applicant's agents and representatives, and members of the ZBA, and further multiple opportunities were given to the public to offer public comment or testimony both in person and via electronic methods, specifically through Zoom; and

WHEREAS, no protest to the proposed Special Use Permit request was filed pursuant to Section 12.16 of the Zoning Ordinance; and

WHEREAS, based on the testimony given at said Public Hearing, the ZBA made certain findings of fact and conclusions with respect to the Special Use Permit and made a recommendation to the Village Board that the Special Use Permit be approved subject to the conditions (the "Conditions") stated therein (collectively, the "Findings and Recommendation"); and

WHEREAS, a copy of the Findings and Recommendation is attached hereto as Exhibit A and is incorporated herein by reference as if set forth in full; and

WHEREAS, the Corporate Authorities find that the Special Use Permit would help develop a vacant property and allow for a use, specifically a car wash, that is a special use pursuant to the Zoning Ordinance and is congruous to other uses in the surrounding area, would allow for the orderly development of surrounding properties, and would potentially produce additional economic activity to the area thereby increasing revenue to the Village and thereby allowing the Village to provide certain services to the Village and its residents; and

WHEREAS, the Corporate Authorities further find that the Special Use Permit will advance the orderly and economic development of the surrounding properties; and

WHEREAS, in light of the above, the Corporate Authorities further find that granting the Special Use Permit would not: (a) endanger the public health, safety, morals, comfort, or general welfare of the neighborhood; (b) harm the use or enjoyment of property in the immediate vicinity or damage neighboring property values; (c) impede upon the normal and orderly development and improvement of surrounding property; or (d) alter the essential character of the area;

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Stickney, County of Cook, State of Illinois, in the exercise of its home rule powers as follows:

Section 1. Recitals. The foregoing recitals are herein incorporated and made a part of this Ordinance as if fully set forth herein.

Section 2. Approval of Special Use Permit and Conditions. The Findings and Recommendation is hereby adopted. The Village Board concurs with the Findings and Recommendation and, in accordance with the findings and conclusions stated therein, hereby approves the Special Use Permit with the Conditions stated therein.

Section 3. Savings Clause. This Ordinance shall not affect suits pending or rights existing at the time this Ordinance takes effect. Such suits and rights shall continue in full force to the same extent and with like effect as if this Ordinance be taken, construed or held to avoid or impair any cause of action now existing under any ordinance of the Village, or any amendment thereto, but as to any consideration of action now existing, such ordinance and amendment thereto, shall be continued in full force and effect.

Section 4. Superseder. Other than as set forth in Section 3 above, all ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. Severability. The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

Section 6. Effective Date. This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Passed this _____ day of _____, 2021.

Jeff Walik, President

ATTEST:

Audrey McAdams, Village Clerk

Date of Passage:

Date of Publication:

EXHIBIT A

FINDINGS AND RECOMMENDATION

FINDINGS OF FACT AND RECOMMENDATION OF THE ZONING BOARD OF APPEALS

**RE: 3800 South Cicero Avenue, Stickney, Illinois 60804 (the "Property")
Gas N' Wash**

GRANT OF A SPECIAL USE PERMIT

On May 11, 2021, the Village of Stickney (the "Village") Zoning Board of Appeals (the "ZBA") recommended granting a special use permit ("SUP" or "Special Use") to operate a gas station with a car wash and two restaurants (the "Proposed Use") in the Village's B-2 Harlem Avenue and Cicero Avenue Business District zoning district, based on the following:

1. The WT Group (the "Applicant") submitted an application to the ZBA requesting a SUP to operate the Proposed Use at the Property, a copy of which was entered into evidence at the hearing as "Exhibit 1"; and
2. The Property is located in the Village's B-2 Harlem Avenue and Cicero Avenue Business District zoning district; and
3. In accordance with the Illinois Compiled Statutes and the Village's Zoning Ordinance, as amended, notice of the hearing regarding the Applicant's requested SUP (the "Hearing") was published in one or more newspapers published in the Village, including notice published on April 21, 2021, in the Riverside-Brookfield Landmark, a copy of which was entered into evidence at the Hearing as "Exhibit 3", and taxpayer notice was sent via certified mail by the Applicant, a copy of the taxpayer notice and the certified mailing receipts were entered as exhibits at the Hearing as "Exhibit 4" and "Exhibit 5", respectively; and

At the abovementioned Hearing, the Applicant provided credible evidence that: (a) the Applicant, with the consent of the owner of the property (Rick Heidner) intends to build a gas station with a car wash and two restaurants at the northwest corner of Cicero Avenue and Pershing Road; (b) the Property is currently vacant and unused; (c) due to the location of the water main, the Applicant will connect to the water main on the north end of the Property; (d) the Applicant had a traffic study conducted by KLOA, a copy of which was entered into evidence at the Hearing as "Exhibit 7", and as a result of the study, a right turn lane would be installed on southbound Cicero Avenue at Pershing Avenue and also on Pershing Avenue immediately west of Cicero Avenue; (e) the Applicant intends to install one (1) lane of fuel pumps in the front of the Property with a "T-Canopy" as well as fuel pumps for commercial vehicles on rear portion of the Property with a convenience store with two restaurants (Dunkin' and Steak N' Egger) and a separate car wash; (f) the Dunkin' restaurant will have a drive-through with two (2) ordering lanes; (g) the car wash will be an automatic car wash on the north end of the Property; and (h)

the Applicant also intends to install decorative sidewalks made of concrete and lined with brick pavers; and

4. The Applicant also made a PowerPoint presentation showing the details and the plans for the Property and also submitted certain architectural drawings, a copy of which was entered into evidence at the Hearing as "Exhibit 6"; and
5. The Plans submitted by the Applicant include certain drawings labelled as follows:
 - A. G001; and
 - B. SUR-1; and
 - C. A001 (black and white); and
 - D. C-2.0; and
 - E. A001 (colored); and
 - F. Sign Location Plat; and
 - G. Wall Illuminated Letters plans (Drawing 21-70.1C); and
 - H. Wall Illuminated Letters plans (Drawing 21-70.2C); and
 - I. Illuminated D/F Main ID Sign plans (Drawing 21-70.4C); and
 - J. Illuminated D/F Secondary ID Sign plans (Drawing 21-70.10C); and
 - K. Car Canopy plans (21-070.5C); and
 - L. C-Store Sign plans (21-070.6C); and
 - M. Vacuum Canopy plans (21-070.7C); and
 - N. Pay Canopy Wash Entrance plans (21-070.8C); and
 - O. Car Wash Monument Sign rendering (21-070.9C); and
 - P. Truck Canopy Sign plans (21-070.10C); and
 - Q. L001; and
 - R. LS-1; and
 - S. LS-2; and
 - T. LS-3; and
 - U. Lighting plans; and
 - V. A101; and
 - W. A102; and
 - X. A201; and
 - Y. A202; and
 - Z. REN 1; and
6. The following items were marked as exhibits at the Hearing as follows:
 - A. Application – Exhibit 1; and
 - B. A001 plans – Exhibit 2; and
 - C. Copy of Published Notice – Exhibit 3; and
 - D. Copy of Taxpayer Notice – Exhibit 4; and
 - E. Copy of Certified Mailings – Exhibit 5; and
 - F. PowerPoint Presentation – Exhibit 6; and
 - G. KLOA Traffic Study – Exhibit 7; and

7. In addition to the above and herein, the ZBA hereby makes the following findings of fact:

- A. **That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare.** The Applicant submitted the Plans related to the development, maintenance, and operation of the proposed Special Use. Further, extensive testimony was elicited from professional consultants, Village staff, and other interested parties at the Hearing. Provided that the Property is developed, maintained, and operated in substantial compliance with the Plans as well as the Conditions provided for and defined herein, *infra*, the ZBA finds that the proposed Special Use will not be detrimental to or endanger the public health, safety or general welfare of the surrounding area, the public or the Village generally; and
- B. **That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.** The Property currently sits vacant and has been vacant for a substantial amount of time. Based on the evidence elicited at the Hearing, the proposed Special Use will not have any greater impact on the surrounding properties. Further, provided that the proposed Special Use substantially complies with the Plans and the Conditions provided for and defined herein, *infra*, the ZBA finds that the proposed Special Use will likely have a net positive impact on the property in the immediate vicinity and increase surrounding property values; and
- C. **That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.** The applicable zoning district of the area surrounding the Property is B-2 Harlem Avenue and Cicero Avenue Business District. The properties in this area are mostly commercial and industrial. The ZBA finds that the proposed Special Use, subject to compliance with the submitted Plans and Conditions provided for and defined herein, *infra*, will not impede the normal and orderly development and improvement of the surrounding property for uses contemplated within the B-2 Harlem Avenue and Cicero Avenue Business District. The ZBA further finds that the improvements contemplated in the Plans will likely create a more conducive business environment for the surrounding properties within the B-2 Harlem Avenue and Cicero Avenue Business District; and
- D. **That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.** While the only use requiring a Special Use Permit is the car wash use, the Plans submitted by the

Applicant as part of the record contemplate significant investment in utilities, access roads, drainage, lighting and other facilities. The ZBA finds that, provided that the proposed Special Use is developed, maintained, and operated in substantial compliance with the submitted Plans as well as the Conditions provided for and defined herein, *infra*, said proposed Special Use shall provide adequate public facilities; and

- E. **That adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.** The Plans submitted by the Applicant as part of the record contemplate significant investment in infrastructure to ensure adequate ingress and egress to the Property as to minimize traffic congestion in the public streets. The ZBA finds that provided that the Special Use develops, maintains and operates in substantial compliance with the submitted Plans as well as the Conditions provided for and defined herein, *infra*, said proposed Special Use shall provide adequate ingress and egress; and
 - F. **That the Special Use shall in all other respects conform to the applicable regulations of this ordinance and other applicable Village regulations, except as such regulations may in each instance be modified by the Village pursuant to the recommendation of the ZBA.** Provided that the Property is developed, maintained and operated in substantial compliance with the Plans submitted as part of the record as well as the Conditions provided for and defined herein, *infra*, the ZBA finds that the proposed Special Use shall conform to all applicable regulations. Further, the ZBA finds that the proposed Special Use's compliance with such regulations shall be a condition of the grant of the Special Use; and
8. Upon hearing the testimony, reviewing the Plans, and taking all relevant information into consideration, the ZBA hereby finds that the grant of the SUP should be approved subject to the following "Conditions":
- A. The Applicant shall tap into the water main on the north end of the Property; and
 - B. The Applicant shall install concrete sidewalks with brick paver lining the concrete sidewalks on the outer borders; and
 - C. The Applicant shall substantially comply with the Plans submitted and any substantial deviation from said plans must be approved by the Village's Zoning Administrator Josh Brniak and the Chair of the Zoning/Zoning Ordinances Committee, the Streets and Sidewalks Committee and the Private Buildings and Construction, and Public Buildings and Grounds Committee; and
 - D. The SUP shall be conditioned upon approval of all permits by the Illinois Department of Transportation, the Illinois Environmental Protection Agency, the Metropolitan Water and Reclamation District of Greater Chicago, and other required permits from other agencies; and

9. In light of the above, the ZBA further finds and restates that granting the SUP would not: (a) endanger the public health, safety, morals, comfort, or general welfare of the neighborhood; (b) harm the use or enjoyment of property in the immediate vicinity or damage neighboring property values; (c) impede upon the normal and orderly development and improvement of surrounding property; or (d) alter the essential character of the area.

CONCLUSION; CONDITIONS

The Applicant provided evidence that the requested SUP would comply with the requirements set forth in the Zoning Ordinance, as amended. Testimony at the public hearing on the proposed SUP further demonstrated and the ZBA further finds that the SUP would be in furtherance of the public health, safety and welfare, and that the SUP would otherwise be in the best interests of the Village. Furthermore, the ZBA finds that the Proposed Use will not alter the essential character of the area nor negatively impact neighboring property values. Based on the foregoing, the ZBA recommends granting the SUP, as presented, subject to the Conditions stated herein.

Chairman of the Zoning Board of Appeals for the Village of Stickney

EXHIBIT 1

Application

Village of Stickney
6533 West Pershing Road
Stickney, Illinois 60402
708-749-4400 Fax: 708-749-4451

PLAN COMMISSION/ZONING BOARD OF APPEALS PROCESS

1. The petitioner first meets with a representative of the Building and Zoning Departments to discuss the proposal and to determine the necessary process for the public hearing. A "concept" plan must be available for review.
2. The Petitioner's Application Packet, which is attached, is required in order to have your hearing for a map amendment, variance, subdivision, special use, etc. processed. It is the basis on which the Plan Commission/Zoning Board of Appeals will make their decision. Please read every page carefully, and if you have any question, do not hesitate to contact the Village of Stickney. If you would like a copy of the sections of the Village Code which pertain to your hearing request, they can be purchased from the Village Clerk.
3. The petitioner submits complete sets of applications to the Building and Zoning Departments one month prior to the Public Hearing Meeting to determine that they are in compliance with the Village requirements. If this review determines that there are no significant issues, then a hearing will be scheduled. If significant changes are required, the petitioner shall resubmit revised plans.
IT IS MANDATORY THAT ALL FORMS MUST BE COMPLETED IN ORDER FOR THE PETITION TO BE PROCESSED. IF ANYTHING IS MISSING, THE HEARING WILL HAVE TO BE CONTINUED.
4. A public hearing is scheduled and all public notice requirements are fulfilled. The Village will place a Public Hearing sign on the subject property. The Village places a public notice in the local newspaper (approximately 15 days.)
5. In all requests requiring Plan Commission/Zoning Board of Appeals public hearings, except Zoning Ordinance text amendments, the applicant, his agent or attorney, shall notify each business and manufacturing property owner of all property within two hundred fifty (250) feet in all directions and each residential property owner of all property within two hundred fifty (250) feet in all directions of the location of the parcel exclusive of roads, alleys, streets and other public right of ways as follows:
 - A). Each letter shall be mailed certified mail, return receipt request, no less than 15 days and no more than 30 days before the hearing date.
 - B). The contents of the letter shall be the same as the newspaper notice and shall

- be approved by the Zoning Administrator.
- C). An exemplar copy of the letter, all post office certifications and map or list of addresses where the letters were sent shall be filed with the Village Zoning Administrator prior to the hearing date.
- D). The list of property owners shall be obtained either by the record from the Cook County Recorder of Deeds or from the tax records maintained by the Cook County Clerk.
6. The Plan Commission/Zoning Board of Appeals hold a public hearing to review the proposal. At the hearing, the petitioner or his/her representative makes a formal presentation to the Commission and answers any questions concerning the proposal. The Plan Commission/Zoning Board of Appeals makes a formal recommendation to the City Council based on their deliberations.
7. The Village Attorney will present to the Village Council a drafted ordinance for their review. The Council makes the final decision on the recommendation of the Plan Commission/Zoning Board of Appeals (approximately 2 weeks).

INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED

PETITIONER'S CHECKLIST

All petitioners are urged to review the material in this package and the Village Zoning Ordinances

REQUIRED APPLICATION MATERIAL - SUBMIT 30 DAYS BEFORE HEARING

Submit the following to the Village of Stickney Zoning Department at least 30 days prior to the scheduled hearing date:

1. APPLICATION FEE: Make check payable to Village of Stickney
2. PROOF OF OWNERSHIP INFORMATION AND AFFIDAVIT: Three (3) copies.
3. CURRENT PLAT OF SURVEY: Three (3) copies of Plat of Survey of property showing dimensions of proposed construction spotted thereon.
4. APPLICATION: Three (3) copies of completed application.
5. PETITION: Three (3) copies of completed petition detailing the nature of the variation, special use map amendment, etc. being requested; the hardship that would exist if the variation etc. were not granted; unique existing circumstances for the request and statement if the variation etc. will alter the character of the locality.
6. ANNEXATION PLAT AND PETITION (if applicable)
7. PRELIMINARY SUBDIVISION PLANS (if applicable): Not to exceed 36"x 48" sheet size.
 - a. Detailed Site Plan indicating all site improvements such as sign locations, screened trash container areas, loading docks, fire lanes, area lighting, parking, handicap parking, all dimensions and project date, i.e., building area, land area, parking, calculations, etc.
 - b. Preliminary Engineering Site Plans. Please contact our Engineering Company
Novotny and Associates - Norm Geary - 630-887-8640
 - c. ~~Floor plan, not working drawings~~ (drawn to 1/4" scale).
 - d. Building elevations indicating height and building materials.
 - e. Building section (multi-floor structures only).
 - f. Landscape plan prepared on a separate sheet indicating species, plant location, quantity, size and spacing.
 - g. Sign elevations.
 - h. Traffic study (when applicable) signed and sealed by P.E.
8. DETAILED PLANS: Three (3) copies of detailed plans of the variation requested, elevation drawings and floor plans showing proposed and existing layout, photos, etc. If fence variation, show proposed placement, height and type of fence on Plat of Survey. (Please fold all drawings and submit three (3) complete sets of the required information).

INCOMPLETE APPLICATION CANNOT BE ACCEPTED

PETITIONER'S APPLICATION

Petitioner: WT Group - Christian Kalischefski P.I.N. No.: 16-33-400-038

Address: 2675 Pratum Ave. Telephone No: 847-284-0626
Hoffman Estates, IL 60192

Owner: 3800 S. Cicero LLC - C/O Nathan Heidner
5277 Trillium Blvd.
Address: Hoffman Estates, Telephone No: 630-894-0099 EXT. 7023
IL 60192

Petitioner is: Attorney Agent X Owner Other
Contact Person Angelica Garcia /WT Group
Address 2675 Pratum Ave. Telephone No: 847-542-6727
Hoffman Estates, IL 60192

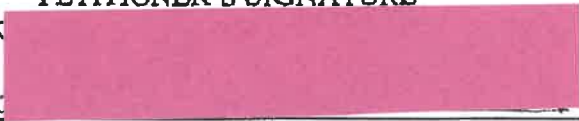
Location: NWC Cicero Ave & Pershing Road Stickney, IL 60804

Zoning: Current: B-2 Proposed: B-2
Land Use: Current: Manufacturing Proposed: Mercantile


PETITIONER'S SIGNATURE

3/25/2021

DATE


OWNER'S SIGNATURE

DATE

The petitioner must fill out the top section of this page and each of the attached pages. The petitioner and owner must sign this page on the signature line provided above prior to submitting the completed application.

Directions to Complete Forms:

- Petitioner: -Individual who is requesting approval from Village
(provide name, address and phone number for each)
- Owner: -Owner of subject property
(provide name, address and phone number for each)
- Contact Person: -If different from petitioner
(provide name, address and phone number for each)
- P.I.N. No.: -Tax identification number
- Location: -Address of subject property
- Zoning: -The current zoning classification and proposed, if applicable
(use (smart house, etc.) and proposed

PETITION

It is essential to complete the following questions:

Have you ever applied for a variance for this property? Yes _____ No X

If yes, what was the variance for? _____

Date you appeared before the Zoning Board: N/A

Was the variance: Approved _____ Denied _____

Now comes the petitioner:

~~Being the owner/agent of~~ the property commonly known as: 8300 Cicero Ave.

and appeals to the Zoning Board of Appeals for the Village of Stickney for a variation of
Section _____, of the Zoning Ordinances of the Municipal Code for the Village of Stickney in
order to:

WT Group is seeking site plan review and approval.

I hereby state that the following hardship would exist if the variation were not granted: N/A

I hereby state that the following unique circumstances exist: N/A

I hereby state that the variation, if granted, will not alter the character of the locality because:

N/A

Signed


Petitioner

3/25/2021

Date

FEE SCHEDULE

- A. Petition requiring hearing before Plan Commission/Zoning Board of Appeals, except a petition for a lot line variation which would, if granted, permit construction of an addition to an existing single family residence.
\$500⁰⁰ plus publication costs
- B. Petition for a lot line variation which would, if granted, permit construction of an addition to an existing single family residence.
\$500⁰⁰ plus publication costs

ACCEPTANCE OF APPLICATION

When the Village Clerk or the Department of Building and Zoning determines that the application is complete, the petitioner shall pay the required fees as stated above to the Village Clerk.

A public hearing will be scheduled only when the application has been completed by the petitioner.

NOTIFICATION REQUIREMENTS

The Village of Stickney will place a public notice in the local newspaper and will post a Public Hearing Notice sign(s) on the subject property as required by the Stickney Zoning Regulations. The public notice and posting of the public notice sign will be done no more than thirty (30) days and not less than fifteen (15) days prior to the public hearing date.

HOW TO AVOID POSTPONEMENT

1. Proof of Ownership

- a. A current title opinion from a title company.
- b. If the petitioner is not the record owner, they (petitioner) must have a letter of authority from the owner or owners. If there is more than one owner, all parties must sign letter of authority to appear on their behalf.
- c. If title is in a land trust, a copy of Trust Agreement certified by the Trustee, together with evidence of all current ownership of beneficial interest and letter of authorization to appear before the Plan Commission and/or Zoning Board of Appeal is required.

**PLAN COMMISSION / PUBLIC HEARING
ZONING BOARD OF APPEALS**

**GENERAL PROCEDURES FOR PLAN COMMISSION PUBLIC HEARING
ZONING BOARD**

1. Formal Announcement
Exact description of the hearing, as published, including date of publication and name of newspaper.
2. Roll Call
Roll call taken of all Plan Commissioners/Zoning Board of Appeals.
3. Petitioner Identified
Establish if petitioner is present and ready to proceed. Determine the following:
 - a) Principal spokesperson
 - b) Others who will testify
4. Swear In
All who will testify
5. Plan Commissioners/Zoning Board of Appeals
Questions and comments
6. Audience
Comments and questions. Begin with anyone who purports to represent a group (such as a homeowners' association)
7. Plan Commissioners/Zoning Board of Appeals
Final deliberation
8. Motion
9. Final disposition

AFFIDAVIT OF OWNERSHIP

COUNTY OF COOK)
) SS
STATE OF ILLINOIS)

I, Rick Heidner, under oath, state that I am

_____ the sole)
_____ an) owner of the property
_____ an authorized officer of the)

commonly described as 3800 Cicero Ave, Stickney, IL

and that such property is owned by 3800 South Cicero LLC
as of this date.

[Redacted Signature]

Signature

Subscribed and sworn to
before me this 24th
day of March, 20 21.

[Redacted Notary Signature]

Notary Public

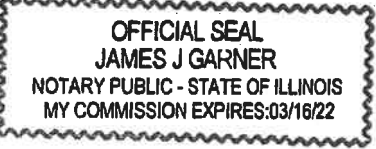


EXHIBIT 2

A001 plans

EXHIBIT 3

Copy of Published Notice



CLASSIFIED

(708) 613-3333 • FAX: (708)

Let the sun shine in... **Public Notice:** Y
In print • Online • Available to you 24/7/365. RBLA

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

REAL ESTATE FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
CLERK OF COURT
CHANCERY DIVISION
CITIZENSBANK, INC.
PLAINTIFF
-v-
CALVIN L. SMITH, JR.
MAYWOOD
Defendant
2020chlg022
813 SOUTH 21ST AVE
MAYWOOD, IL 60153
NOTICE OF SALE
PUBLIC NOTICE
GIVEN THAT PURSUANT TO
ORDER OF FORECLOSURE AND SALE
IN THE ABOVE CAUSE OF
CORPORATION, WILL AT 10
MAY 13, 2021, AT THE J
CORPORATION, ONE SOL
DRIVE, CHICAGO, IL, 60
A PUBLIC SALE TO THE HIG
DESCRIBED REAL ESTATE:
COMMONLY KNOWN AS 6
21ST AVENUE, MAY
60153
Property Index No. 15
0000

The real estate is improp
single family residence
Sale terms: 25% down
set bid by certified fi
close of the sale paya
Judicial Sales Corpora
party checks will be as
balance, including the
fee for the abandoned
Property Municipality F
which is calculated on
real estate at the rate of
\$1,000 or Tractor. The
amount paid by the pu
to exceed \$500. In cert
of wife transfer, is due
24-hour (24) hours. No fi
paid by the mortgagee a
residential real estate pl
credit bid at the sale or b
gation, judgment credit
lender, acquiring the res
persons whose rights in
residential real estate
to the sale. The subject
subject to general real
es, special assessments
taxes levied against said
and is offered for sale
representation as to qual
ity of title and without

**NOTICE OF PUBLIC HEARING
BEFORE THE ZONING BOARD OF APPEALS FOR THE
VILLAGE OF STICKNEY, COUNTY OF COOK, STATE OF ILLINOIS
TUESDAY, MAY 11, 2021 at 6:00 PM**

Notice is given that the Zoning Board of Appeals of the Village of Stickney will conduct a public hearing on Tuesday, May 11, 2021, at 6:00 p.m., at the Village of Stickney Village Hall located at 6533 West Pershing Road, Stickney, Illinois 60402 to take public comment and testimony concerning:

An application submitted by the WT Group, 5722 Trillium Blvd, Hoffman Estates, Illinois 60192, and Michael, 30, 2021, to the Village of Stickney Zoning Administrator requesting a special use permit to operate a Gas N' Wash with a gas station with a convenience store, an automobile wash and restaurant at the property located at 3800 South Cicero Avenue, Stickney, Illinois, 60402. (P/Ns: 16-33-400-038-0000).

The Legal Description for the property is as follows:

THAT PART OF THE EAST 383 FEET OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF AFORESAID SOUTHEAST 1/4 THROUGH A POINT IN SAID EAST LINE WHICH IS 552.11 FEET NORTH OF THE SOUTHEAST CORNER THEREOF OF AFORESAID SOUTHEAST 1/4; EXCEPT THE EAST 50 FEET THEREOF TAKEN FOR CICERO AVENUE AND THE SOUTH 34 FEET THEREOF TAKEN FOR PERSHING ROAD; AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE WEST LINE OF AFORESAID CICERO AVENUE AND THE NORTH LINE OF AFORESAID PERSHING ROAD, THENCE NORTH IN THE WEST LINE OF AFORESAID CICERO AVENUE, A DISTANCE OF 50 FEET TO A POINT, THENCE SOUTHWEST IN A

LINE TO A POINT IN THE NORTH LINE OF AFORESAID PERSHING ROAD THAT IS 50 FEET WEST OF THE POINT OF BEGINNING, THENCE EAST IN THE NORTH LINE OF AFORESAID PERSHING ROAD THAT IS 50 FEET WEST OF THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE #7150570 DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES, 48 MINUTES 53 SECONDS WEST ON SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 50.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF CICERO AVENUE; THENCE NORTH 09 DEGREES 00 MINUTES 00 SECONDS EAST ON LAST DESCRIBED LINE 84.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 54 MINUTES 57 SECONDS WEST ON A LINE WHICH INTERSECTS THE NORTH LINE OF THE SOUTH 34.00 FEET OF SAID SOUTHEAST 1/4 AT A POINT DISTANT 50.00 FEET WEST OF THE WEST LINE OF SAID CICERO AVENUE, A DISTANCE OF 39.66 FEET TO A LINE 28.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE IF SAID CICERO AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE LAST DESCRIBED LINE 101.08 FEET; THENCE NORTH 08 DEGREES 08 MINUTES 48 SECONDS EAST 261.50 FEET TO A POINT ON THE WEST LINE OF CICERO AVENUE SAID POINT BEING 417.0 FEET NORTH OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES

00 MINUTES 00 SECONDS WEST ON THE WEST LINE OF SAID CICERO AVENUE 333.00 FEET TO THE POINT OF BEGINNING.

The request will be heard at a public hearing held at the Village of Stickney Village Court Room, located at 6533 W Pershing Road, Stickney, IL 60402. Due to the ongoing COVID-19 pandemic, the hearing will also be broadcast via Zoom. The Zoom meeting ID is as follows: Meeting ID: 312 915 7558
Passcode: 788782

All persons in attendance (in-person or virtually) at the foregoing hearing shall have an opportunity to give testimony, be heard and ask questions about the project. Further information regarding this application is available through the Zoning Administrator, Josh Brniak (708-748-4490), whose office is located at the Village of Stickney Village Hall located at 6533 West Pershing Road, Stickney, Illinois 60402. Any person wishing to give testimony or public comment at the hearing may present said comment or testimony at the hearing (in-person or virtually) or they may submit their comments or testimony at least one (1) hour before the hearing to the Zoning Administrator, Josh Brniak at jbrniak@villageofstickney.com. Any changes related to the location or manner of attendance of the hearing resulting from any local or national emergency, including but not limited to COVID-19 related state, federal and local restrictions or other emergency declarations by the Village President, the Governor of the State of Illinois or the President of the United States of America, shall be posted on the Village's website.

Publication Date this 21st day of April, 2021.

Village of Stickney Zoning Board of Appeals

Published in Landmark
April 21, 2021

LEGAL NOTICE

**NOTICE OF
NEIGHBORHOOD MEETING**

PUBLIC NOTICE

Certificate of the Publisher

Growing Community Media, NFP certifies that it is the publisher of the Riverside Brookfield Landmark. Riverside Brookfield Landmark is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Villages of Brookfield, Riverside, and North Riverside County of Cook, Township of Lyons, Proviso, Riverside, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published one time(s) in Riverside Brookfield Landmark, namely one time per week for one successive week(s). The first publication of the notice was made in the newspaper, dated and published on April 21, 2021, and the last publication of the notice was made in the newspaper dated and published on April 21, 2021. The notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, Growing Community Media, NFP has signed this certificate by Mary Ellen Nelligan, its publisher representative, at Oak Park, Illinois, on April 21 2021.

Growing Community Media NFP

By:  _____

Mary Ellen Nelligan

Publisher Representative

EXHIBIT 4

Copy of Taxpayer Notice

Exhibit 4

Public Notice of Hearing

Date: 4/22/2021

To Whom This May Concern:

We are requesting approval from the Zoning Board of Appeals of the Village of Stickney for a special use to allow a for a new GAS N WASH Convenience Store, auto and CFL fueling station, Car Wash and restaurant at 3800 Cicero Ave. Stickney, IL 60804.

Property owner 3800 South Cicero, LLC

Property Address 3800 Cicero Ave. Stickney, IL, 60804

This request will be heard at a public hearing held at the Village of Stickney, Village Court Room, located at 6533 W. Pershing Road, Stickney, IL 60804. Due to the ongoing COVID-19 pandemic, the hearing will also be broadcast via Zoom.us. The Zoom meeting ID is as follows:

Meeting ID: 312 915 7558

Passcode: 768782

All persons in attendance (in-person or virtually) at the foregoing hearing shall have an opportunity to give testimony, be heard and ask questions about the project. Further information regarding this application is available through the Zoning Administrator, Josh Brniak 708-749-4490, whose office is located at the Village of Stickney Village Hall located at 6533 West Pershing Road, Stickney, Illinois 60402.

Any person wishing to give testimony or public comment at the hearing may present said comment or testimony at the hearing (in-person or virtually) or they may submit their comments or testimony at least one (1) hour before the hearing to the Zoning Administrator, Josh Brniak at jbrniak@villageofstickney.com. Any changes related to the location or manner of attendance of the hearing resulting from any local or national emergency, including but not limited to COVID-19 related state, federal and local restrictions or other emergency declarations by the Village President, the Governor of the State of Illinois or the President of the United States of America, shall be posted on the Village's website.

Thank you,

Applicant's Name: WT Group / Applicant GAS N WASH

Applicant's Number or Email Address: 847-284-0626 / ckalischefski@wtgroup.com

EXHIBIT 5

Copy of Certified Mailings

Exhibit 5



Engineering • Design • Consulting



5/11/2021

Josh Brniak
Zoning Administrator
Village of Stickney
6533 Pershing Rd.
Stickney, IL 60402

RE: Certified mailings – 3800 Cicero Ave. Stickney, IL

To Mr. Brniak:

As applicant for the proposed Gas N Wash at the above address we confirm that we served all the property owners as attached to this letter per the village of Stickney notification requirements and should attach the list to the letter.

Respectfully Submitted,


Christian Kalischefski
WT Group
Principal - Partner
Design & Program Management

Address	City	Pin	Property owner	Mailing address
3756 S CICERO AVE	Stickney, IL	16-33-400-008-0000	5448 W 47TH STREET LLC	15319 CHATSWORTH ST MISSION HLS, CA 91345
3756 S CICERO AVE	Stickney, IL	16-33-400-007-0000	5448 W 47TH STREET LLC	15319 CHATSWORTH ST MISSION HLS, CA 91345
3720 S CICERO AVE	Stickney, IL	16-33-400-011-0000	3720 SOUTH CICERO LLC	105261 MADISON ST BURR RIDGE, IL 60527
3754 S CICERO AVE	Stickney, IL	16-33-400-012-0000	3720 SOUTH CICERO LLC	105261 MADISON ST BURR RIDGE, IL 60527
4950 W 39TH ST	Stickney, IL	16-33-400-037-0000	GARY E HARPER	4950 W 39TH ST CICERO, IL 60804
5000 W 39TH ST	Stickney, IL	16-33-400-032-0000	PERSHING TERMINAL LLC	9525 W BRYN MAWR SUITE 955 ROSEMONT, IL 60018
4851 39TH ST	Stickney, IL	19-04-200-043-0000	PROPERTY OWNER	4851 39TH ST Stickney, IL
3902 S CICERO AVE	Chicago, IL 60804	19-04-200-041-0000	PROPERTY OWNER	3902 S CICERO AVE Chicago, IL 60804
3900 S CICERO AVE	Chicago, IL 60804	19-04-200-059-0000	MOTION INDUSTRIES INC	P B BOX 1477 BIRMINGHAM, AL 35201
3900 S CICERO AVE	Stickney, IL	19-04-200-044-0000	GENUINE PARTS COMPANY	2999 WILDWOOD PARKWAY ATLANTA, GA 30339
3737 S CICERO AVE	Cicero, IL 60804	16-34-301-011-0000	CITGO PETROLEUM CORP	PO BOX 4689 PROP TX RM 4073 HOUSTON, TX 77210
3901 S CICERO AVE	Chicago, IL	19-03-100-015-0000	CITGO PETROLEUM CORP	PO BOX 4689 PROP TX RM 4073 HOUSTON, TX 77210

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.
 2. Print your name and address on the reverse so that we can return the card to you.
 3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MOTION INDUSTRIES INC

Or Current Resident

P B BOX 1477

BIRMINGHAM, AL 35201



9590 9402 5384 9189 8148 44

2. Article Number (Transfer from service label)

7018 3090 0001 7751 4449

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Derrick

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.
 2. Print your name and address on the reverse so that we can return the card to you.
 3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PROPERTY OWNER

105261 MADISON ST

BURR RIDGE, IL 60527



9590 9402 5384 9189 8149 05

2. Article Number (Transfer from service label)

7018 3090 0001 7751 4388

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

206 N. W. R. R. R.

C. Date of Delivery

4.27.21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.
 2. Print your name and address on the reverse so that we can return the card to you.
 3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PROPERTY OWNER

105261 MADISON ST

BURR RIDGE, IL 60527



9590 9402 5384 9189 8148 99

2. Article Number (Transfer from service label)

7018 3090 0001 7751 4395

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

206 N. W. R. R. R.

C. Date of Delivery

4.27.21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

7018 3090 0001 7751 4401

U.S. Postal Service
CERTIFIED MAIL RECEIPT
Domestic Mail Only

For delivery information, visit www.usps.com

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

PROPERTY OWNER

4950 W 39TH ST

CICERO, IL 60804

Postmark Here

7018 3090 0001 7751 4364

U.S. Postal Service
CERTIFIED MAIL RECEIPT
Domestic Mail Only

For delivery information, visit www.usps.com

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

PROPERTY OWNER

15319 CHATSWORTH ST

MISSION HLS, CA 91345

Postmark Here

7018 3090 0001 7751 4418

U.S. Postal Service
CERTIFIED MAIL RECEIPT
Domestic Mail Only

For delivery information, visit www.usps.com

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

PERSHING TERMINAL LLC

Or Current Resident

9525 W BRYN MAWR SUITE 955

ROSEMONT, IL 60018

Postmark Here

7018 3090 0001 7751 4425

U.S. Postal Service
CERTIFIED MAIL RECEIPT
Domestic Mail Only

For delivery information, visit www.usps.com

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

PROPERTY OWNER

4851 39TH ST

Stickney, IL 60804

Postmark Here

U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

2024 1522 1000 0606 8702

Extra Services: ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

CITGO PETROLEUM CORP
 Or Current Resident
 PO BOX 4689 PROP TX RM 4073
 HOUSTON, TX 77210

Postmark
Here

U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

2024 1522 1000 0606 8702

Extra Services: ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

PROPERTY OWNER
 3902 S CICERO AVE
 Chicago, IL 60804

Postmark
Here

U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

2024 1522 1000 0606 8702

Extra Services: ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

PROPERTY OWNER
 15319 CHATSWORTH ST
 MISSION HLS, CA 91345

Postmark
Here

U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 PSN 7522 7751 0000 060E 9702

For delivery information, visit us at usps.gov

Certified Mail Fee: \$

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postmark
 None

Postage

Return to: GENUINE PARTS COMPANY
 Or Current Resident
 2999 WILDWOOD PARKWAY
 ATLANTA, GA 30339

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 PSN 7522 7751 0000 060E 9702

For delivery information, visit us at usps.gov

Certified Mail Fee: \$

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

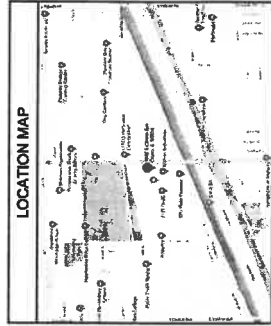
Postmark
 None

Postage

Return to: CITGO PETROLEUM CORP
 Or Current Resident
 PO BOX 4689 PROP TX RM 4073
 HOUSTON, TX 77210

EXHIBIT 6

Copy of PowerPoint Presentation from Applicant



SCOPE OF WORK

THIS IS A 6,500 SQUARE FOOT GAS AND WASH CONVENIENCE STORE WITH DRIVE THRU WINDOW, BOX-LINE AUTO CANOPY, THREE-BAY TRUCK CANOPY (FUTURE) AND SINGLE 4,620 SQUARE FOOT TUNNEL CAR WASH.

TO	DATE
CLIENT	2/1/21
DEL DT	2/10/21
4TH CPL	3/15/21
ZONING	3/30/21

CHECK: OK
DRAWING: TR
JOB: 21002940

G001
COVER SHEET

RETAIL PETROLEUM FACILITY
CICERO AVENUE & PERSHING ROAD
STICKNEY, ILLINOIS 60804
GAS N WASH



WT GROUP
Engineering with Precision, Pace and Passion.
1275 Parkway Avenue | Irvine, CA 92618
Tel: 949.222.1100 | Fax: 949.222.1101
www.wtgroup.com

1. **WORKING CONDITIONS AND PERFORMANCE:** Working conditions and performance shall be as follows: The Employer shall provide a safe and sound working environment for the Contractor and its personnel. The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

2. **CONTRACTOR'S OBLIGATIONS:** The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

3. **EMPLOYER'S OBLIGATIONS:** The Employer shall provide a safe and sound working environment for the Contractor and its personnel. The Employer shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Employer shall be responsible for the safety and health of the public.

4. **SAFETY AND HEALTH:** The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

5. **ENVIRONMENTAL PROTECTION:** The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

6. **QUALITY CONTROL:** The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

7. **COMMUNICATION:** The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

8. **DISPUTE RESOLUTION:** The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

9. **FORCE MAJEURE:** The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

10. **ASSIGNMENT:** The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

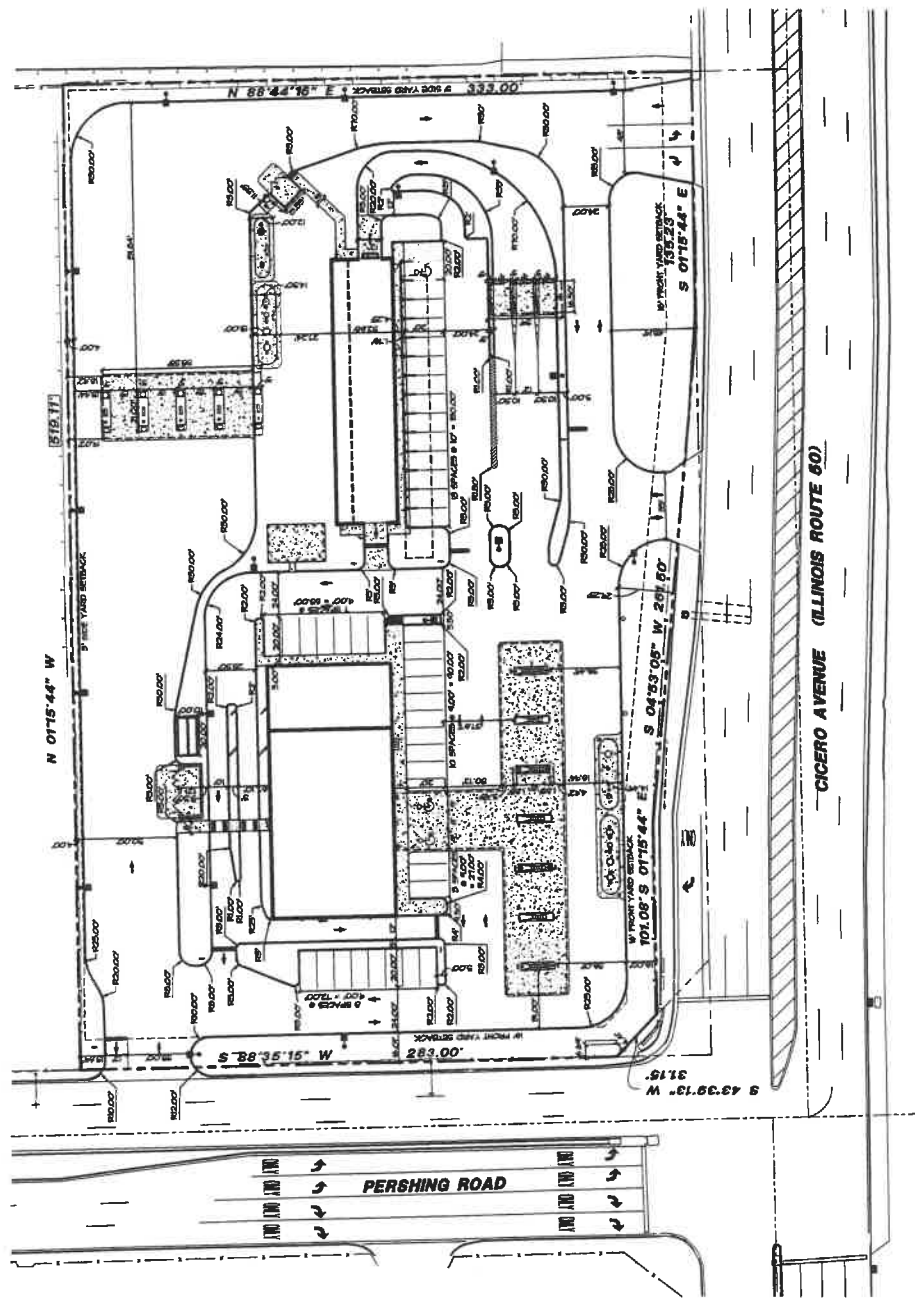
11. **ENTIRE AGREEMENT:** The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

12. **SEVERABILITY:** The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

13. **WITNESSES:** The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

14. **SIGNATURES:** The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

15. **DATE:** The Contractor shall be responsible for the safety and health of its personnel and for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public. The Contractor shall be responsible for the safety and health of the public.

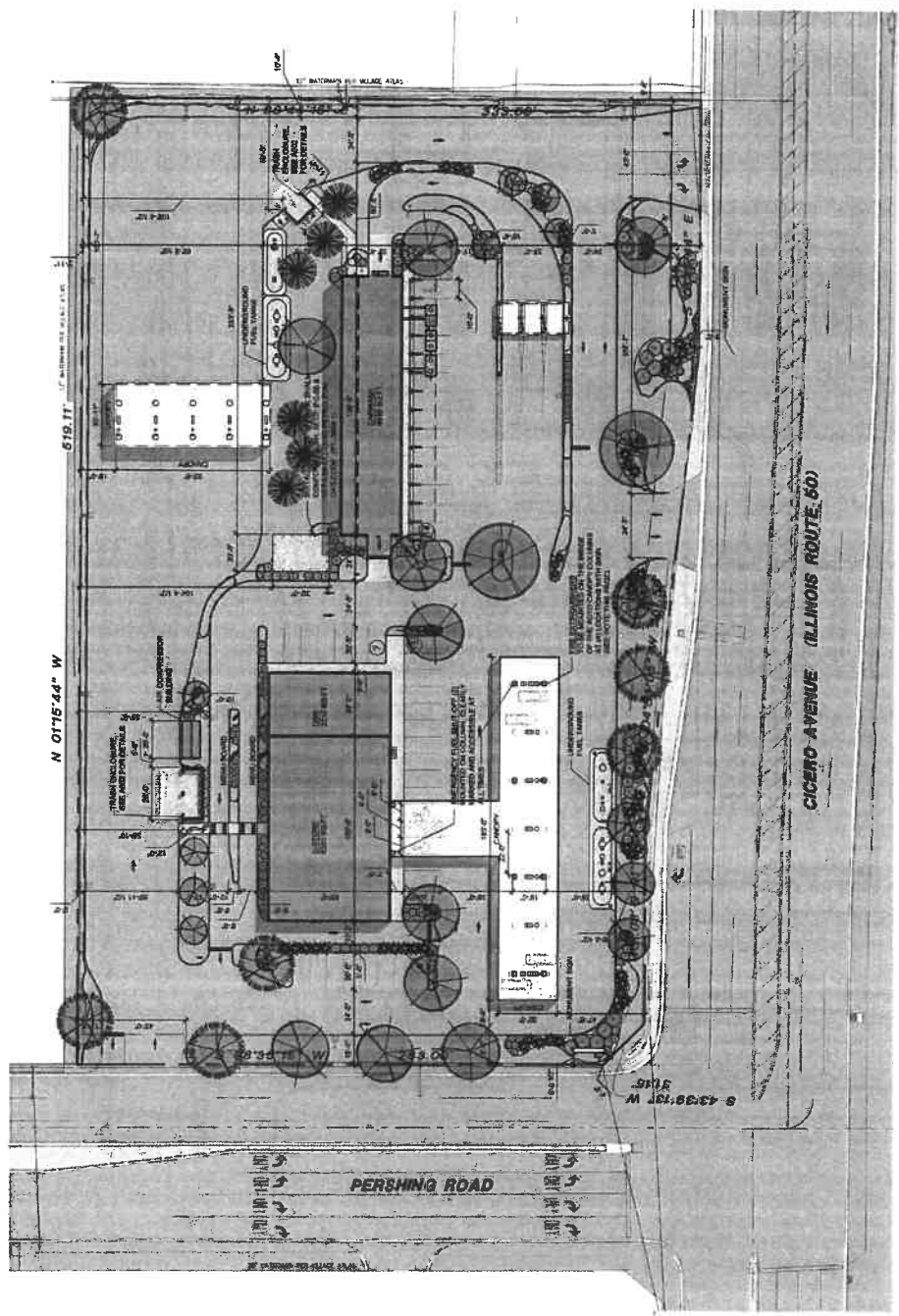




ZONING INFORMATION		
MUNICIPALITY: BURLINGTON	PLANNING ZONE: VILLAGE OF STONEY- BLAKE	PLANNING DISTRICT: AVENUE BUSINESS DISTRICT
STATE ZONING DISTRICT: 9	USE: RESIDENTIAL SINGLE-FAMILY AND CROWN RESIDENTIAL SINGLE-FAMILY AND LIMITED USE. DEVELOPMENT IS LIMITED TO ONE (1) UNIT PER LOT. DEVELOPMENT IS LIMITED TO ONE (1) UNIT PER LOT. SPECIFICALLY AUTHORIZED BY THE CITY COUNCIL.	
LOT AREA (SHEET 1)	ALLOWED BUILDING FLOOR AREA (SHEET 1)	PERMITTED BUILDING FLOOR AREA (SHEET 1)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 2)	ALLOWED BUILDING FLOOR AREA (SHEET 2)	PERMITTED BUILDING FLOOR AREA (SHEET 2)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 3)	ALLOWED BUILDING FLOOR AREA (SHEET 3)	PERMITTED BUILDING FLOOR AREA (SHEET 3)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 4)	ALLOWED BUILDING FLOOR AREA (SHEET 4)	PERMITTED BUILDING FLOOR AREA (SHEET 4)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 5)	ALLOWED BUILDING FLOOR AREA (SHEET 5)	PERMITTED BUILDING FLOOR AREA (SHEET 5)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 6)	ALLOWED BUILDING FLOOR AREA (SHEET 6)	PERMITTED BUILDING FLOOR AREA (SHEET 6)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 7)	ALLOWED BUILDING FLOOR AREA (SHEET 7)	PERMITTED BUILDING FLOOR AREA (SHEET 7)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 8)	ALLOWED BUILDING FLOOR AREA (SHEET 8)	PERMITTED BUILDING FLOOR AREA (SHEET 8)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 9)	ALLOWED BUILDING FLOOR AREA (SHEET 9)	PERMITTED BUILDING FLOOR AREA (SHEET 9)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 10)	ALLOWED BUILDING FLOOR AREA (SHEET 10)	PERMITTED BUILDING FLOOR AREA (SHEET 10)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 11)	ALLOWED BUILDING FLOOR AREA (SHEET 11)	PERMITTED BUILDING FLOOR AREA (SHEET 11)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 12)	ALLOWED BUILDING FLOOR AREA (SHEET 12)	PERMITTED BUILDING FLOOR AREA (SHEET 12)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 13)	ALLOWED BUILDING FLOOR AREA (SHEET 13)	PERMITTED BUILDING FLOOR AREA (SHEET 13)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 14)	ALLOWED BUILDING FLOOR AREA (SHEET 14)	PERMITTED BUILDING FLOOR AREA (SHEET 14)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 15)	ALLOWED BUILDING FLOOR AREA (SHEET 15)	PERMITTED BUILDING FLOOR AREA (SHEET 15)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 16)	ALLOWED BUILDING FLOOR AREA (SHEET 16)	PERMITTED BUILDING FLOOR AREA (SHEET 16)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 17)	ALLOWED BUILDING FLOOR AREA (SHEET 17)	PERMITTED BUILDING FLOOR AREA (SHEET 17)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 18)	ALLOWED BUILDING FLOOR AREA (SHEET 18)	PERMITTED BUILDING FLOOR AREA (SHEET 18)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 19)	ALLOWED BUILDING FLOOR AREA (SHEET 19)	PERMITTED BUILDING FLOOR AREA (SHEET 19)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 20)	ALLOWED BUILDING FLOOR AREA (SHEET 20)	PERMITTED BUILDING FLOOR AREA (SHEET 20)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 21)	ALLOWED BUILDING FLOOR AREA (SHEET 21)	PERMITTED BUILDING FLOOR AREA (SHEET 21)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 22)	ALLOWED BUILDING FLOOR AREA (SHEET 22)	PERMITTED BUILDING FLOOR AREA (SHEET 22)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 23)	ALLOWED BUILDING FLOOR AREA (SHEET 23)	PERMITTED BUILDING FLOOR AREA (SHEET 23)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 24)	ALLOWED BUILDING FLOOR AREA (SHEET 24)	PERMITTED BUILDING FLOOR AREA (SHEET 24)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 25)	ALLOWED BUILDING FLOOR AREA (SHEET 25)	PERMITTED BUILDING FLOOR AREA (SHEET 25)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 26)	ALLOWED BUILDING FLOOR AREA (SHEET 26)	PERMITTED BUILDING FLOOR AREA (SHEET 26)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 27)	ALLOWED BUILDING FLOOR AREA (SHEET 27)	PERMITTED BUILDING FLOOR AREA (SHEET 27)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 28)	ALLOWED BUILDING FLOOR AREA (SHEET 28)	PERMITTED BUILDING FLOOR AREA (SHEET 28)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 29)	ALLOWED BUILDING FLOOR AREA (SHEET 29)	PERMITTED BUILDING FLOOR AREA (SHEET 29)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 30)	ALLOWED BUILDING FLOOR AREA (SHEET 30)	PERMITTED BUILDING FLOOR AREA (SHEET 30)
11,330.00 SF	11,330.00 SF	11,330.00 SF
LOT AREA (SHEET 31)	ALLOWED BUILDING FLOOR AREA (SHEET 31)	PERMITTED BUILDING FLOOR AREA (SHEET 3

NOTE:

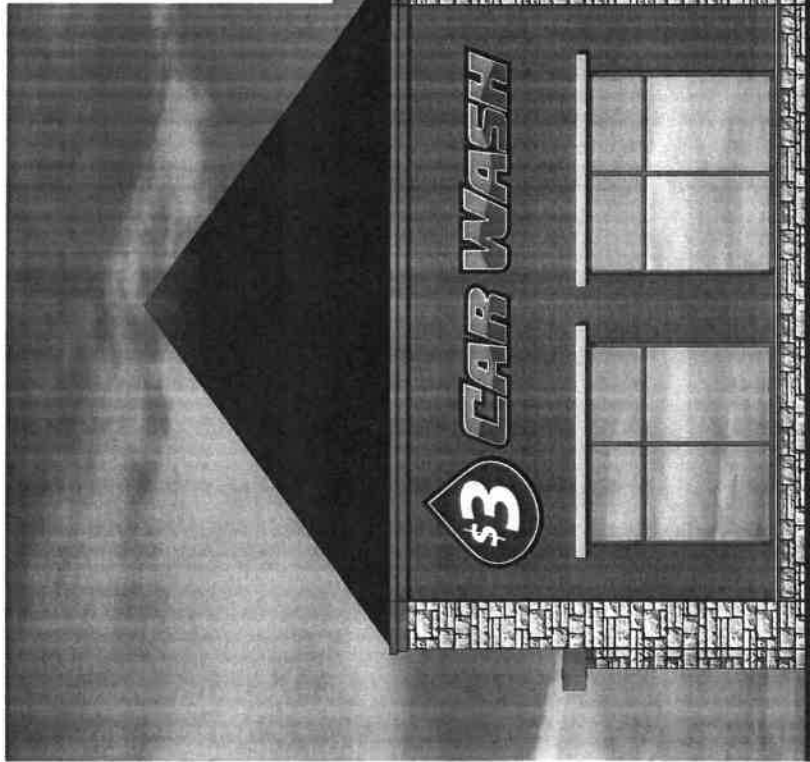
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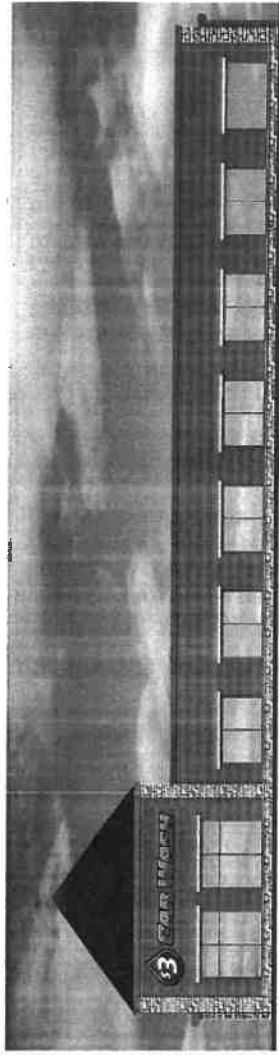
1 SITE PLAN
SCALE 1" = 30'-0"



21-070.11C	Drawing No.		SIGN LOCATION PLAT		GAS N WASH - STICKNEY	
3-50-20	ID					



EAST ELEVATION 3/16" SCALE



EAST ELEVATION 1/16" SCALE

1



3/16" SCALE

ILLUMINATED CHANNEL LETTERS - 68 90 FT.

VANBRUGGEN SIGNS

13401 SOUTHWEST HWY,
ORLAND PARK, ILLINOIS

Since 1975

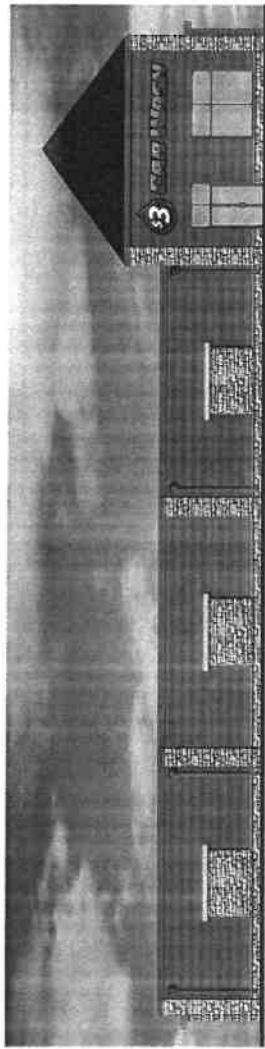
708-448-0826 • vbsign.com

This rendering is the exclusive property of Van Bruggen Signs, Inc., for the sole purpose of consideration to purchase a sign or design from Van Bruggen Signs, Inc. Any unauthorized use of this drawing will result in a compensation fee of \$500.00 for the time and effort entailed in creating these drawings.

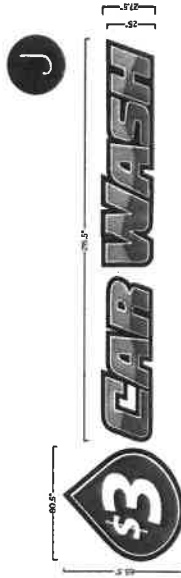
© COPYRIGHT 2021 by Van Bruggen Signs, Inc., Orland Park, IL

Approved
Date

Scale	NOTED	Title	GAS N WASH - STICKNEY			
Date	3-23-21	Discipline	WALL ILLUMINATED LETTERS			
Drawn By	ED	Revised By	up	5000	Drawn No.	21-070.1C

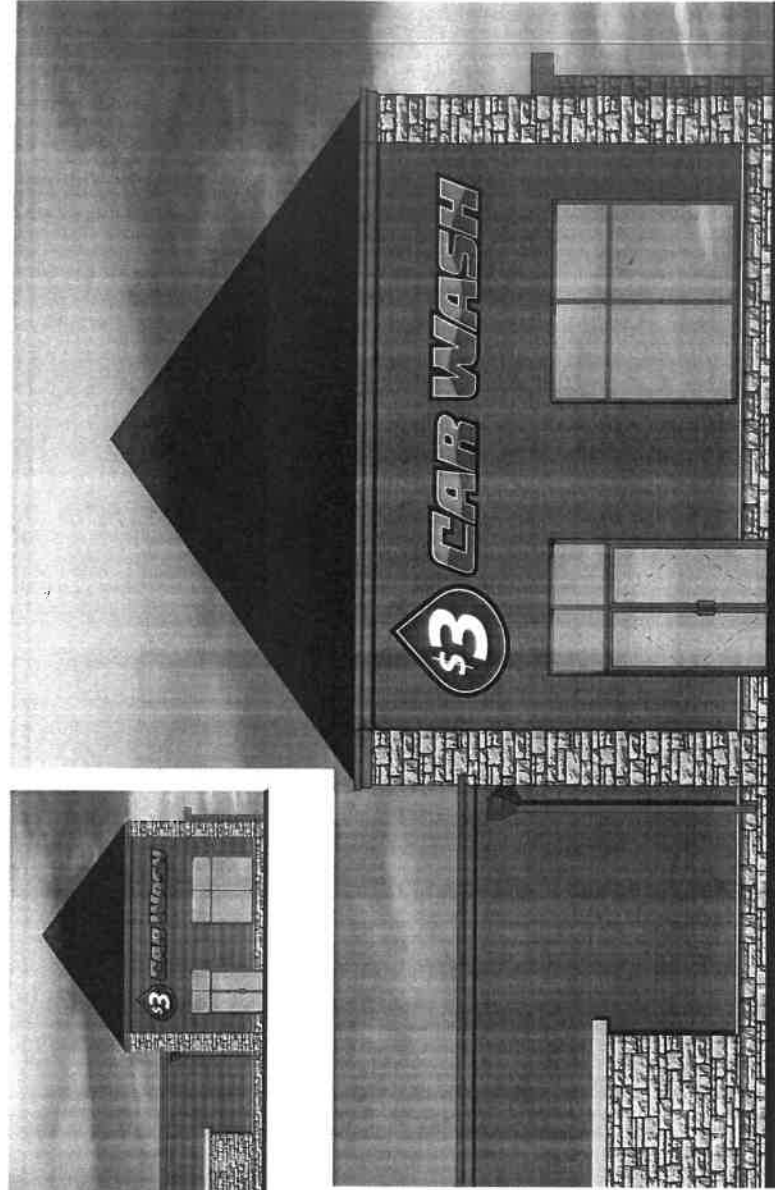


WEST ELEVATION 1/16" SCALE



3/16" SCALE

ILLUMINATED CHANNEL LETTERS - 68 SQ. FT.



WEST ELEVATION 3/16" SCALE



13401 SOUTHWEST HWY.
ORLAND PARK, ILLINOIS

708-448-0826 • vbsign.com

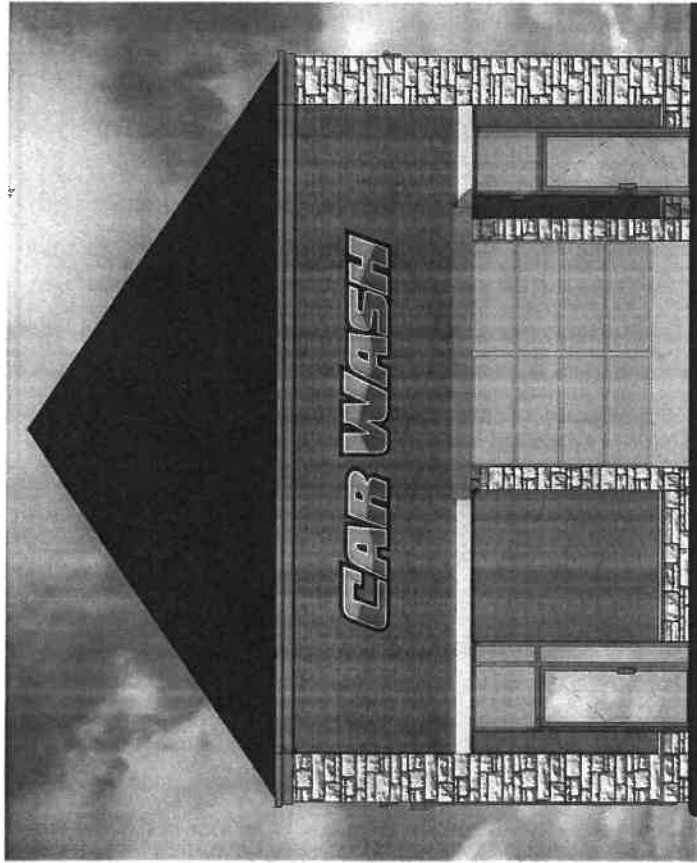
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Approved _____
Date _____

Scale	NOTED	Title	GAS N WASH - STICKNEY			
Date	3-23-21	Discipline	WALL ILLUMINATED LETTERS			
Drawn By	ED	Reviewed By				
Date		Date				

Drawing No. 21-070.2C



SOUTH ELEVATION 3/16" SCALE

K

28.5' **CAR WASH** 7.12' 5.5'

3/16" SCALE ILLUMINATED CHANNEL LETTERS - 41 SQ. FT.

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vanbruggensigns

13401 SOUTHWEST HWY.
ORLAND PARK, ILLINOIS

Since 1973

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Approved

Date

Scale NOTED

Date 3-23-21

Drawn By ED

Title

GAS N WASH - STICKNEY

Discipline

WALL ILLUMINATED LETTERS

Revised By

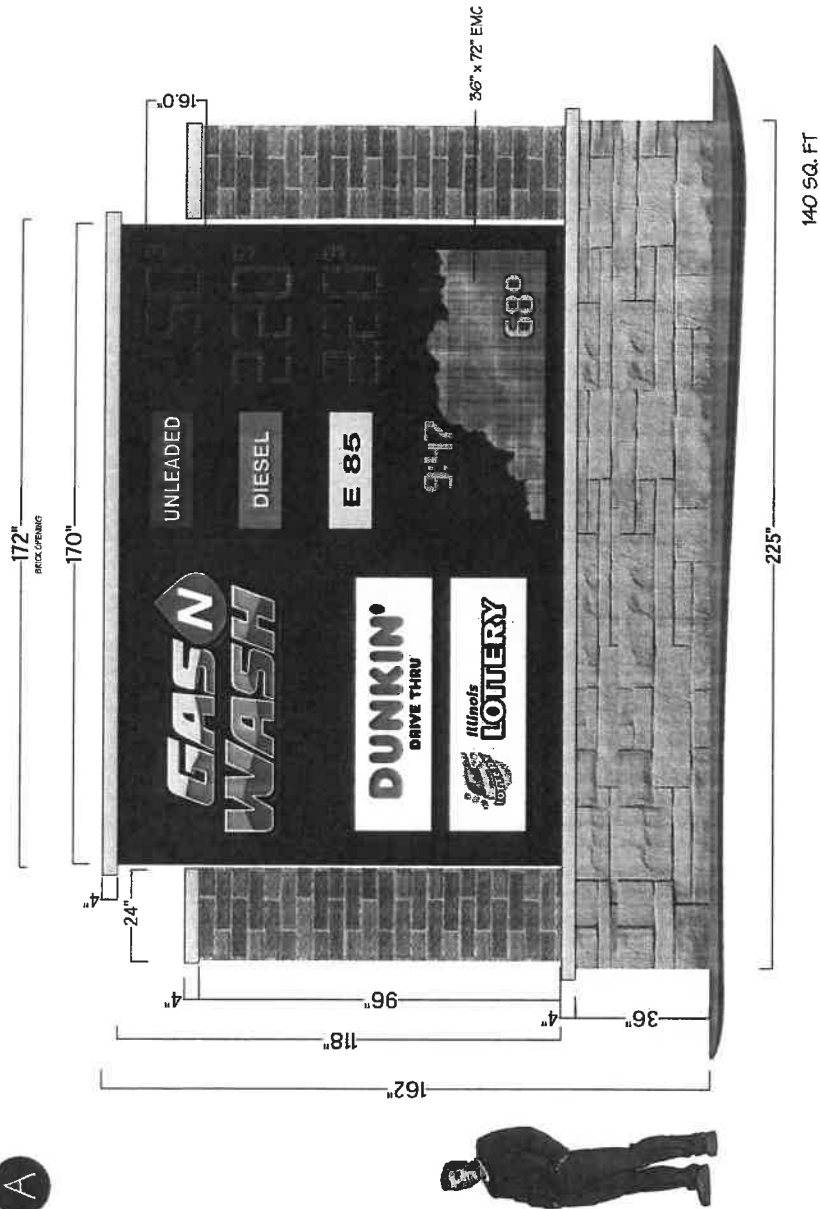
or

seen

Drawing No.

21-070.3C

A



VANBRUGGEN SIGNS

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ORLAND PARK, ILLINOIS

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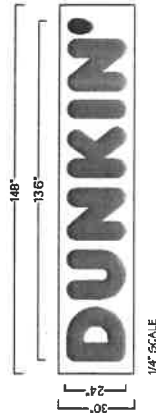
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Approval _____
Date _____

Scale	3/8"	Title	GAS N WASH - STICKNEY			
Date	3-23-21	Description	MONUMENT SIGN			
Drawn By	ED	Revised By				
		Date				
		Drawing No.				21-070.AC

C



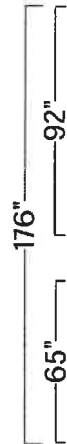
31 SQ. FT.

D



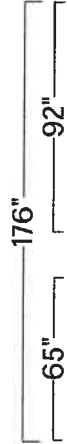
57.5 SQ. FT. WEST ELEVATION

B



1/4" SCALE 28 SQ. FT. EAST & WEST ELEVATIONS

E



1/4" SCALE 28 SQ. FT. EAST & WEST ELEVATIONS

POTENTIAL FUTURE SIGNAGE

23 SQ. FT. WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



185 ft

WEST ELEVATION 1/16" SCALE



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ORLAND PARK, ILLINOIS

Steve Spitz

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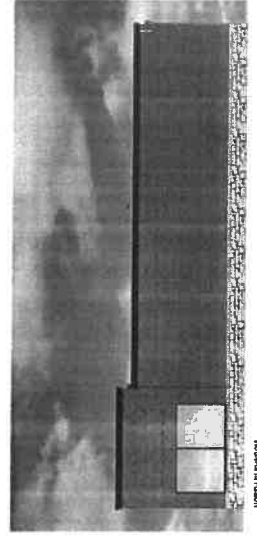
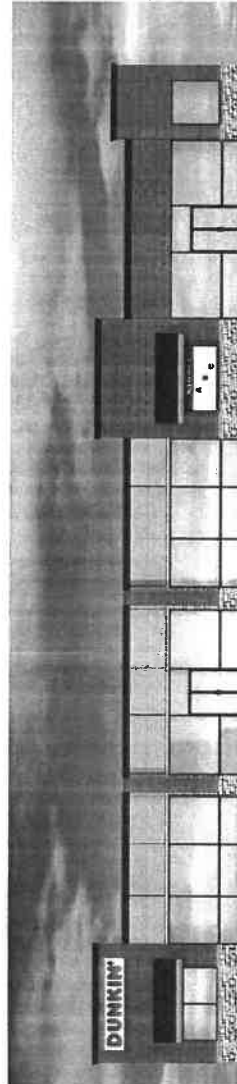
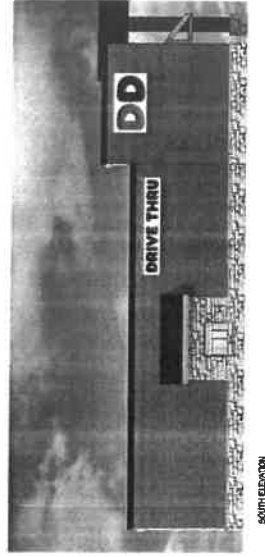
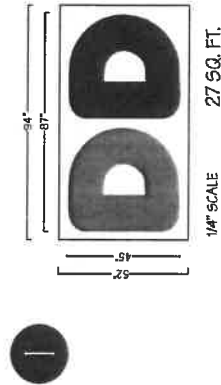
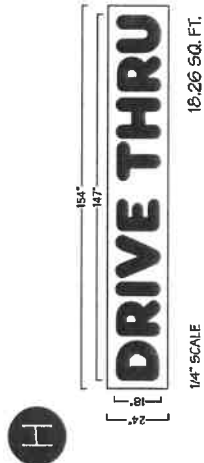
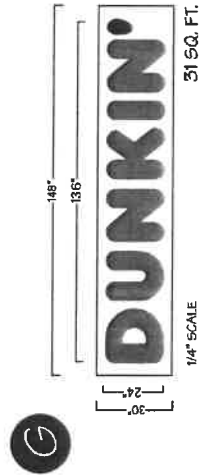
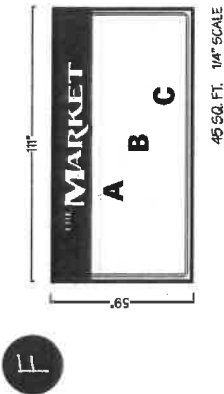
Approved

Date

Scale	NOTED	Title
Date	3-23-21	Dishipline
Drawn By	ED	Revisions By
		Date

GAS N WASH - STICKNEY
CAR CANOPY

21-070.5C



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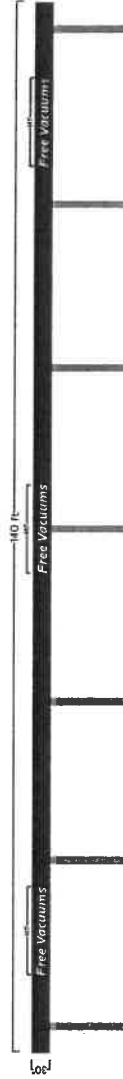
Approved	Date
----------	------

Scale	NOTED	Title	GAS N WASH - STICKNEY
Date	3-23-21	Discipline	C-STORE SIGNAGE
Drawn By	ED	Revised By	
Date		Date	
			Drawing No. 21-070.6C

141"

Free Vacuums

1/2" SCALE
HF DIE CUT VINYL GRAPHICS
14.7 SQ. FT.



VACUUM CANOPY - STICKNEY 1/16" SCALE



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Approved
Date

Scale	NOTED	Title	GAS N WASH - STICKNEY	
Date	3-23-21	Discipline	VACUUM CANOPY	
Drawn By	ED	Revised By		
Date		Date		
			Drawing No.	21-070.7C

N

460"

214"

CAR WASH Entrance

30"

SINGLE FACE ILLUMINATED CANOPY SIGN
35.7 SQ. FT.

VANBRUGGEN SIGNS

Since 1979

13401 SOUTHWEST HWY,
ORLAND PARK, ILLINOIS

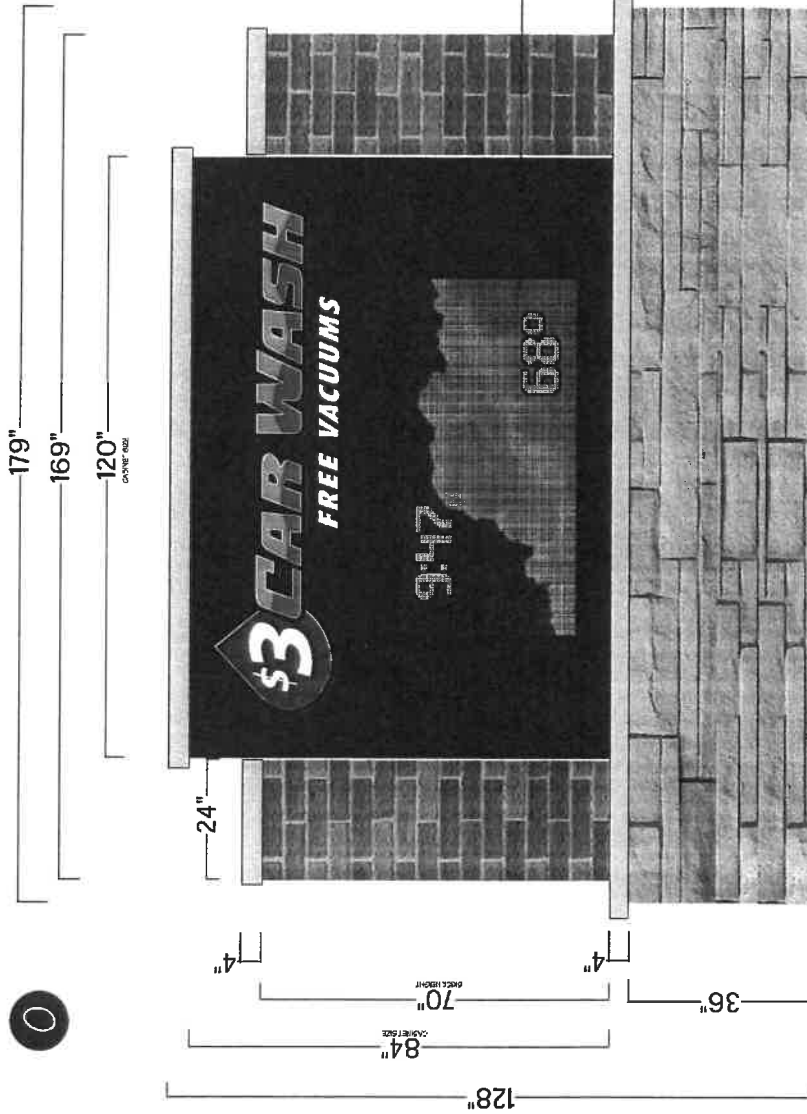
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Approved _____
Date _____

Scale	3/8"	Title	GAS N WASH - STICKNEY	
Date	3-26-21	Discipline	PAY CANOPY WASH ENTRANCE	
Drawn By	ED	Reviewed By		
		Date		
		Drawing No.	21-070.8C	



70 SQ. FT.

VANBRUGGEN SIGNS

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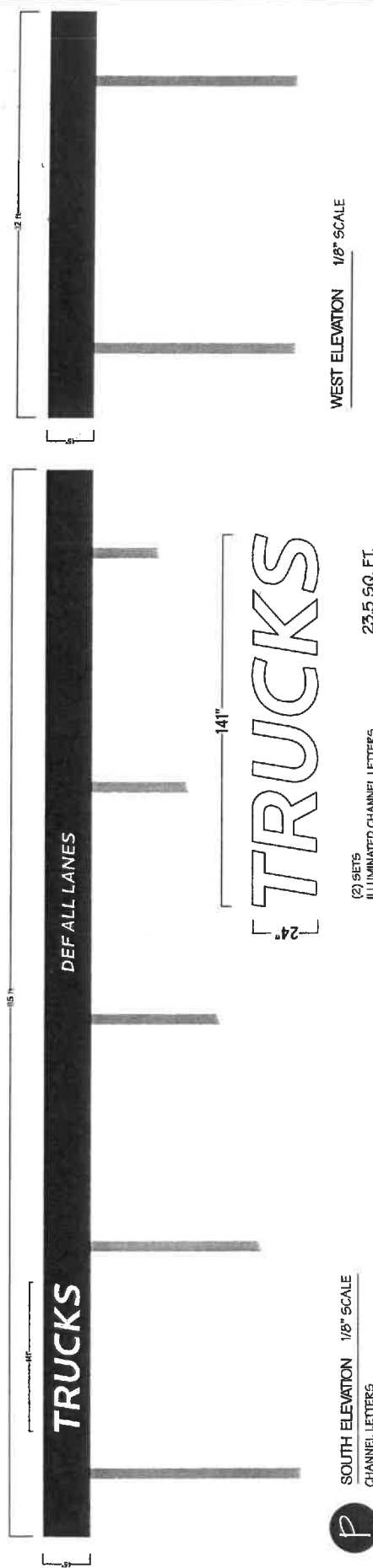
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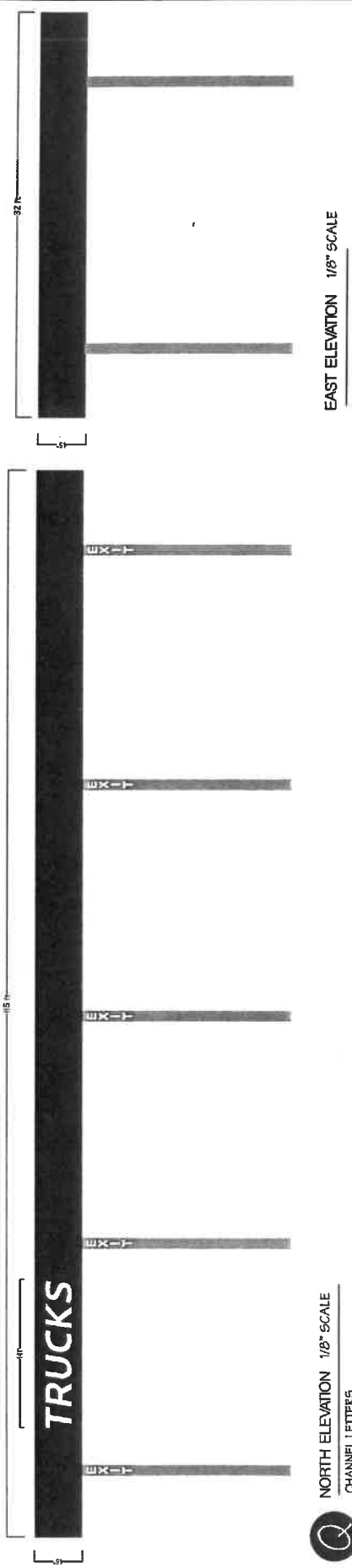
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Approved	Date
----------	------

Scale	1/2"	Title	GAS N WASH - STICKNEY
Date	3-26-21	Description	CAR WASH MONUMENT SIGN
Drawn By	ED	Revised By	
		Date	
		Drawing No.	21-070.9C



P SOUTH ELEVATION 1/8" SCALE
CHANNEL LETTERS



Q NORTH ELEVATION 1/8" SCALE
CHANNEL LETTERS

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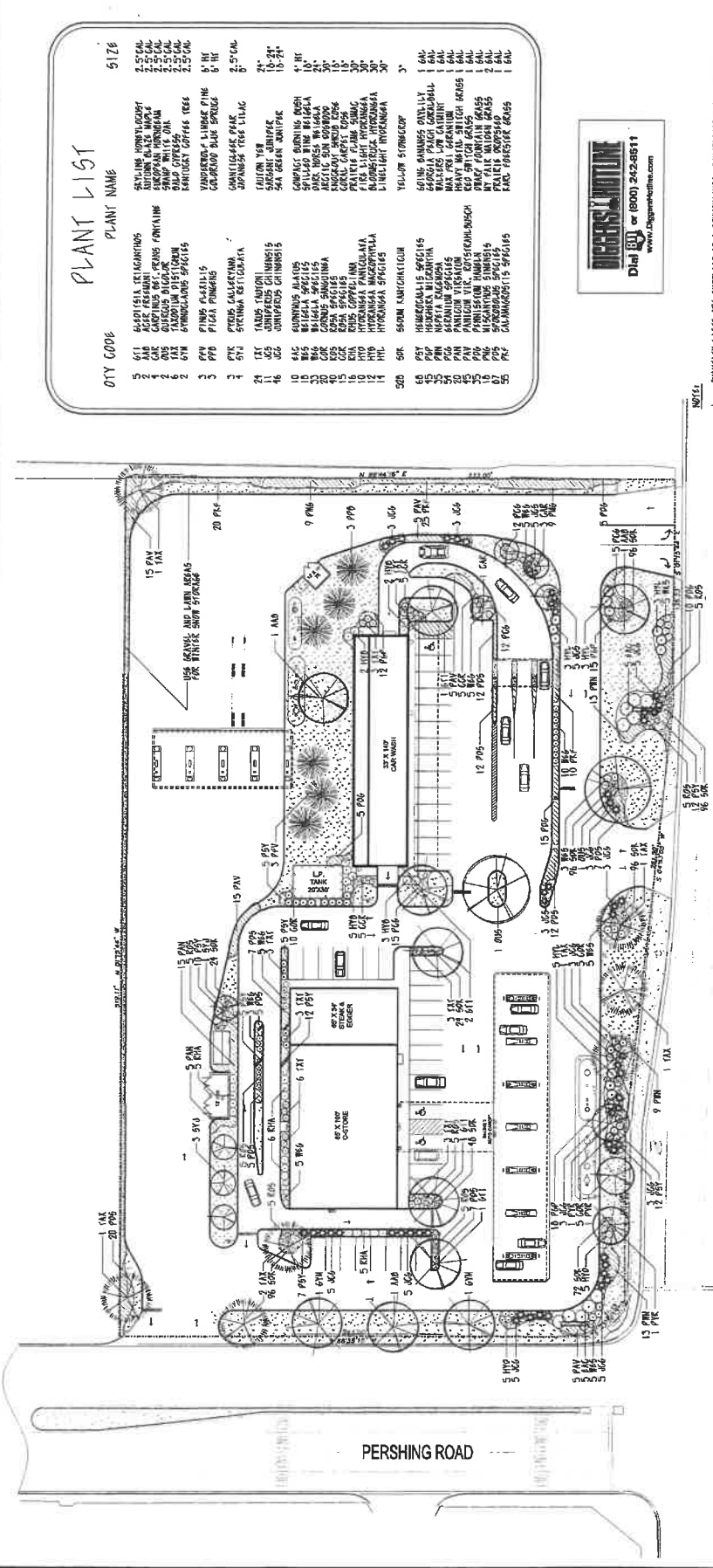
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Approved
Date

Scale NOTED
Date 3-26-21
Drawn By ED
Revised By
Date

Title GAS N WASH - STICKNEY
Description TRUCK CANOPY SIGNAGE
Revision No. 21-014.10C

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PLANT LIST

DITY CODES

PLANT NAME

SIZE

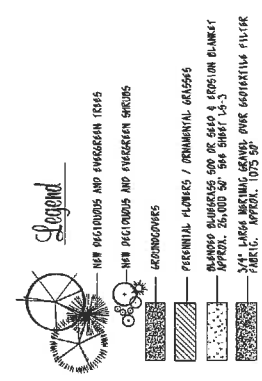
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7	613	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
8	614	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
9	615	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
10	616	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
11	617	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
12	618	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
13	619	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
14	620	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
15	621	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
16	622	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
17	623	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
18	624	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
19	625	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
20	626	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
21	627	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
22	628	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
23	629	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
24	630	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
25	631	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
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33	639	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
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96	702	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
97	703	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
98	704	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
99	705	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	
100	706	ACER FRAXINUM	AUTUMN BLACK MAPLE	2.5' CAL		5' Ht	

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www.diggesthelife.com

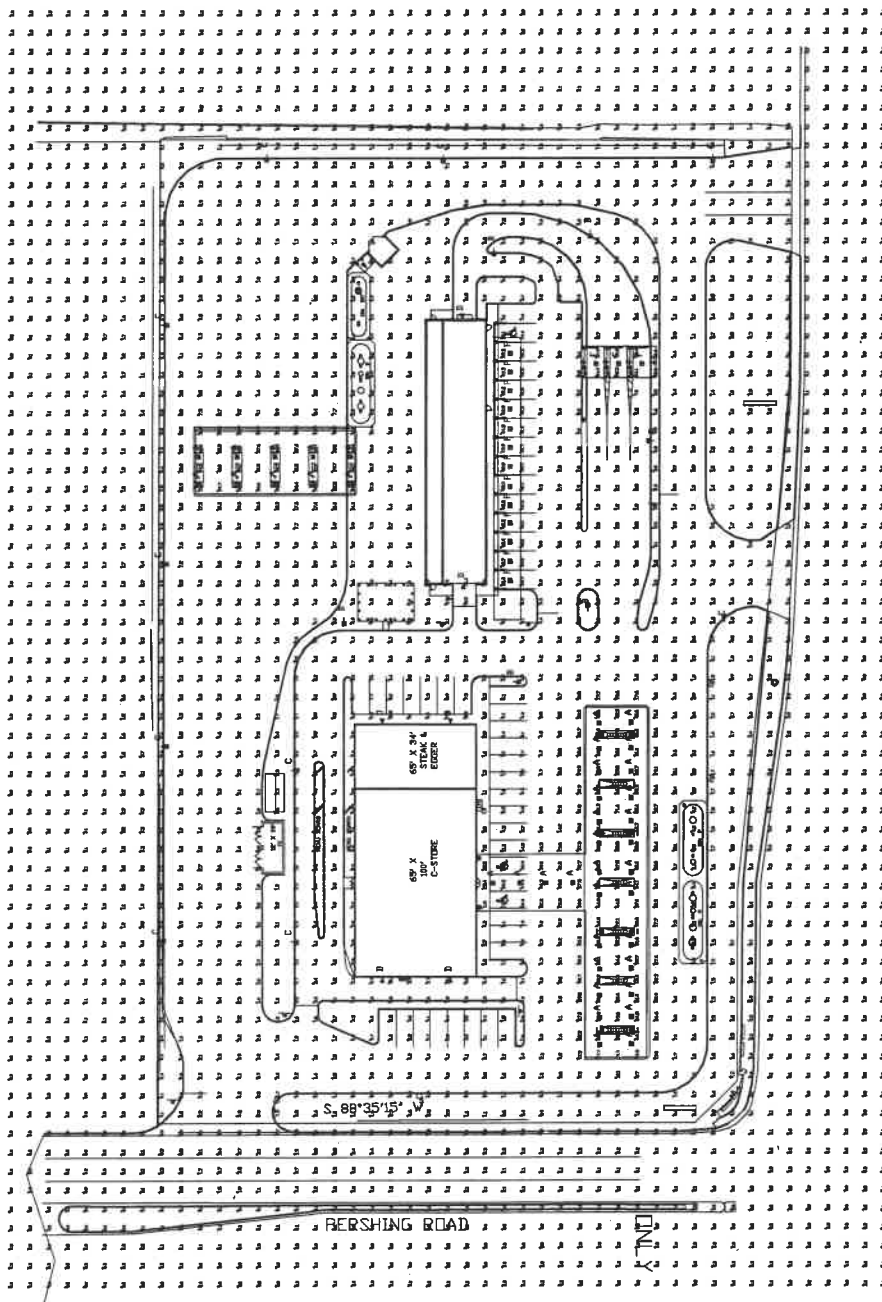
1. CONTAINER LINES ARE SPACING UP AS A CONTINUOUS LINE. CONTAINEROR SHALL VERIFY ALL MATERIALS QUANTITIES ON SITE.
2. ALL PLANTS MUST BE LOCALLY GROWN. ALL PLANT MATERIALS MUST BE PROTECTED OF LOW TYPE, AMOUNTS, BACKGROUNDING, PRESERVATION, SURVIVAL, SIZE, BE SHELLED AND PLANTING MUST BE SPECIFICALLY SPECIFIED. PLANT MATERIAL TO BE GROWN IN ACCORDANCE WITH THE SPECIFICATIONS AND THE GROWING AND PLANTING SCHEDULE. "N.A.L.N."
3. ALL PLANTING SHALL BE IN THE PRESENCE OF THE GROWING AND PLANTING SCHEDULE. PLANTING SHALL BE ALL PLANTS AND MATERIALS TO BE USED.
4. CONTAINEROR TO GROWERS PLANT MATERIAL FOR ONE YEAR FROM TIME OF PLANTING.
5. ALL PLANT AND AREAS TO BE MATCHED WITH PREVIOUS GROWING MATERIALS WHICH IS ONE YEAR FROM TIME OF PLANTING. CONTAINEROR SHALL VERIFY ALL MATERIALS QUANTITIES ON SITE.
6. ALL NEW LINES MUST BE A MINIMUM OF 100 FEET OR 500 FEET AS PER GROWER'S SPECIFICATIONS. CONTAINEROR TO MAINTAIN LINES UNTIL APPROVAL AND ACCORDING TO GROWER'S SPECIFICATIONS. GROWER SHALL BE RESPONSIBLE FOR THE GROWING AND PLANTING SCHEDULE.
7. ALL CONTAINEROR OFFICE TO GROWER, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLANT UNTIL THE END OF GROWING PERIOD.
8. PLANTS MUST BE USED AS THE MINIMUM SIZE REQUIRED. PLANTS THAT DO NOT MEET THE MINIMUM SIZE OF 100 FEET OR 500 FEET SHALL BE REJECTED AT CONTAINEROR'S EXPENSE.
9. NEW PLANT SPECIFICATIONS OF 100 FEET OR 500 FEET SHALL BE SPECIFICALLY SPECIFIED AND APPROVED BY CONTAINEROR.
10. NEW SPECIFICATIONS OF 100 FEET OR 500 FEET SHALL BE SPECIFICALLY SPECIFIED AND APPROVED BY CONTAINEROR.

Landscape Plan

Scale 1"=30'-0"



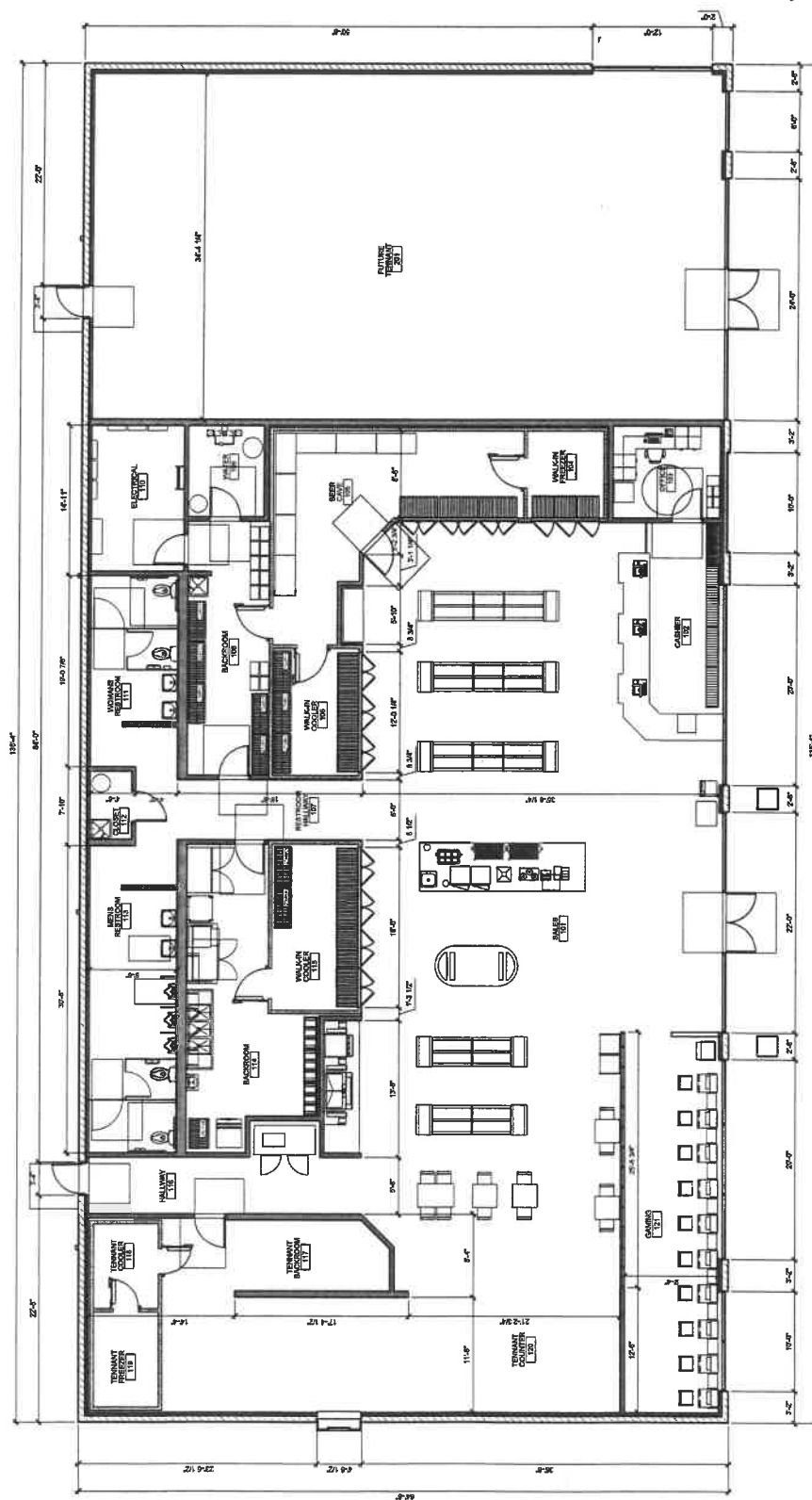
LS-2



Line/line Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lm. Litoms	Arr. Watts
40		A	SINGLE	CRUS-SC-40-50	MTD 8 1/2 GAS 10" DIESEL	1.000	1.000	1.000	125
6		B	SINGLE	SJM-LEP-18K-S3L-SV-59-70281-SINGLE-E-77-L-27-PAISE		1.000	1.000	184989	135
17		C	SINGLE	SJM-LEP-18K-S3L-SV-59-70281-SINGLE-E-77-PTL-27-PAISE	1.000	1.000	1.000	158644	148.5
6		D	SINGLE	KMS-LEP-403-FTV-59-00201	MTD 8 1/2"	1.000	1.000	55833	39
1		E	SINGLE	KMS-LEP-403-FTV-59-00201	MTD 8 1/2"	1.000	1.000	55833	39

Calculation Summary									
	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min		
PRINTS AT GRADE INFO	Blankance	F _C	41.05	71.5	33	2.17	2.17		
	Blankance	F _C	31.05	41.5	36.6	1.07	3.50		
	Blankance	F _C	49.35	71.5	36.6	4.18	4.18		
GATE CANOPY	Blankance	F _C	50.75	37.3	33	1.53	1.53		
	Blankance	F _C	39.31	43.2	35.9	1.19	2.76		
	Blankance	F _C	39.31	45.6	34.4	2.72	3.18		
NORTH CANOPY	Blankance	F _C	39.31	45.6	34.4	2.72	3.18		
	Blankance	F _C	39.31	45.6	34.4	2.72	3.18		
	Blankance	F _C	39.31	45.6	34.4	2.72	3.18		

based on the interaction provided by elements and building blocks. The design of the system is based on the components. The engineer and/or architect must determine the applicability of the layout to existing or future plant conditions.



PROJECT NO.
DRAWING NO.
DATE
JOB NO.

A102
CUSTOMER FLOOR PLAN

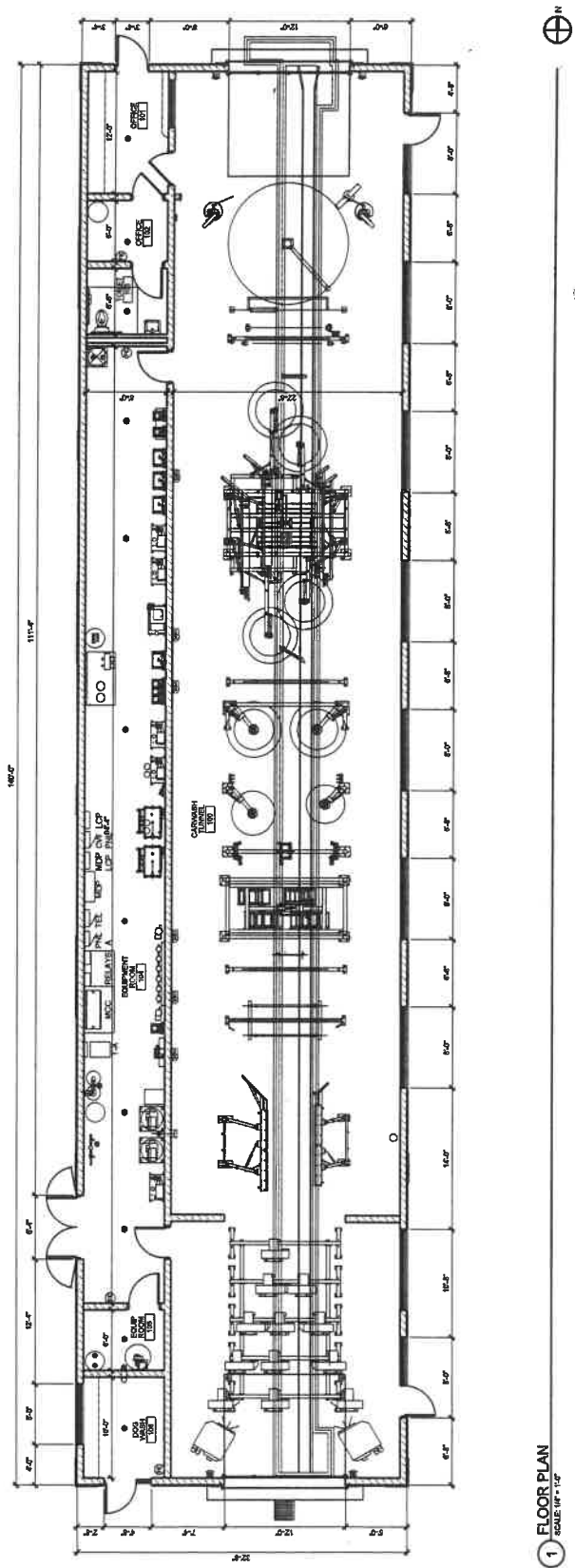
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2	08/01/10	ISSUE 02
3	08/01/10	ISSUE 03
4	08/01/10	ISSUE 04
5	08/01/10	ISSUE 05
6	08/01/10	ISSUE 06
7	08/01/10	ISSUE 07
8	08/01/10	ISSUE 08
9	08/01/10	ISSUE 09
10	08/01/10	ISSUE 10



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STICKNEY, ILLINOIS 60804
GAS N WASH

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1 FLOOR PLAN
ISSUE 04-10

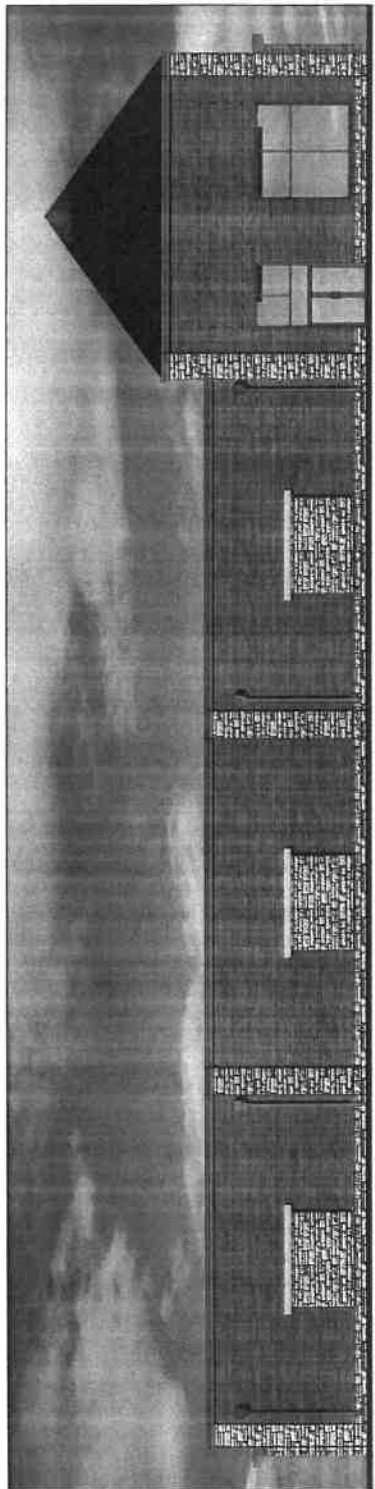


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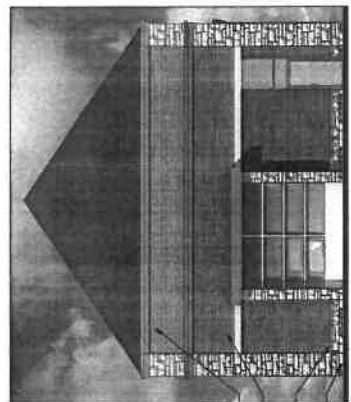
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN \ PROGRAM MANAGEMENT \ LAND SURVEY

- 1. Level 1
- 2. Level 2
- 3. Level 3
- 4. Level 4
- 5. Level 5
- 6. Level 6
- 7. Level 7
- 8. Level 8
- 9. Level 9
- 10. Level 10



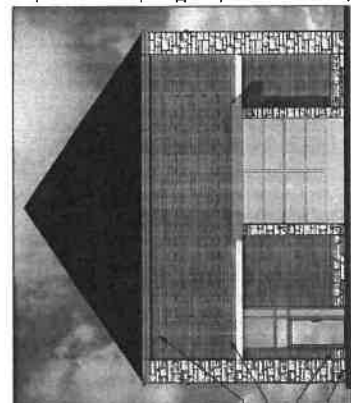
4 WEST ELEVATION
3/16" = 1'-0"

- 1. Level 1
- 2. Level 2
- 3. Level 3
- 4. Level 4
- 5. Level 5
- 6. Level 6
- 7. Level 7
- 8. Level 8
- 9. Level 9
- 10. Level 10



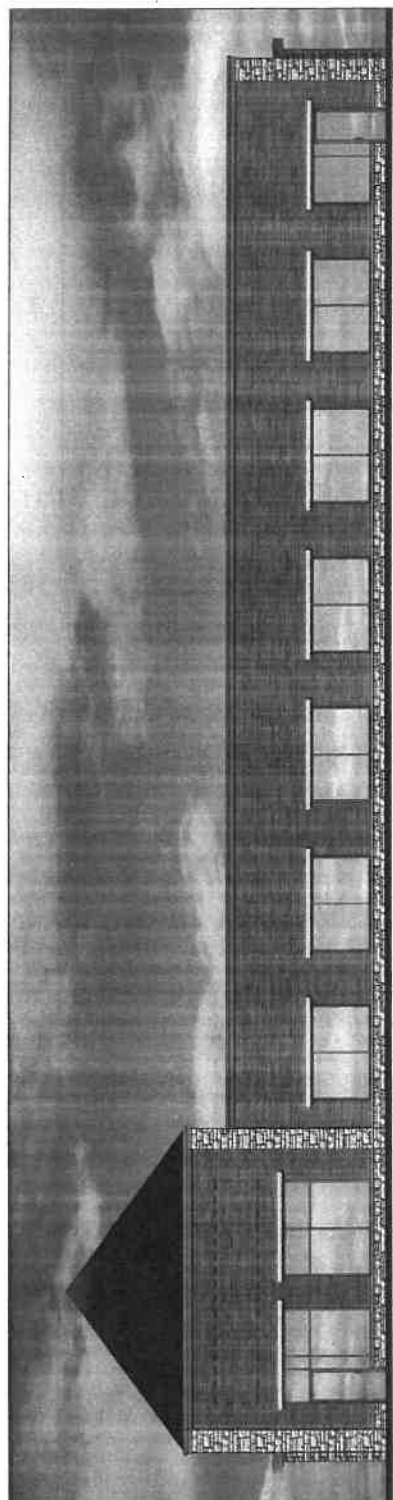
3 NORTH ELEVATION
3/16" = 1'-0"

- 1. Level 1
- 2. Level 2
- 3. Level 3
- 4. Level 4
- 5. Level 5
- 6. Level 6
- 7. Level 7
- 8. Level 8
- 9. Level 9
- 10. Level 10



2 SOUTH ELEVATION
3/16" = 1'-0"

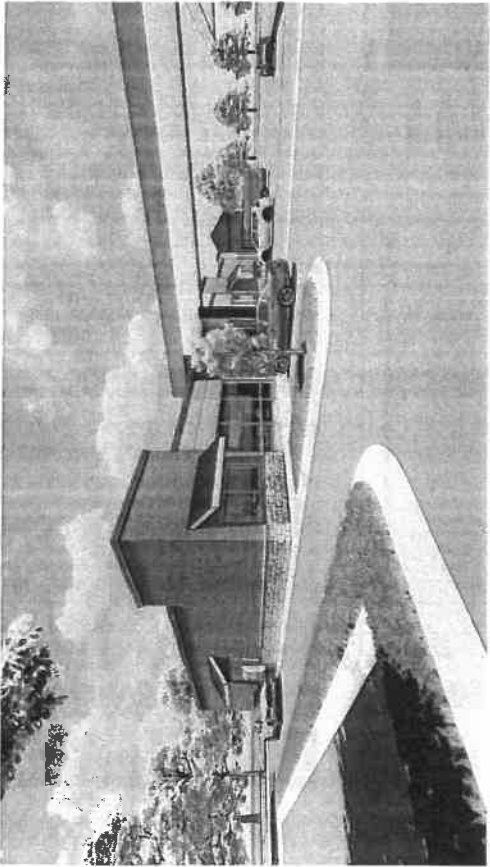
- 1. Level 1
- 2. Level 2
- 3. Level 3
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- 6. Level 6
- 7. Level 7
- 8. Level 8
- 9. Level 9
- 10. Level 10



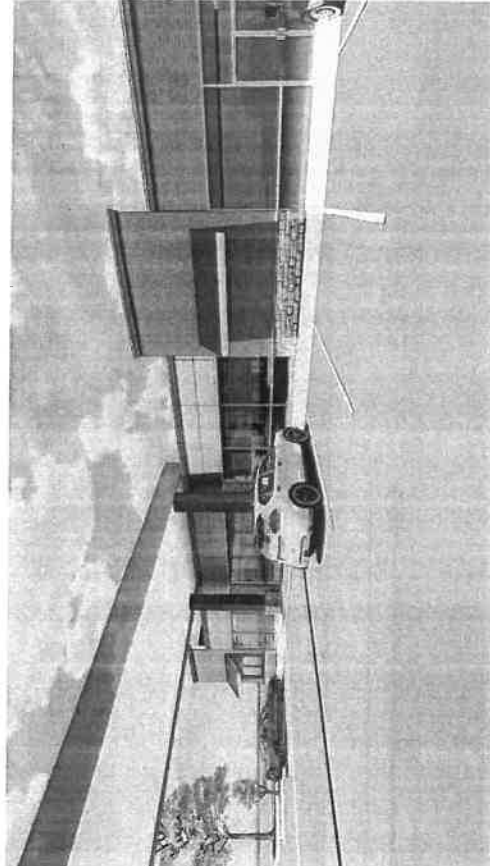
1 EAST ELEVATION
3/16" = 1'-0"



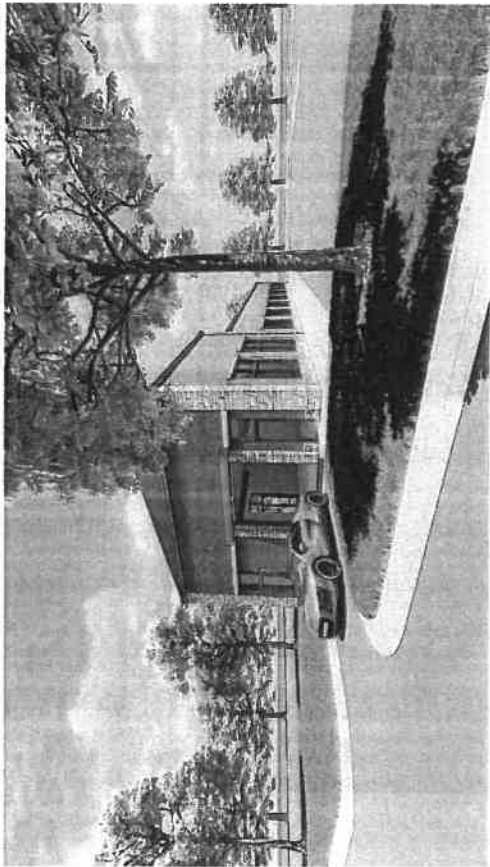
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DESIGN	2/20/20	2
PERMIT	2/20/20	3
CONSTRUCTION	2/20/20	4



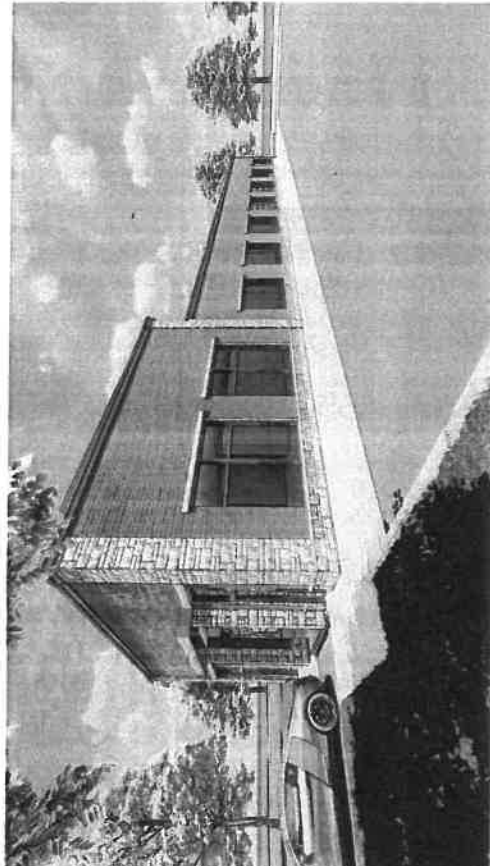
1 C-STORE VIEW
 FRONT LEFT



2 C-STORE VIEW
 FRONT RIGHT



3 CARWASH VIEW
 FRONT LEFT



4 CARWASH VIEW
 FRONT RIGHT

EXHIBIT 7

KLOA Traffic Study

MEMORANDUM TO: Alex Kugar
Gas N Wash

FROM: Elise Purguette
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: March 22, 2021

SUBJECT: Traffic Impact Statement
Proposed Gas N Wash Fuel Center
Stickney, Illinois

This memorandum summarizes the results and findings of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Gas N Wash fuel center to be located in the northwest corner of the intersection of Cicero Avenue with Pershing Road in Stickney, Illinois. The development site, which is currently occupied by a vacant building, will be redeveloped with a Gas N Wash fuel center with 14 fueling positions, four (4) truck fueling positions, an approximate 6,500 square-foot convenience store, an approximate 2,210 square-foot Steak'n Egger restaurant, and a tunnel car wash. Access to the site will be provided on both roadways.

Existing Traffic Conditions

The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control, adjacent land uses, and average daily traffic volumes along the area roadways.

Cicero Avenue (IL Route 50) is a north-south, other principal arterial road that has three lanes in each direction and is generally separated by a striped median. At its signalized intersection with Pershing Road, Cicero Avenue has an exclusive left-turn lane and three through lanes on the northbound approach and an exclusive right-turn lane and three through lanes on the southbound approach. Cicero Avenue is under the jurisdiction of the Illinois Department of Transportation (IDOT), is classified as a Strategic Regional Arterial (SRA), has a posted speed limit of 35 miles per hour, and carries an Annual Average Daily Traffic (AADT) volume of approximately 45,500 vehicles (IDOT 2019).



Aerial View of Site

Figure 1

Pershing Road is an east-west, minor arterial road that generally has two lanes in each direction divided by a median that widens to three lanes in each direction as it approaches its intersection with Cicero Avenue. At its signalized intersection with Cicero Avenue, Pershing Road has dual left-turn lanes and dual right-turn lanes on the eastbound approach and a high-visibility crosswalk on the west leg. Pershing Road is under the jurisdiction of IDOT, is not classified as an SRA, has a posted speed limit of 35 miles per hour, and carries an AADT volume of approximately 18,400 vehicles (IDOT 2018).

Traffic Characteristics of the Proposed Development

The plans call for developing the site with a fuel center with 14 fueling positions, four (4) truck fueling positions, an approximate 6,500 square-foot convenience store, an approximate 2,210 square-foot Steak'n Egger restaurant, and a tunnel car wash. Access to the site will be provided via the following:

- A right-in/right-out access drive on Pershing Road located approximately 320 feet west of Cicero Avenue. This access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control.
- A right-in/right-out access drive on Cicero Avenue located approximately 345 feet north of Pershing Road. This access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control.
- A full movement access drive on Cicero Avenue located approximately 545 feet north of Pershing Road. This access drive will provide one inbound lane and two outbound lanes with outbound movements under stop sign control.

It should be noted that IDOT will likely require the existing southbound right-turn lane on Cicero Avenue to be extended so that the southern access drive is not located within the taper. Furthermore, given the proximity of the access drive on Pershing Road to the traffic signal at Cicero Avenue, a westbound right-turn lane will likely be required by IDOT as well.

A copy of the site plan is included in the Appendix.

Development Traffic Generation

The estimates of traffic to be generated by the development are based upon the proposed land use type and size using data published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. The "Gas Station with Convenience Store" (Land-Use Code 945) rate was used for the passenger vehicle fueling positions. The trip generation for the truck fueling stations was based on information previously provided by fuel center operators which indicates that the fueling of one truck takes approximately 15 minutes. As such, four truck fueling stations can process approximately 16 trucks per hour. The "High-Turnover (Sit-Down) Restaurant" (Land-Use Code 932) rate was used for the Steak'n Egger restaurant. The "Automated Car Wash" (Land-Use Code 948) rate was utilized for the proposed car wash tunnel.

It is important to note that surveys conducted by ITE have shown that approximately 60 and 45 percent of trips made to fuel centers and sit-down restaurants are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic. As such, these pass-by percentages were applied to the trips estimated to be generated by these uses. Table 1 shows the vehicle trips estimated to be generated for the proposed development during the weekday morning and weekday evening peak hours.

Table 1
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
945	Gas Station with Convenience Store (14 Fueling Positions)	89	86	175	100	96	196
	4 Truck Fueling Positions	16	16	32	16	16	32
	60% Pass-By Reduction ¹	-52	-52	-104	-59	-59	-118
932	Steak & Egger restaurant (2,210 s.f.)	12	10	22	14	8	22
	45% Pass-By Reduction	-5	-5	-10	-5	-5	-10
948	Car Wash (One Tunnel)	10	10	20	39	39	78
	New Trips	70	65	135	105	95	200
	Pass-by Trips	57	57	114	64	64	128
	Total Trips	127	122	249	169	159	328

1 – Applied to the trips generated by the passenger vehicle fueling positions

Evaluation

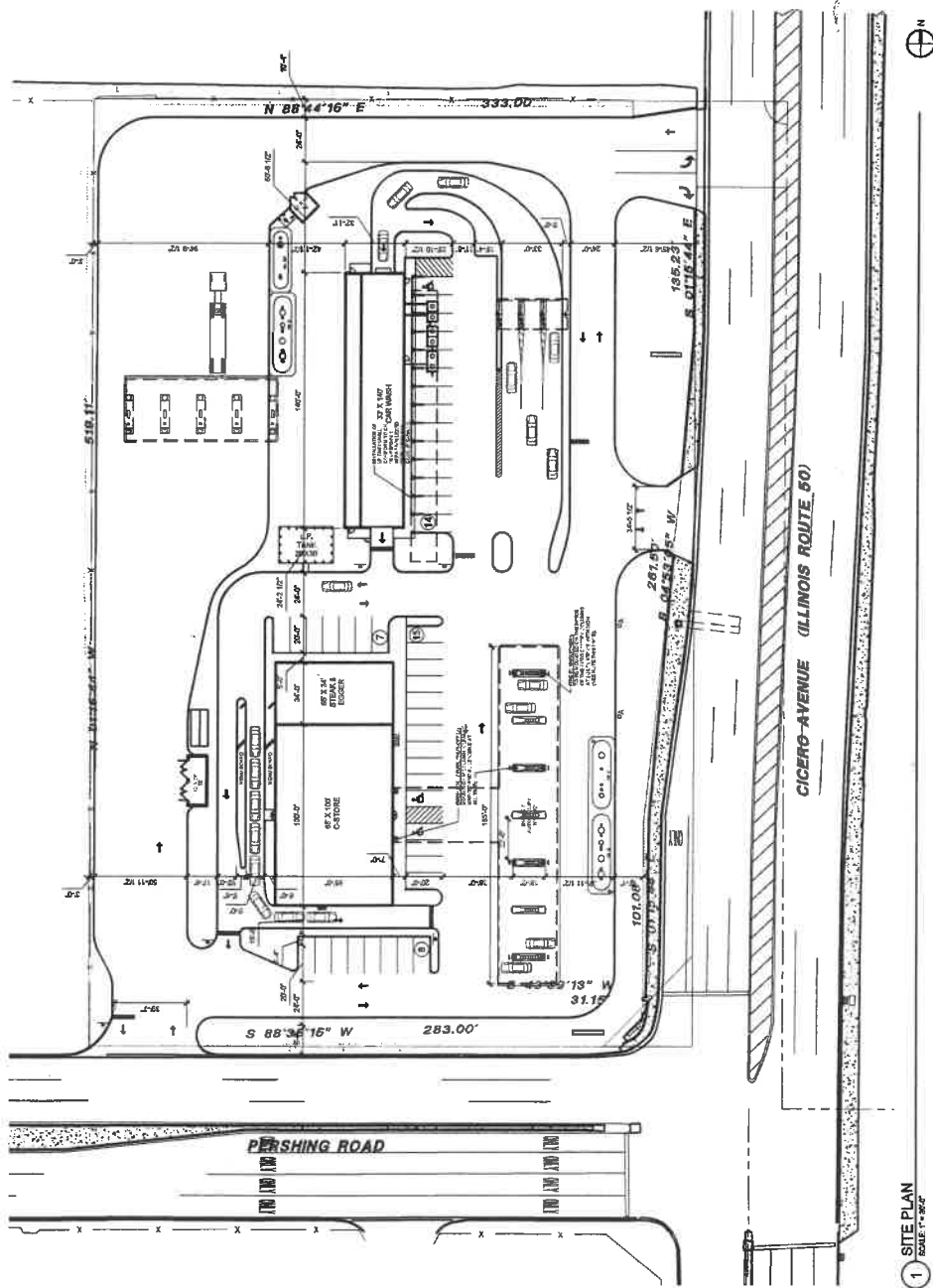
When the estimated peak hour traffic volumes anticipated to be generated by the proposed development are compared to the total projected peak traffic volumes, the proposed development traffic will amount to approximately between two and three percent of the existing two-way traffic volume along Cicero Avenue during the weekday morning and evening peak hours, respectively, and approximately between three and four percent along Pershing Road during the weekday morning and evening peak hours, respectively. Given the low increase in traffic, the traffic impact of the proposed development on the area roadway system will not be significant.

Appendix

[illegible]

NOTE:

- [illegible]



1 SITE PLAN
SCALE: 1" = 30'-0"

Resolution Supporting Restoration of LGDF Revenue

Resolution 05-2021

WHEREAS, municipalities across the State of Illinois provide essential services to their residents that include public safety support, transportation and storm/wastewater infrastructure and community health services along with many others; and

WHEREAS, the State of Illinois has maintained a long-held agreement with municipalities to support and invest in these local services through the Local Government Distributive Fund (LGDF), which includes the collection and distribution of tax revenues on behalf of municipalities; and

WHEREAS, since the state income tax was adopted in 1969, state government has shared a percentage of total income tax collections through the LGDF with municipalities on a per capita basis in lieu of a local income tax; and

WHEREAS, these shared revenues have been significantly reduced by the State since 2011 from 10% to now 6.06%; and

WHEREAS, municipalities depend on LGDF dollars, which can account for between 10% and 20% of a municipality's operating budget, to lessen the burden on taxpayers and reduce the reliance on property taxes; and

WHEREAS, Governor JB Pritzker has proposed that the Fiscal Year 2022 state budget include a further 10% reduction in the amount of LGDF revenue distributed to local governments; and

WHEREAS, this revenue reduction has been proposed at a time when municipalities are continuing to spend additional funds on the COVID-19 emergency response; and

WHEREAS, in addition to LGDF cuts over the years, the State has also reduced municipalities' share of the personal property replacement tax and increased sales tax collection fees while cities and villages have had to fund skyrocketing pension costs, which account for substantial budget increases each year; and

WHEREAS, those municipalities with fewer revenue sources, such as retail businesses with higher equalized assessed values on property, suffer the most and will be forced to explore increasing property taxes or cutting services amid further LGDF reductions.

NOW, THEREFORE BE IT RESOLVED, by the Village of Stickney Board of Trustees that the Village of Stickney urges the General Assembly and the Governor to restore LGDF payments to the promised 10% rate so municipalities across Illinois may provide basic levels of service and lessen the reliance on property taxes.

PASSED this ____ day of _____, 2021.

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this ____ day of _____, 2021.

Jeff Walik, President

ATTESTED AND FILED in my
office this ____ day of
_____, 2021.

Audrey McAdams, Village Clerk