

## **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, than 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  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

3/25/2021

**PETITIONER'S SIGNATURE**

**DATE**

3 / 30 / 21

**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  
(provide name, address and phone number for each)

## **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.  
\$500<sup>00</sup>, 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.  
\$500<sup>00</sup> 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.

 Signature

Subscribed and sworn to  
before me this 24th  
day of March, 2021.

 Notary Public



**EXHIBIT 2**

**A001 plans**

## ZONING INFORMATION

SITE ZONING (REC'T. 4)	SITE AREA (REC'T. 5)	BUILDING HEIGHTS (REC'T. 9)	BUILDING SETBACKS (REC'T. 10)	LANDSCAPE KEYBLOCKS (REC'T. 9)	DRIVEWAY SETBACKS (REC'T. 4)	PARCING / STACHING (REC'T. 3)
---------------------------	-------------------------	--------------------------------	----------------------------------	--------------------------------------	------------------------------------	-------------------------------------

GAS N WASH  
STCKNEY, ILLINOIS 60804  
CICERO AVENUE & PERSHING  
RETAIL PETROLEUM FAC

**NSG**

ISSUE		DATE
TO	CLIENT	2/1/21
DR. DR	DEB. DR	2/1/21
4TH QTR	4TH QTR	2/1/21

CHECK CK  
DRAWN BY  
REF ID: 280370

A001  
WITTEKIND

AQUATIC CIVIL MECHANICAL PLUMBING ELECTRICAL TELECOMMUNICATIONS STRUCTURAL ACCESSIBILITY CONSULTING DESIGN & PROGRAM MANAGEMENT LAND SURVEYING

NOTE

SITE PLAN

**EXHIBIT 3**

**Copy of Published Notice**



# CLASSIFIED (708) 613-3333 • FAX: (708)

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

## PUBLIC NOTICES

## PUBLIC NOTICES

**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 Hall, located at 6532 West Pershing Road, Stickney, Illinois 60402 to take public comment and testimony concerning:

An application submitted by the WT Group #722, Trillium Blvd, Hoffman Estates, Illinois 60192, on March 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 3900 South Cicero Avenue, Stickney, Illinois, 60402, (PIN# 16-33400-038-0000). The Legal Description for the property is as follows:

THAT PART OF THE EAST 383 FEET OF THE SOUTHEAST 1/4 OF SECTION 38, TOWNSHIP 38, THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF A FORESAID 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 EXCEPTING THAT PART DESCRIBED AS FOLLOWS, COMMENCING AT THE INTERSECTION OF THE WEST LINE OF A FORESAID CICERO AVENUE AND THE NORTH LINE OF AFORE- SAID PERSHING ROAD, THENCE NORTH IN THE WEST LINE OF CICERO AVENUE, SAID POINT BEING 437.0 FEET NORTH OF THE SOUTHLINE OF SAID SOUTHEAST 1/4, THENCE SOUTHWEST 1/4,

LINE TO A POINT IN THE NORTH ROAD THAT IS 50 FEET WEST OF THE POINT OF BEGINNING, THENCE EAST IN THE NORTH LINE OF A FORESAID 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 88 DEGREES, 49 MINUTES 53 SECONDS WEST ON SOUTH LINE, OF SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY PRO- LONGATION OF THE WEST LINE OF CICERO AVENUE, THENCE NORTH 00 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 38.66 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 10.18 FEET, THENCE NORTH 06 DEGREES 00 MINUTES 48 SECONDS EAST 201.50 FEET TO A POINT ON THE WEST LINE OF CICERO AVENUE, SAID POINT BEING 437.0 FEET NORTH OF THE SOUTHLINE OF SAID SOUTHEAST 1/4, THENCE SOUTHWEST 1/4,

00 MINUTES, 00 SECONDS WEST ON THE WEST LINE OF SAID CICERO AVENUE, 338.00 FEET TO THE POINT OF BEGINNING.

This request will be heard at a public hearing held at the Village of Stickney, Village Court Room, located at 6532 W. Pershing Road, Stickney, IL 60553. 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 Brink (708-748-4490), whose office is located at the Village of Stickney Village Hall located at 6532 West Pershing Road, Stickney, Illinois 60402. Any person wishing to give testimony or 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 Brink at jbrink@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 21<sup>st</sup> day of April 2021.

Village of Stickney Zoning Board of Appeals

Published in Landmark

April 21, 2021

## REAL ESTATE FOR SALE

IN THE CIRCUIT COURT  
COUNTY, ILLINOIS  
CHANCERY DIVISION  
CITIMORTGAGE, INC.  
Plaintiff  
vs.  
CALVIN L. SMITH,  
MAYWOOD,  
Defendant.  
Case No. 2020CHB8802  
813 SOUTH 21ST AVE  
MAYWOOD, IL 60543  
NOTICE OF SALE  
PUBLIC NOTICE  
GIVEN that pursuant to  
the Foreclosure and  
Sale Law, effective  
May 13, 2021, an agent for The  
Corporation will, at 1:00  
P.M. on May 13, 2021, at The  
Corporation, One South  
Drive, Chicago, IL, 60616,  
as set forth below, sell  
the described real estate,  
Community known as  
21ST AVENUE, MAY  
PROPERTY INDEX NO. 15-  
00000  
The real estate is im-  
single family residence  
Sale terms: 25% down  
est bid by certified fu-  
ture pay  
The real estate is im-  
party checks will be 14-  
balance including the J  
Property Municipality is  
which is calculated on  
real estate at its fair  
value of \$1,500 or facor the  
amount paid by the pur-  
chaser \$300, in con-  
dition of the sale pay  
paid by the mortgagor  
residential real estate pur-  
chaser bid at the sale or b  
group, judgment, credit  
lender, according the res-  
pective interests in  
real estate subject to  
the sale. The subject  
subject to general met-  
es, special assessments  
and is ordered for sale  
representation as to the  
ity of the land, under-

PUBLIC NOTICE  
Notice is hereby

## LEGAL NOTICE

## NOTICE OF NEIGHBORHOOD MEETING

## **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](mailto: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,

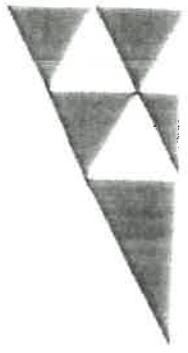
Applicant's Name: WT Group / Applicant GAS N WASH

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

**EXHIBIT 5**

**Copy of Certified Mailings**

Exhibit 5



# WT Group

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,**

Christia[n] 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

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- 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 7630-02-000-8053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

 Agent Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

10/27/15

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

## 3. Service Type

- Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Mail  Restricted Delivery

## Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- 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 7630-02-000-8053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

 Agent Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

10/27/15

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

## 3. Service Type

- Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Mail  Restricted Delivery

## Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- 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 7630-02-000-8053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

 Agent Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

10/27/15

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

## 3. Service Type

- Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Mail  Restricted Delivery

## Domestic Return Receipt

7018 3090 0001 7751 4401  
7018 3090 0001 7751 4401  
7018 3090 0001 7751 4401  
7018 3090 0001 7751 4401

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

7018 3090 0001 7751 4401

**Certified Mail Fee**

Extra Services & Fees (check box, add fee to certificate)

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  
626

7018 3090 0001 7751 4401

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

7018 3090 0001 7751 4401

**Certified Mail Fee**

Extra Services & Fees (check box, add fee to certificate)

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  
626

7018 3090 0001 7751 4401

7018 3090 0001 7751 4401  
7018 3090 0001 7751 4401  
7018 3090 0001 7751 4401  
7018 3090 0001 7751 4401

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

7018 3090 0001 7751 4401

**Certified Mail Fee**

Extra Services & Fees (check box, add fee to certificate)

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

Postage \$

**PROPERTY OWNER**  
PERSHING TERMINAL LLC  
Or Current Resident  
9525 W BRYN MAWR SUITE 955  
ROSEMONT, IL 60018  
626

7018 3090 0001 7751 4401

7018 3090 0001 7751 4425  
7018 3090 0001 7751 4425  
7018 3090 0001 7751 4425  
7018 3090 0001 7751 4425

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

7018 3090 0001 7751 4425

**Certified Mail Fee**

Extra Services & Fees (check box, add fee to certificate)

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  
626

7018 3090 0001 7751 4425

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Delivery Date: 10/17/01	
Delivery Address: 10000 90th Street, Suite 100, Dallas, TX 75243	
Comments: Ent'g Fee	
<input type="checkbox"/> Payment Received <input checked="" type="checkbox"/> Payment Pending <input type="checkbox"/> Payment Received <input checked="" type="checkbox"/> Payment Pending <input type="checkbox"/> Credit Card Received <input checked="" type="checkbox"/> Credit Card Pending <input type="checkbox"/> Credit Card Received <input checked="" type="checkbox"/> Credit Card Pending <input type="checkbox"/> Check Received <input checked="" type="checkbox"/> Check Pending <input type="checkbox"/> Cash Received <input checked="" type="checkbox"/> Cash Pending <input type="checkbox"/> Money Order Received <input checked="" type="checkbox"/> Money Order Pending <input type="checkbox"/> Other Received <input checked="" type="checkbox"/> Other Pending	
<small>Print Name _____          Signature _____          Date _____          Postmark _____       </small>	
<b>CITGO PETROLEUM CORP.</b> Or Current Resident PO BOX 4669 PROP TX RM 4073	

U.S. Postal Service	
<b>CERTIFIED MAIL® RECEIPT</b>	
Gainesville, GA 30501-0000	
Date Received: 10/10/2000	
Delivery Method: Mail	
Comments: None	
<b>Postmark Here</b> 	
<b>Post Office Box Address:</b> 15319 CHATSWORTH ST MISSION HILLS, CA 91345	
<b>PROPERTY OWNER</b> <b>TRUST</b> State: CA Street: 15319 CHATSWORTH ST City: MISSION HILLS Zip: 91345	
<b>Delivery Options:</b> <input type="checkbox"/> Return Receipt Requested      \$ 3 <input type="checkbox"/> Return Receipt (Signature)      \$ <input type="checkbox"/> Certified Mail Protected Delivery      \$ <input type="checkbox"/> Actual Signature Required      \$ <input type="checkbox"/> Actual Signature Protected Delivery      \$ <b>Postage:</b> 	

**U.S. Postal Service®**  
**CERTIFIED MAIL® RECEIPT**

U.S. Postal Service  
CERTIFIED MAIL® RECEIPT

Atlanta, GA 30339

9544 7527 0000 060E 945

Return Receipt Requested	<input type="checkbox"/>
Return Receipt Postage	\$ 5
Confidential Mail Recipient	<input type="checkbox"/>
Attn Signature Required	\$ 5
Legal Signature Recipient	\$ 5
Postage	\$ 8

GENUINE PARTS COMPANY

Or Current Resident

PO BOX 4689 PROP TX RM 4073  
HOUSTON, TX 77210

ATLANTA, GA 30339

7018 800E 945

U.S. Postal Service  
CERTIFIED MAIL® RECEIPT

Atlanta, GA 30339

9544 7527 0000 060E 945

Return Receipt Requested	<input type="checkbox"/>
Return Receipt Postage	\$ 5
Confidential Mail Recipient	<input type="checkbox"/>
Attn Signature Required	\$ 5
Legal Signature Recipient	\$ 5
Postage	\$ 8

CITGO PETROLEUM CORP

Or Current Resident

PO BOX 4689 PROP TX RM 4073  
HOUSTON, TX 77210

7018 800E 945

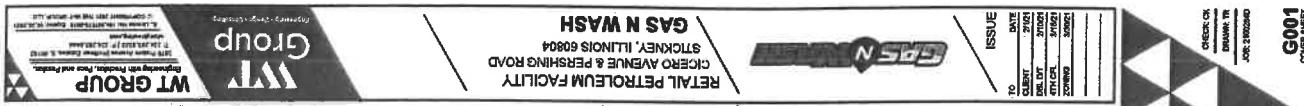
Postmark  
Hero

Postage

Postage

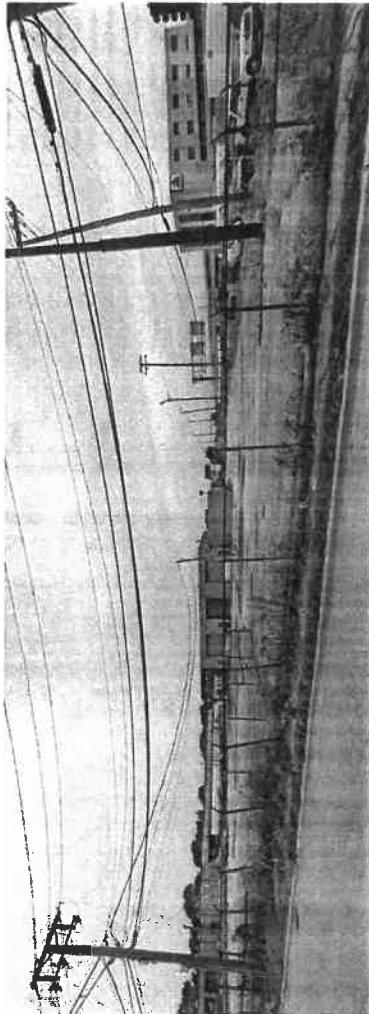
**EXHIBIT 6**

**Copy of PowerPoint Presentation from Applicant**



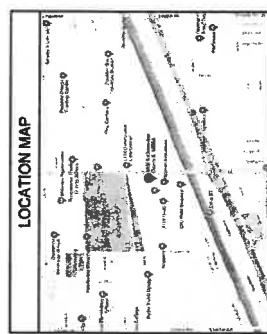
**CASH 'N WASH**

**RETAIL PETROLEUM FACILITY**  
S CICERO AVE. & W PERSHING RD.  
STICKNEY, IL 60804



**SCOPE OF WORK**

This is a general outline of our services. It does not describe all the services we offer. We offer a wide range of services including:  
• TRUCK CARRIER / TRAILER RENTAL AND DRIVING  
• CAR WASH.





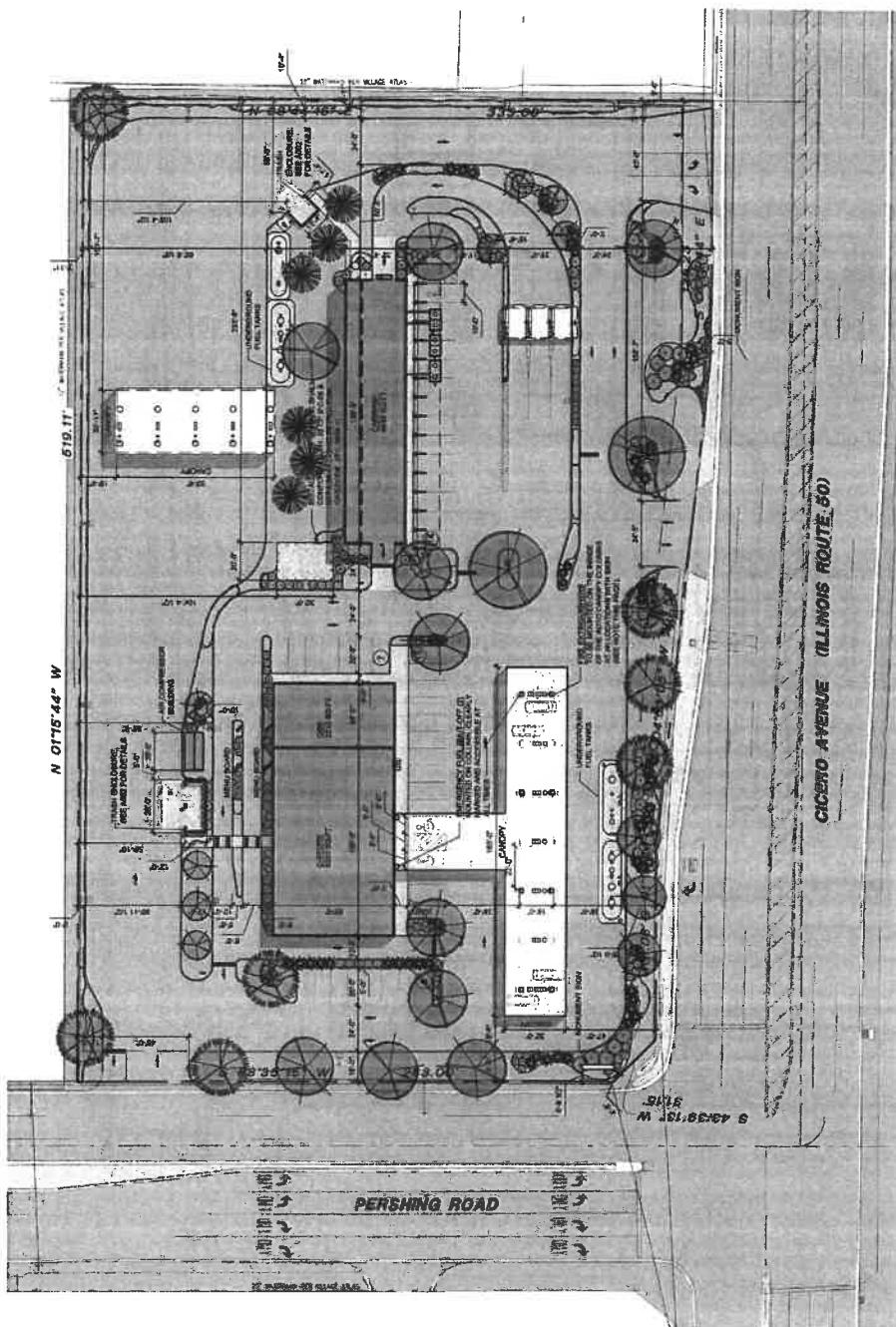




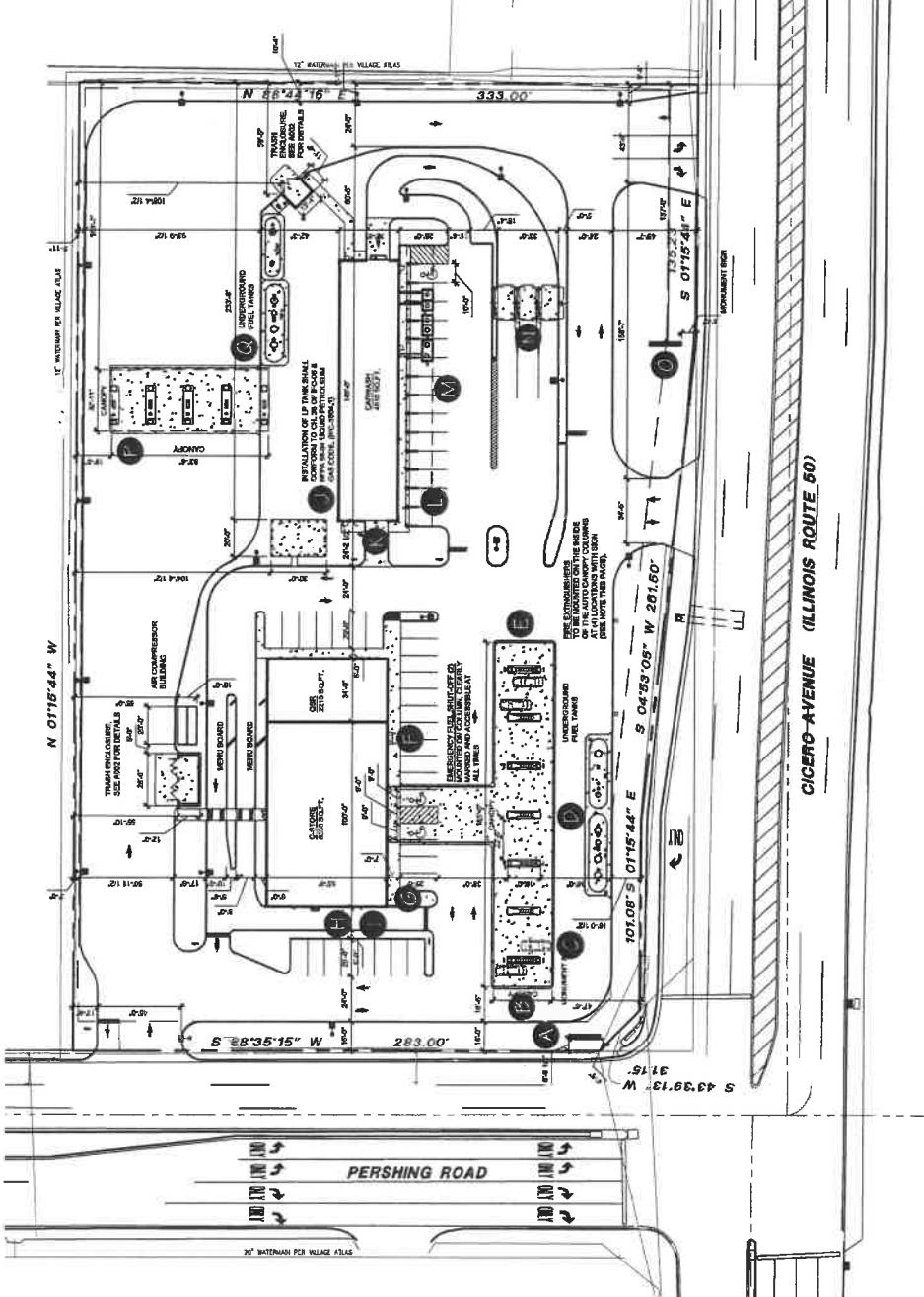
## ZONING INFORMATION

ZONING INFORMATION	
SITE 2010-0 (RECT. B)	MUNICIPALITY: VILLAGE OF STONEY EXTINGUISHING: BUILDING AND ZONING AVAILABILITY: VILLAGE HAVING A DISTRICT THAT IS TERRITORIAL AND UNINCORPORATED CAN BE PURCHASED OR LEASED FROM THE VILLAGE SPECIFICALLY AUTHORIZED BY THE CITY COMMISSIONER IF THE VILLAGE HAS NO AUTHORITY TO DO SO.
SITE AREA (RECT. 17)	LOT AREA: BUILDING AREA: FARMLAND:
BUILDING HEIGHT RECT. B1	MAIN BUILDING: ACREAGE:
BUILDING RECT. B1	FRONT YARD: COMING YARD: BEHIND YARD: REAR YARD:
LAWNSCAPE RECT. B1	FRONT YARD: COMING YARD: BEHIND YARD: REAR YARD:
DRIVEWAY RECT. 4	FRONTAGE LOT LINE: FRONTAGE LINE:
PARCEL RECT. 2	PARCEL SIZE: PARCEL STYLING: ATTALY SIZE: ATTALY STYLING:

NOTE



SITE PLAN



1881 CONFLUENCE ST. LARRY  
DOLCE & GABBANA

15401 SOUTHWEST HWY.  
ORLAND PARK, ILLINOIS

708-448-0826 • vbsign.com

Sales NTS Title GAS N WASH - STICKNEY  
 Date 3-26-21 Description SIGN LOCATION PLAT  
 Drawn By ED Revision by EW Drawing No. 21-070.1C  
 Date Drawn 5-20-21

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

三

一

5

三

四

5

VII

1

10

3

8

1

3

4

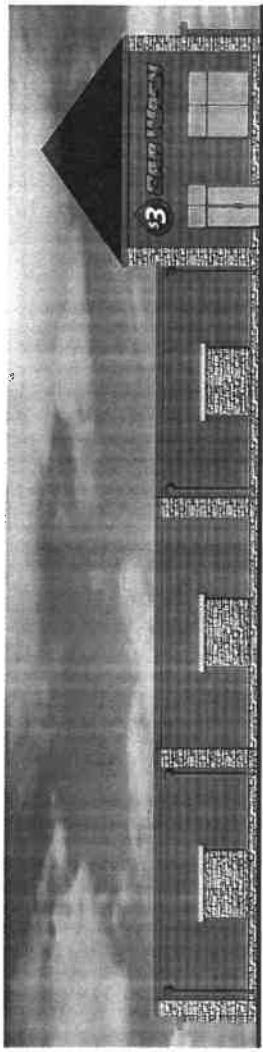
四

88

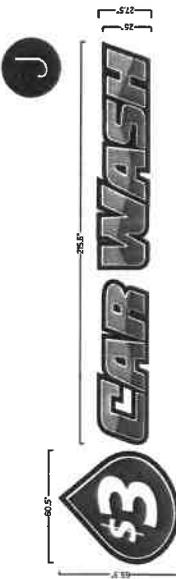
8

1

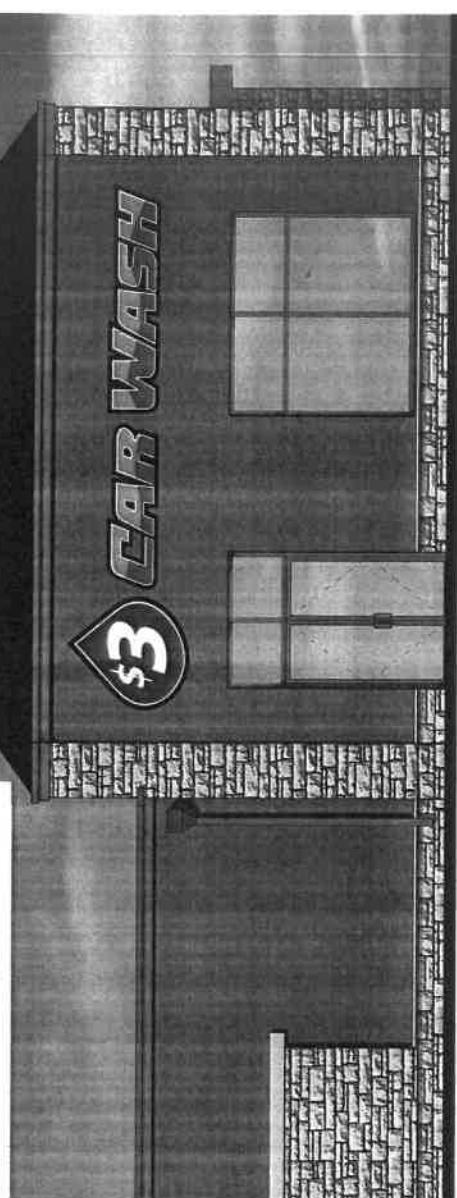




WEST ELEVATION 116' SCALE



3/16" SCALE ILLUMINATED CHANNEL LETTERING - 6860 ET



WEST ELEVATION 3/16" SCALE

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.

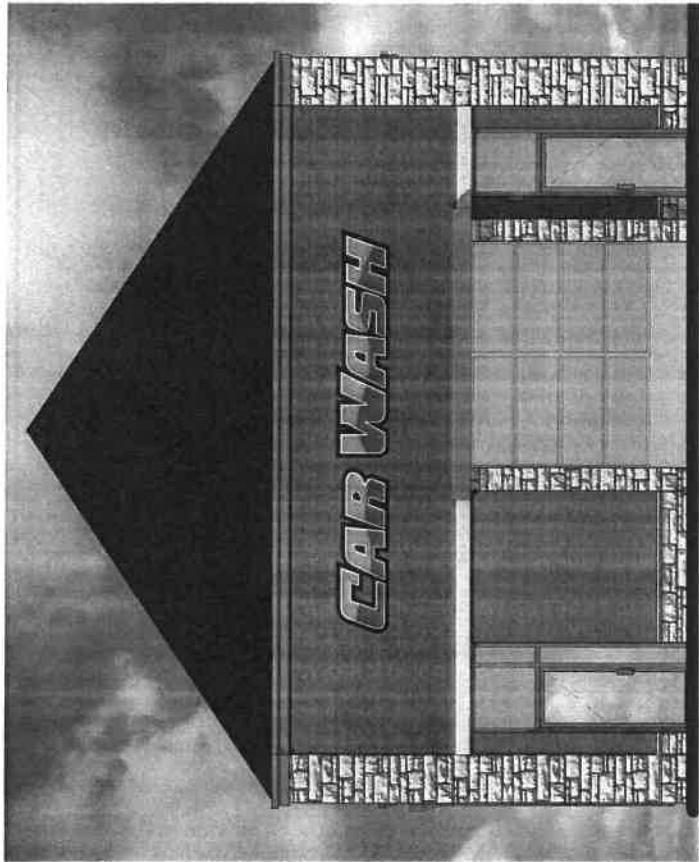
EMPIRE STATE

13401 SOUTHWEST HWY,  
ORLAND PARK, ILLINOIS

708-448-0826 • vbsign.com

<i>Appended</i>	<i>NOTED</i>	<i>Title</i>	<b>GAS N WASH - STICKNEY</b>	
<i>Date</i>	<i>3-23-21</i>	<i>Description</i>	<b>WALL ILLUMINATED LETTERS</b>	
<i>Drawn By</i>	<i>ED</i>	<i>Revised By</i>	<i>Drawing No.</i>	<i>Date</i>

708-448-0826 • vbsign.com



SOUTH ELEVATION 3/16" SCALE



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

K

**Van Bruggen Signs**

13401 SOUTHWEST HWY,  
ORLAND PARK, ILLINOIS

708-448-0826 • vbsign.com

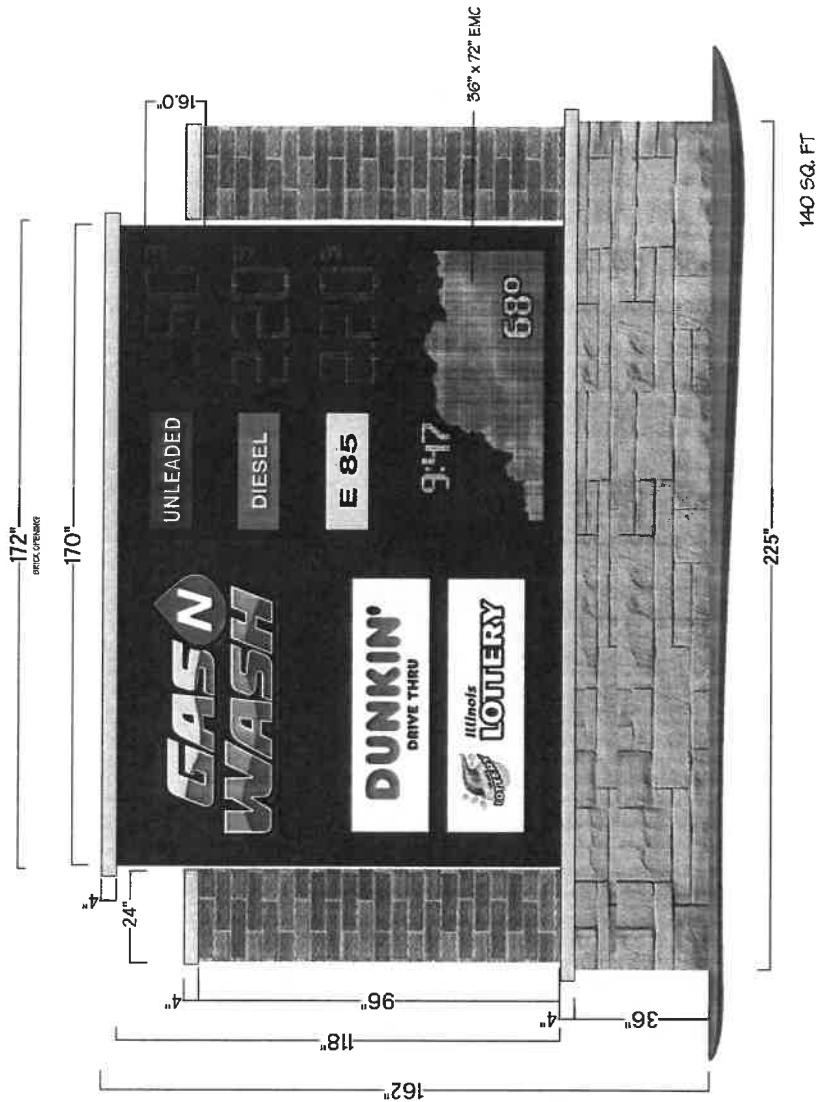
<i>Approved</i>	<i>Noted</i>	<i>Time</i>	<b>GAS N WASH - STICKNEY</b>	
<i>Date</i>	<i>3-23-21</i>	<i>Dimensions</i>	<b>WALL ILLUMINATED LETTERS</b>	
<i>Drawn By</i>	<i>ED</i>	<i>Revised By</i>	<i>E</i>	
<i>Date</i>	<i>3-23-21</i>	<i>Date</i>	<i>3-23-21</i>	
				<i>Drawing No.</i>
				<i>21-070-3C</i>

<i>Approved</i>	<i>Noted</i>	<i>Time</i>	<b>GAS N WASH - STICKNEY</b>	
<i>Date</i>	<i>3-23-21</i>	<i>Dimensions</i>	<b>WALL ILLUMINATED LETTERS</b>	
<i>Drawn By</i>	<i>ED</i>	<i>Revised By</i>	<i>E</i>	
<i>Date</i>	<i>3-23-21</i>	<i>Date</i>	<i>3-23-21</i>	
				<i>Drawing No.</i>
				<i>21-070-3C</i>

This rendering is the exclusive property of Van Bruggen Signs, Inc., for the sole purpose of communication 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

A



**Van Bruggen Signs**

13401 SOUTHWEST HWY,  
ORLAND PARK, ILLINOIS

708-448-0826 • [vbsign.com](http://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.

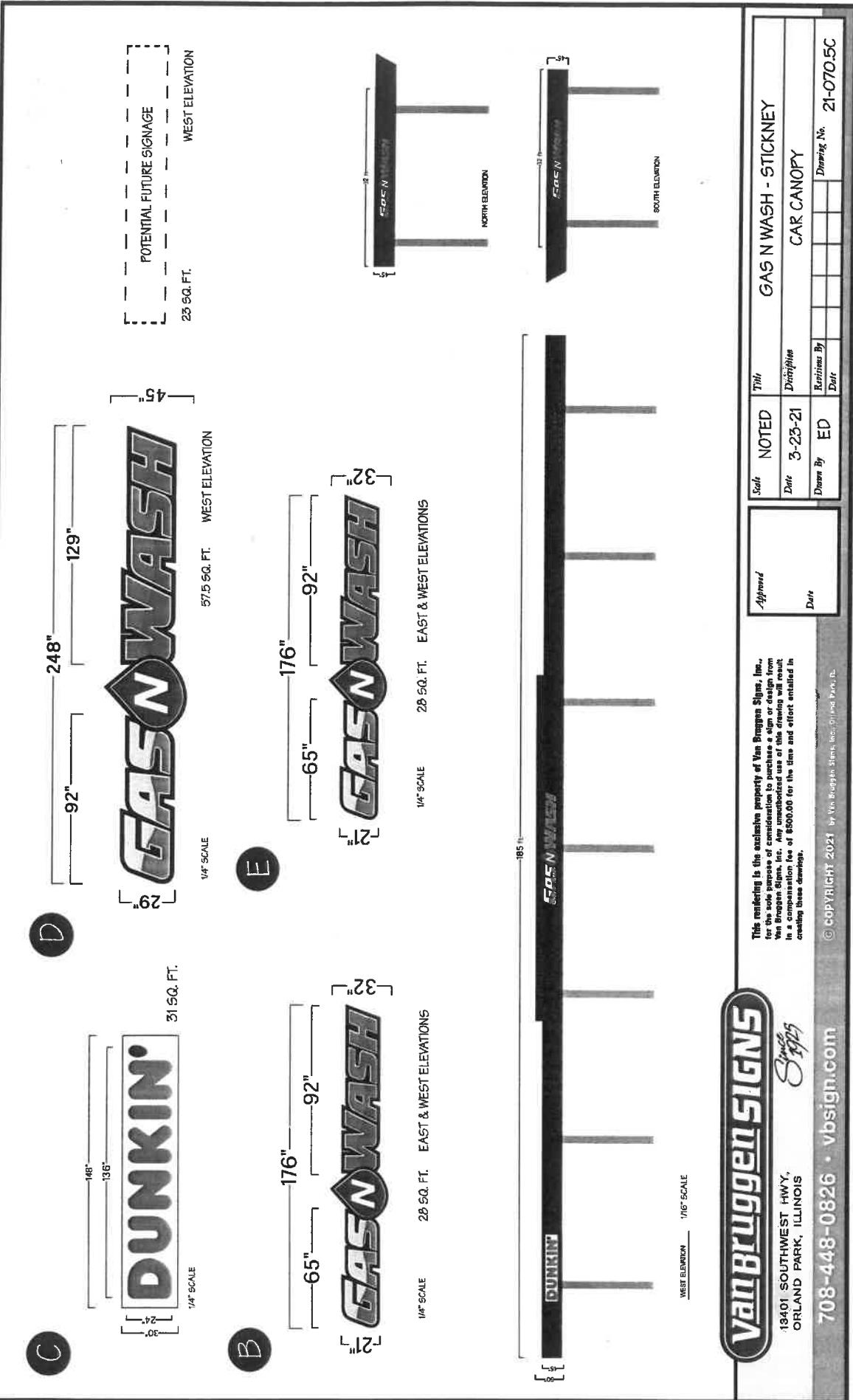
Date:

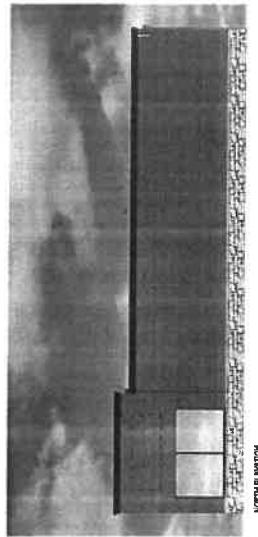
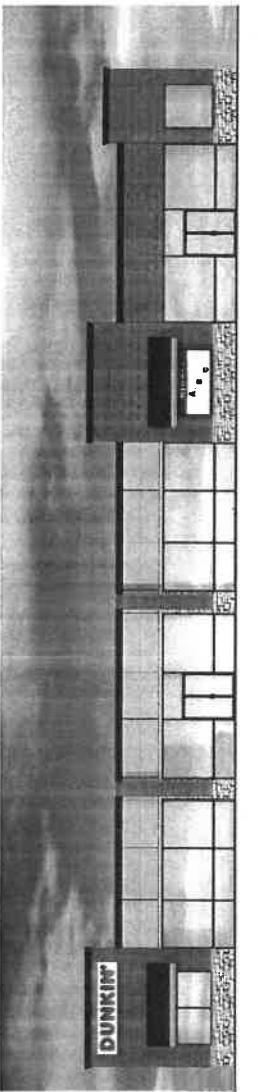
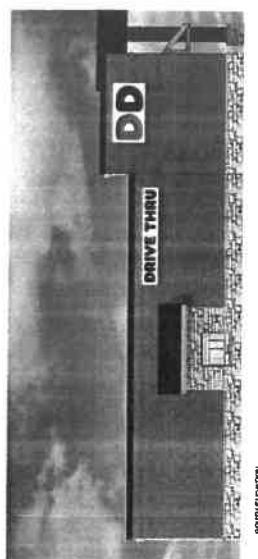
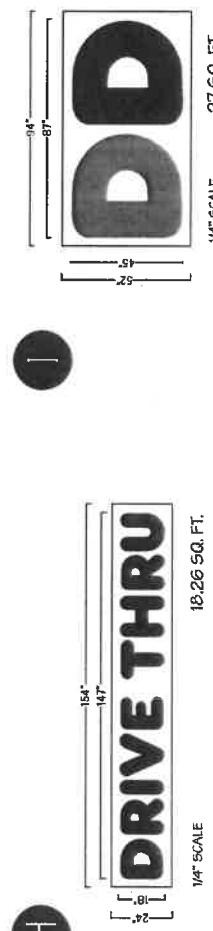
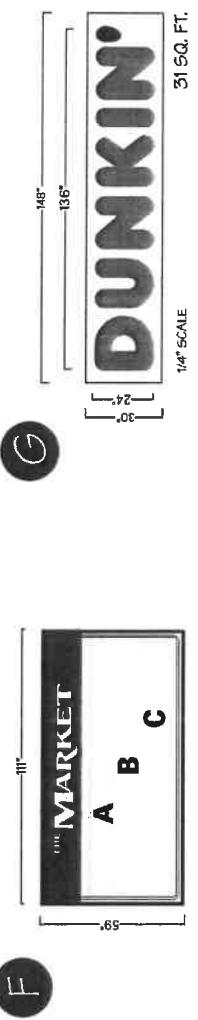
Approved	Date	3/8"	Time	GAS N WASH - STICKNEY
	3-23-21			MONUMENT SIGN

Drawing No. 21-070.4C

Drawn By E.D. Date

© COPYRIGHT 2024 by Van Bruggen Signs, Inc. Orland Park, IL





**Van Bruggen Signs**

13401-SOUTHWEST HWY,  
ORLAND PARK, ILLINOIS

708-448-0826 • [Vbsigns.com](http://Vbsigns.com)

<i>Approved</i> <i>Sign</i>	<i>NOTED</i> <i>Date</i>	<i>THI</i> <i>Date</i>	<i>GAS N WASH - STICKNEY</i>
	3-23-21	<i>Distription</i>	<i>C-STORE SIGNAGE</i>
		<i>Revisor By</i> <i>ED</i>	<i>Drawing No.</i> <i>21-070.6C</i>
		<i>Date</i>	

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 \$1500.00 for the time and effort entailed in creating these drawings.

*Van Bruggen Signs*

© COPYRIGHT 2021 by Van Bruggen Signs, Inc. - Original Artwork

# Free Vacuums

141"

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



VACUUM CANOPY - STICKNEY 1/2" SCALE

**Van Bruggen Signs**

13401 SOUTHWEST HWY,  
ORLAND PARK, ILLINOIS

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.

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

© COPYRIGHT 2020 by Van Bruggen Signs, Inc. All rights reserved.

N

460"

214"

30"

**CAR WASH Entrance**

SINGLE FACE ILLUMINATED CANOPY SIGN  
35.7 SQ. FT.

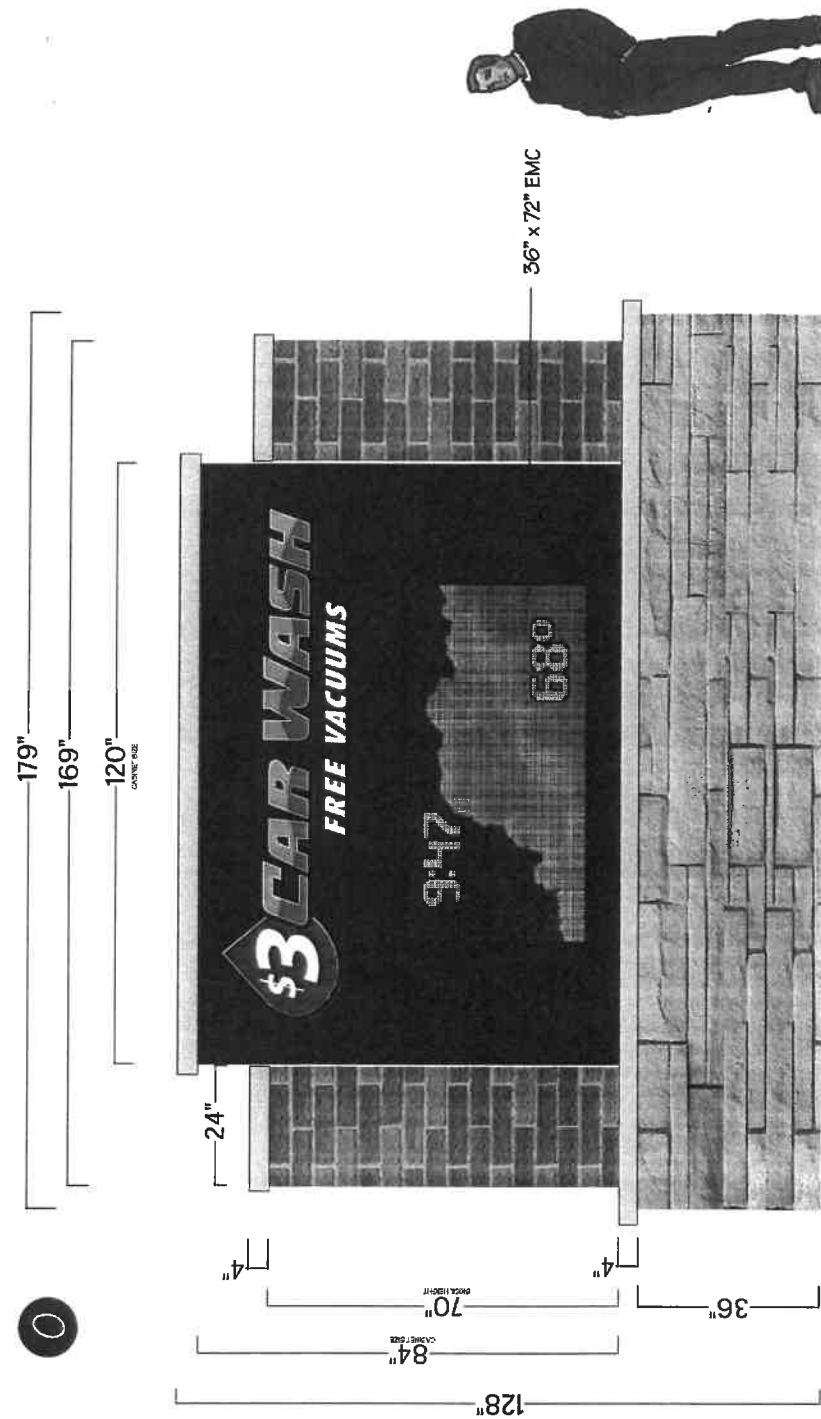
This rendering is the exclusive property of Van Bruggen Signs, Inc.  
for the sole purpose of consideration to purchase a sign or design from  
Van Bruggen Signs, Inc. Any unauthorized use of the drawing will result  
in a compensation fee of \$500.00 for the time and effort entailed in  
creating these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

© COPYRIGHT 2021 by Van Bruggen Signs, Inc.

**VanBruggen SIGNS**  
*B. J. Bruggen*  
13401 SOUTHWEST HWY,  
ORLAND PARK, ILLINOIS

708-448-0826 • vbsign.com

Approved	Date 3/8	Time	GAS N WASH - STICKNEY
	Date 3-26-21	Disposition	PAY CANOPY WASH ENTRANCE
Drawn By	ED	Revised By	
Date	Date		Drawing No. 21-070-8C



70 SQ. FT.

**Van Bruggen Signs**

*Since  
1925*

13401 SOUTHWEST HWY,  
ORLAND PARK, ILLINOIS

708-448-0826 • [vbsign.com](http://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	1/2"	Time	GAS N WASH - STICKNEY
Drawn By	ED	Date	3-26-21	Dispatcher	CAR WASH MONUMENT SIGN
					Drawing No. 21-070.9C

**TRUCKS**

DEF ALL LANES

**TRUCKS**

141"

24"

SOUTH ELEVATION 1/8" SCALE  
CHANNEL LETTERS

P

WEST ELEVATION 1/8" SCALE

(2) SETS  
ILLUMINATED CHANNEL LETTERS  
23.5 SQ. FT.

**TRUCKS**

EXITS

NORTH ELEVATION 1/8" SCALE  
CHANNEL LETTERS

Q

EAST ELEVATION 1/8" SCALE

W

WEST ELEVATION 1/8" SCALE

X

**Van Bruggen Signs**

18401 SOUTHWEST HWY,  
ORLAND PARK, ILLINOIS

*Steve  
Bruggen*

President

©

2020

COPYRIGHT

VBSign.com

Approved	Noted	Date	Title	GAS N WASH - STICKNEY
		3-26-21		
Drawn By	ED	Date	Description	TRUCK CANOPY SIGNAGE
				Drawing No. 21-014-10C

PLANT LIST

PLANT NAME \_\_\_\_\_  
CITY CODE \_\_\_\_\_

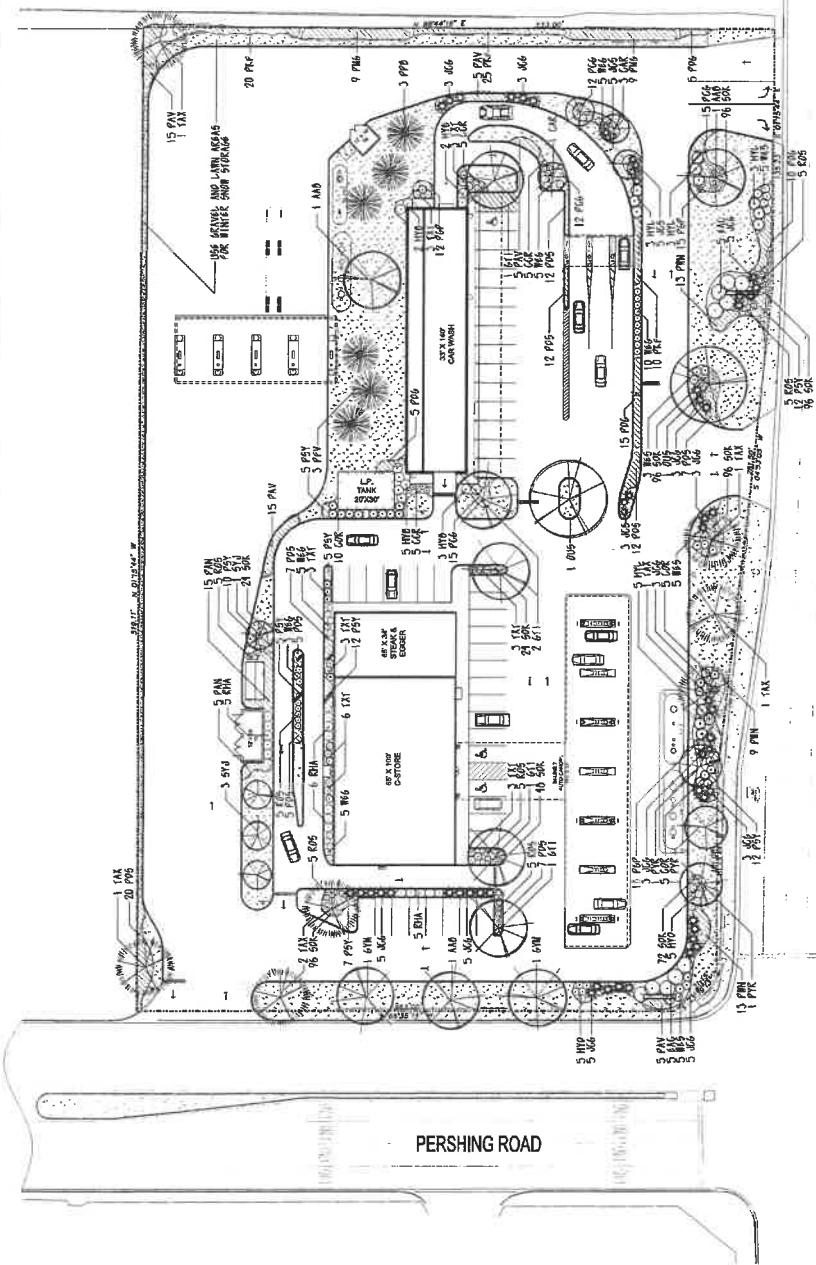


Dial 811 or (800) 242-8511

[www.DiggingTheHottline.com](http://www.DiggingTheHottline.com)

NOTE

—



MICHIGAN AVENUE 5-1000

# Landscape Plan

Scale 1" = 30'-0"

10. 566 968616 16-1 16-2 16-3 FOR APPROVALS AND PLANTING DETAILS.

9. NO PLANT SPECIES OR SIZES SHALL BE SUBMITTED TO THE PLANT APPROVALS FOR LANDSCAPE ARCHITECTS OR ENGINEERS REPRESENTATIVE.

8. PLANTS WHICH ARE IN THE NURSERY SIZE SHOULD BE PLANTED AT CONTRACTOR'S EXPENSE.

7. PLANTS WHICH ARE IN THE NURSERY SIZE SHOULD BE PLANTED AT CONTRACTOR'S EXPENSE.

Soudanese Phrasal Preposition By:

波士頓會議

# LANDSCAPE SPECIFICATIONS

## LANDSCAPE WORK

### PART 1 GENERAL

1.0 GENERAL PROVISIONS. THESE SPECIFICATIONS APPLY TO ALL LANDSCAPE OPERATIONS, EXCEPT TO SPECIFICATION SECTIONS FOR SPECIFIC CONSTRUCTION, PERIODS, AND FACILITY ELEMENTS.

#### 1.01 QUALITY ASSURANCE

- A. QUALITY CONTROL. LABORATORIES, SCAFFOLDING, EQUIPMENT, MATERIALS, BEADS OF WOOS, AND PLANTS, IF REQUIRED.
- B. QUALITY CONTROL. TESTS AND FIELD INSPECTION, PRECAST AND CAST CONCRETE, REINFORCING, PRESTRESSED AND STAINLESS STEEL, AND OTHER MATERIALS, SHOULD BE MADE BY AN INDEPENDENT, AUTONOMOUS, AND NEUTRAL LABORATORY.
- C. QUALITY CONTROL. TESTS AND FIELD INSPECTION, PRECAST AND CAST CONCRETE, REINFORCING, PRESTRESSED AND STAINLESS STEEL, AND OTHER MATERIALS, SHOULD BE MADE BY AN INDEPENDENT, AUTONOMOUS, AND NEUTRAL LABORATORY.
- D. CONCRETE. TESTS AND FIELD INSPECTION, PRECAST AND CAST CONCRETE, REINFORCING, PRESTRESSED AND STAINLESS STEEL, AND OTHER MATERIALS, SHOULD BE MADE BY AN INDEPENDENT, AUTONOMOUS, AND NEUTRAL LABORATORY.
- E. CONCRETE. TESTS AND FIELD INSPECTION, PRECAST AND CAST CONCRETE, REINFORCING, PRESTRESSED AND STAINLESS STEEL, AND OTHER MATERIALS, SHOULD BE MADE BY AN INDEPENDENT, AUTONOMOUS, AND NEUTRAL LABORATORY.
- F. CONCRETE. TESTS AND FIELD INSPECTION, PRECAST AND CAST CONCRETE, REINFORCING, PRESTRESSED AND STAINLESS STEEL, AND OTHER MATERIALS, SHOULD BE MADE BY AN INDEPENDENT, AUTONOMOUS, AND NEUTRAL LABORATORY.
- G. CONCRETE. TESTS AND FIELD INSPECTION, PRECAST AND CAST CONCRETE, REINFORCING, PRESTRESSED AND STAINLESS STEEL, AND OTHER MATERIALS, SHOULD BE MADE BY AN INDEPENDENT, AUTONOMOUS, AND NEUTRAL LABORATORY.
- H. CONCRETE. TESTS AND FIELD INSPECTION, PRECAST AND CAST CONCRETE, REINFORCING, PRESTRESSED AND STAINLESS STEEL, AND OTHER MATERIALS, SHOULD BE MADE BY AN INDEPENDENT, AUTONOMOUS, AND NEUTRAL LABORATORY.

#### CONTINUOUS SECTION 0002 TREE AND SHRUB PLANTING

### PART 3 EXECUTION

#### 1.01 QUALITY ASSURANCE

#### 1.02 PLANTING

#### 1.03 PLANTING

#### 1.04 PLANTING

#### 1.05 PLANTING CONDITIONS

#### 1.06 PLANT MATERIAL

#### 1.07 PLANTING

#### 1.08 PLANTING

#### 1.09 PLANTING

#### 1.10 PLANTING

#### 1.11 PLANTING

#### 1.12 PLANTING

#### 1.13 PLANTING

#### 1.14 PLANTING

#### 1.15 PLANTING

#### 1.16 PLANTING

#### 1.17 PLANTING

#### 1.18 PLANTING

#### 1.19 PLANTING

#### 1.20 PLANTING

#### 1.21 PLANTING

#### 1.22 PLANTING

#### 1.23 PLANTING

#### 1.24 PLANTING

#### 1.25 PLANTING

#### 1.26 PLANTING

#### 1.27 PLANTING

#### 1.28 PLANTING

#### 1.29 PLANTING

#### 1.30 PLANTING

#### 1.31 PLANTING

#### 1.32 PLANTING

#### 1.33 PLANTING

#### 1.34 PLANTING

#### 1.35 PLANTING

#### 1.36 PLANTING

#### 1.37 PLANTING

#### 1.38 PLANTING

#### 1.39 PLANTING

#### 1.40 PLANTING

#### 1.41 PLANTING

#### 1.42 PLANTING

#### 1.43 PLANTING

#### 1.44 PLANTING

#### 1.45 PLANTING

#### 1.46 PLANTING

#### 1.47 PLANTING

#### 1.48 PLANTING

#### 1.49 PLANTING

#### 1.50 PLANTING

#### 1.51 PLANTING

#### 1.52 PLANTING

#### 1.53 PLANTING

#### 1.54 PLANTING

#### 1.55 PLANTING

#### 1.56 PLANTING

#### 1.57 PLANTING

#### 1.58 PLANTING

#### 1.59 PLANTING

#### 1.60 PLANTING

#### 1.61 PLANTING

#### 1.62 PLANTING

#### 1.63 PLANTING

#### 1.64 PLANTING

#### 1.65 PLANTING

#### 1.66 PLANTING

#### 1.67 PLANTING

#### 1.68 PLANTING

#### 1.69 PLANTING

#### 1.70 PLANTING

#### 1.71 PLANTING

#### 1.72 PLANTING

#### 1.73 PLANTING

#### 1.74 PLANTING

#### 1.75 PLANTING

#### 1.76 PLANTING

#### 1.77 PLANTING

#### 1.78 PLANTING

#### 1.79 PLANTING

#### 1.80 PLANTING

#### 1.81 PLANTING

#### 1.82 PLANTING

#### 1.83 PLANTING

#### 1.84 PLANTING

#### 1.85 PLANTING

#### 1.86 PLANTING

#### 1.87 PLANTING

#### 1.88 PLANTING

#### 1.89 PLANTING

#### 1.90 PLANTING

#### 1.91 PLANTING

#### 1.92 PLANTING

#### 1.93 PLANTING

#### 1.94 PLANTING

#### 1.95 PLANTING

#### 1.96 PLANTING

#### 1.97 PLANTING

#### 1.98 PLANTING

#### 1.99 PLANTING

#### 1.00 PLANTING

#### 1.01 PLANTING

#### 1.02 PLANTING

#### 1.03 PLANTING

#### 1.04 PLANTING

#### 1.05 PLANTING

#### 1.06 PLANTING

#### 1.07 PLANTING

#### 1.08 PLANTING

#### 1.09 PLANTING

#### 1.10 PLANTING

#### 1.11 PLANTING

#### 1.12 PLANTING

#### 1.13 PLANTING

#### 1.14 PLANTING

#### 1.15 PLANTING

#### 1.16 PLANTING

#### 1.17 PLANTING

#### 1.18 PLANTING

#### 1.19 PLANTING

#### 1.20 PLANTING

#### 1.21 PLANTING

#### 1.22 PLANTING

#### 1.23 PLANTING

#### 1.24 PLANTING

#### 1.25 PLANTING

#### 1.26 PLANTING

#### 1.27 PLANTING

#### 1.28 PLANTING

#### 1.29 PLANTING

#### 1.30 PLANTING

#### 1.31 PLANTING

#### 1.32 PLANTING

#### 1.33 PLANTING

#### 1.34 PLANTING

#### 1.35 PLANTING

#### 1.36 PLANTING

#### 1.37 PLANTING

#### 1.38 PLANTING

#### 1.39 PLANTING

#### 1.40 PLANTING

#### 1.41 PLANTING

#### 1.42 PLANTING

#### 1.43 PLANTING

#### 1.44 PLANTING

#### 1.45 PLANTING

#### 1.46 PLANTING

#### 1.47 PLANTING

#### 1.48 PLANTING

#### 1.49 PLANTING

#### 1.50 PLANTING

#### 1.51 PLANTING

#### 1.52 PLANTING

#### 1.53 PLANTING

#### 1.54 PLANTING

#### 1.55 PLANTING

#### 1.56 PLANTING

#### 1.57 PLANTING

#### 1.58 PLANTING

#### 1.59 PLANTING

#### 1.60 PLANTING

#### 1.61 PLANTING

#### 1.62 PLANTING

#### 1.63 PLANTING

#### 1.64 PLANTING

#### 1.65 PLANTING

#### 1.66 PLANTING

#### 1.67 PLANTING

#### 1.68 PLANTING

#### 1.69 PLANTING

#### 1.70 PLANTING

#### 1.71 PLANTING

#### 1.72 PLANTING

#### 1.73 PLANTING

#### 1.74 PLANTING

#### 1.75 PLANTING

#### 1.76 PLANTING

#### 1.77 PLANTING

#### 1.78 PLANTING

#### 1.79 PLANTING

#### 1.80 PLANTING

#### 1.81 PLANTING

#### 1.82 PLANTING

#### 1.83 PLANTING

#### 1.84 PLANTING

#### 1.85 PLANTING

#### 1.86 PLANTING

#### 1.87 PLANTING

#### 1.88 PLANTING

#### 1.89 PLANTING

#### 1.90 PLANTING

#### 1.91 PLANTING

#### 1.92 PLANTING

#### 1.93 PLANTING

#### 1.94 PLANTING

#### 1.95 PLANTING

#### 1.96 PLANTING

#### 1.97 PLANTING

#### 1.98 PLANTING

#### 1.99 PLANTING

#### 1.00 PLANTING

#### 1.01 PLANTING

#### 1.02 PLANTING

#### 1.03 PLANTING

#### 1.04 PLANTING

#### 1.05 PLANTING

#### 1.06 PLANTING

#### 1.07 PLANTING

#### 1.08 PLANTING

#### 1.09 PLANTING

#### 1.10 PLANTING

#### 1.11 PLANTING

#### 1.12 PLANTING

#### 1.13 PLANTING

#### 1.14 PLANTING

#### 1.15 PLANTING

#### 1.16 PLANTING

#### 1.17 PLANTING

#### 1.18 PLANTING

#### 1.19 PLANTING

#### 1.20 PLANTING

#### 1.21 PLANTING

#### 1.22 PLANTING

#### 1.23 PLANTING

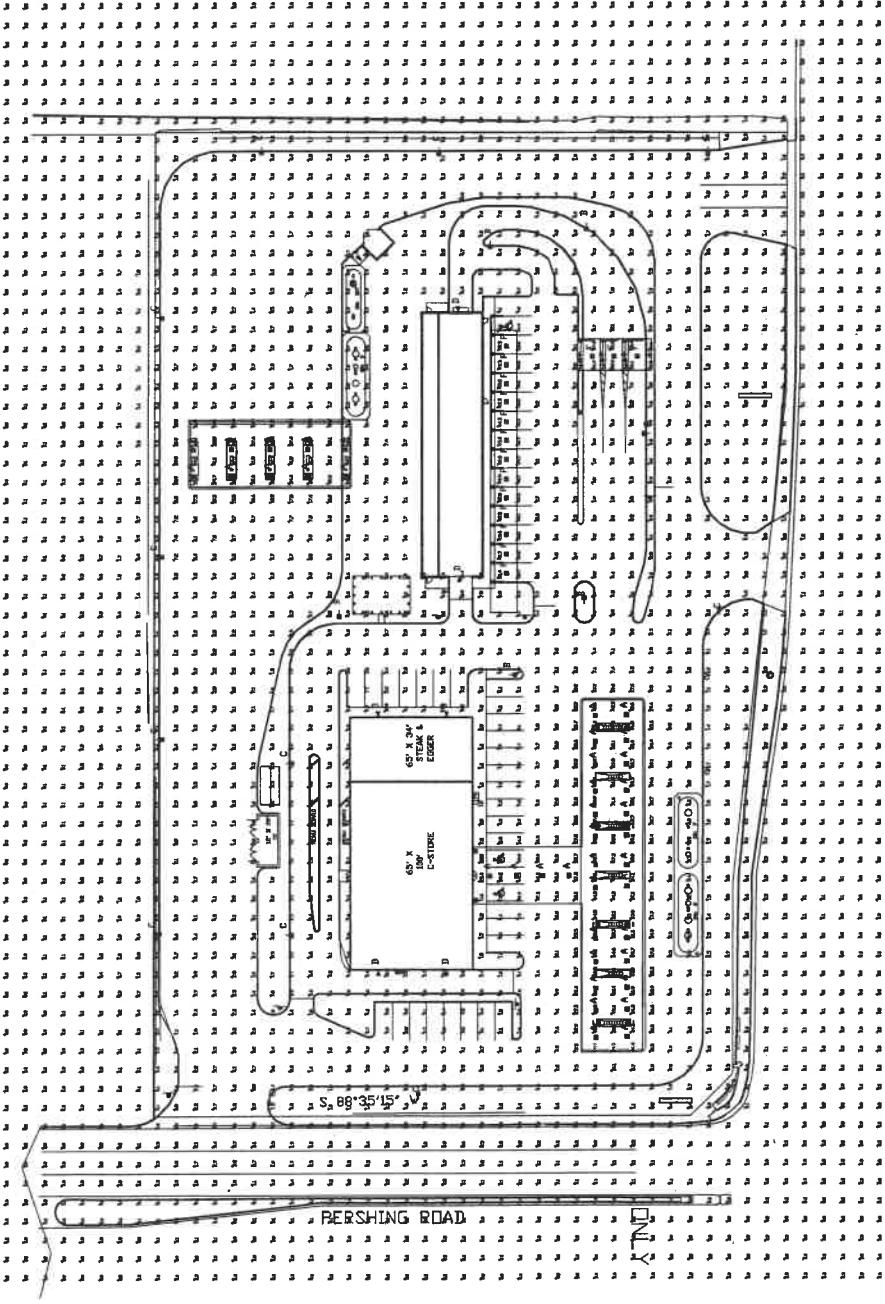
#### 1.24 PLANTING

#### 1.25 PLANTING

#### 1.26 PLANTING







CICERO AVENUE (ILLINOIS ROUTE 50)

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	LLD
■	40	A	SINGLE	CRUS-SG-10'-50' STD @ 15 GRD 18" DIESEL	1.000
■	6	B	SINGLE	SUN-EX-18'-51'-50'-50'-100'-STL-E-17' POLE w/ BASE	1.000
■	12	C	SINGLE	SUN-EX-18'-51'-50'-50'-100'-E-17' POLE w/ BASE	1.000
■	6	D	SINGLE	XVS-LED-T5-FTV-50'-DOOR, MTD & IP	1.000
■	16	F	SINGLE	XVS-LED-T5-FTV-50'-MTD & IP, PAY & VACUUM	1.000

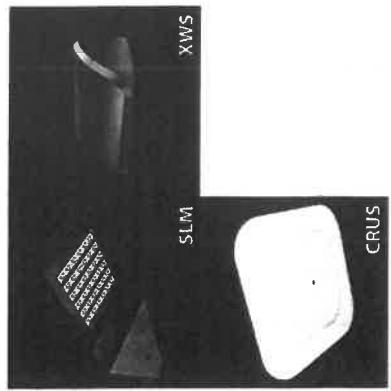
Circulation Summary

Label	Circle Type	Units	Avg	Wk	Per	Avg/Month	Per/Month
ALL POINTS AT GRADE, LOOK	Fluorescence	FC	4.07	714	0.0	N.A.	N.A.
DIESEL CANOPY	Fluorescence	FC	31.05	415	16.6	1.67	2.50
GAS CANOPY	Fluorescence	FC	49.39	373	15.6	4.25	6.16
INLET CURB	Fluorescence	FC	50.67	373	0.2	25.35	38.50
OUTLET CURB	Fluorescence	FC	29.31	422	15.3	1.90	2.76
VACUUM CANOPY	Fluorescence	FC	39.11	458	14.4	2.72	3.18

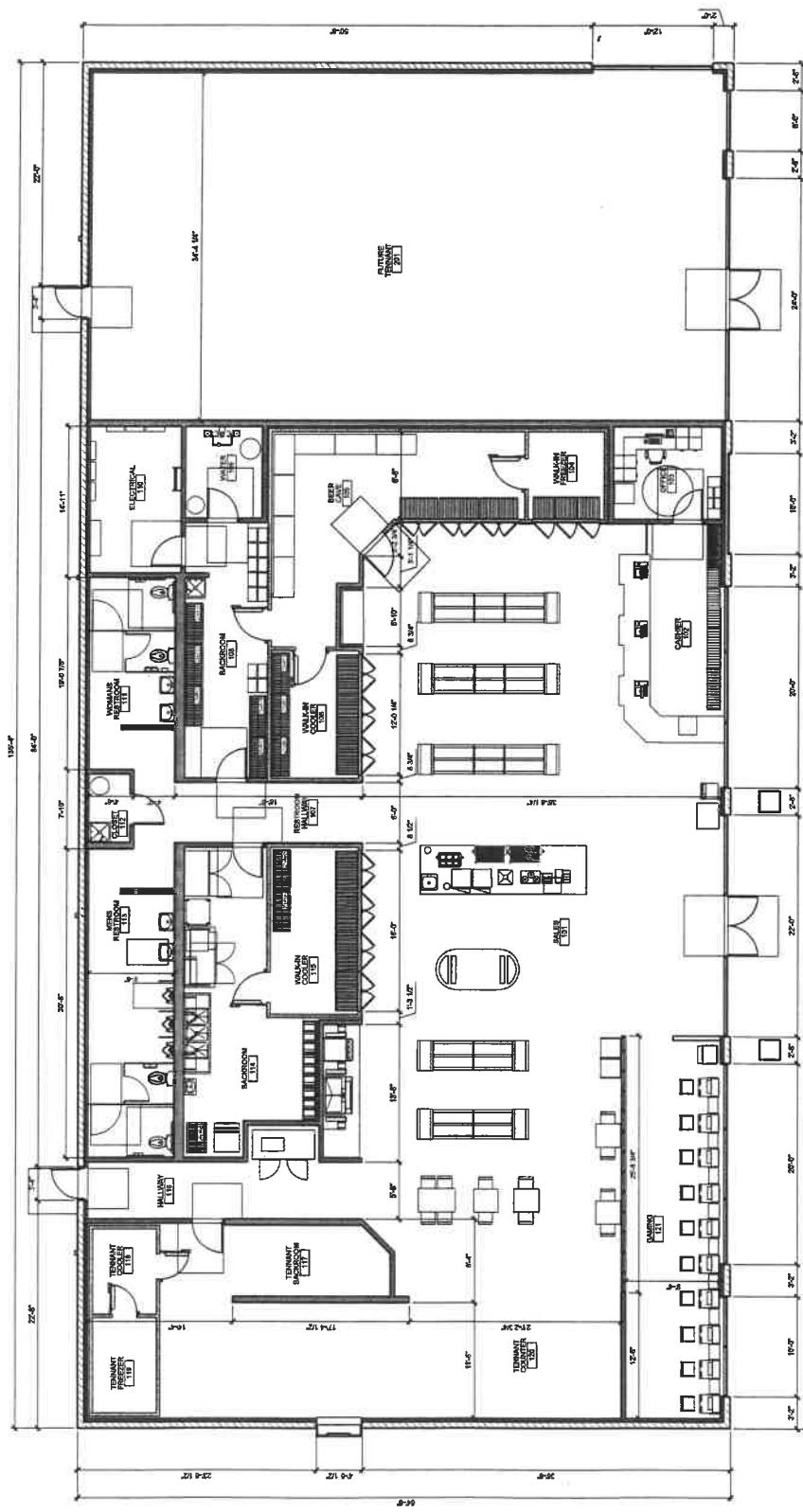
This drawing is the property of the architect and is to be returned to him upon completion of the project. It is not to be copied or altered without his written consent. The lighting requirements herein specified are based on the conditions existing at the time of preparation of this drawing. Any changes in the conditions of use or any other circumstances which may affect the lighting requirements should be brought to the attention of the architect. He reserves the right to require any changes in the lighting requirements if he deems them necessary. The architect shall not be liable for any damages resulting from the use of this drawing for anything other than the purpose for which it was intended.

Total Project Value	\$1,000,000
Lighting, Industrial	\$250,000
Lighting, Residential	\$125,000
Customer Ave & Persons Rd	\$145,000
Other	\$39,000
Total Project Value	\$1,000,000

Label	Circle Type	Units	Avg	Wk	Per	Avg/Month	Per/Month
ALL POINTS AT GRADE, LOOK	Fluorescence	FC	4.07	714	0.0	N.A.	N.A.
DIESEL CANOPY	Fluorescence	FC	31.05	415	16.6	1.67	2.50
GAS CANOPY	Fluorescence	FC	49.39	373	15.6	4.25	6.16
INLET CURB	Fluorescence	FC	50.67	373	0.2	25.35	38.50
OUTLET CURB	Fluorescence	FC	29.31	422	15.3	1.90	2.76
VACUUM CANOPY	Fluorescence	FC	39.11	458	14.4	2.72	3.18

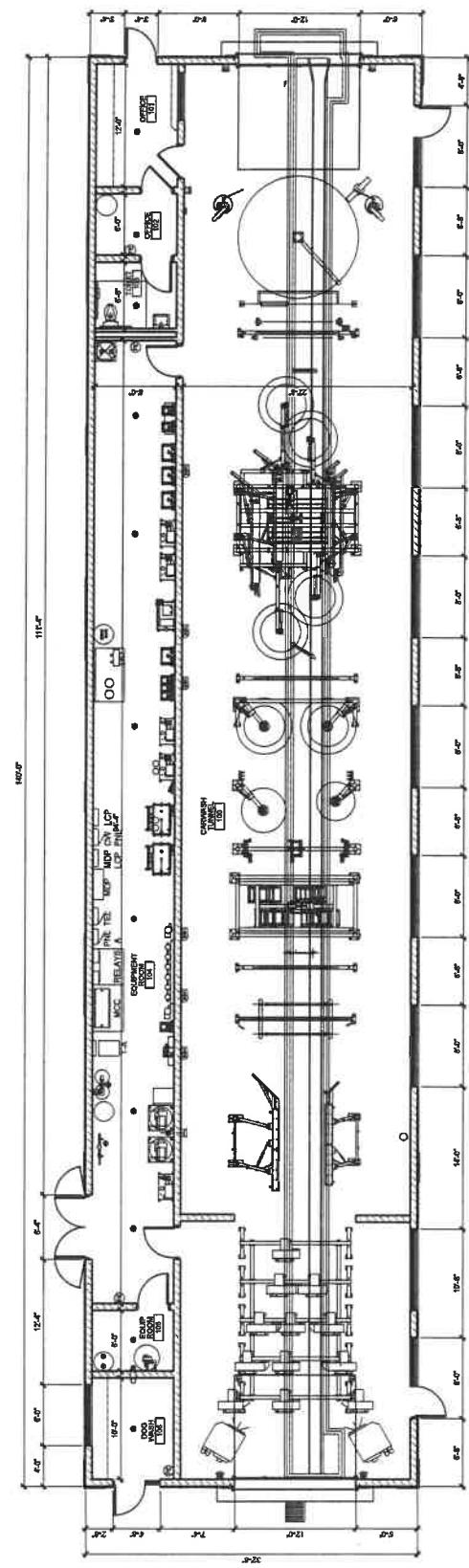


AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEYING

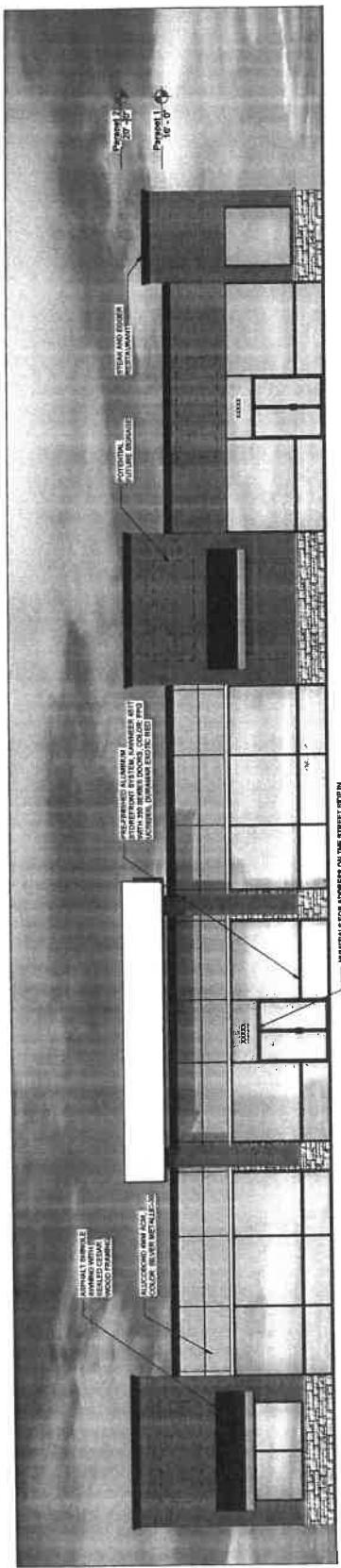


**FLOOR PLAN**  
1  
SCALE 1/8" = 1'-0"

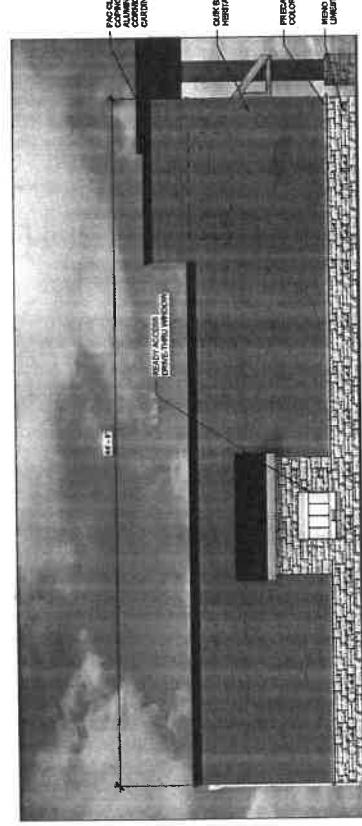
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEYING



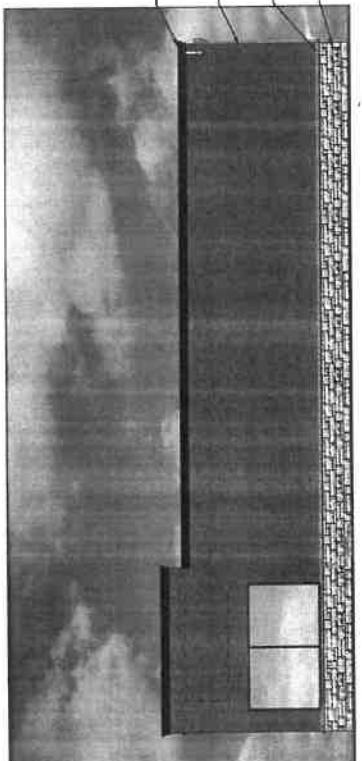
**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



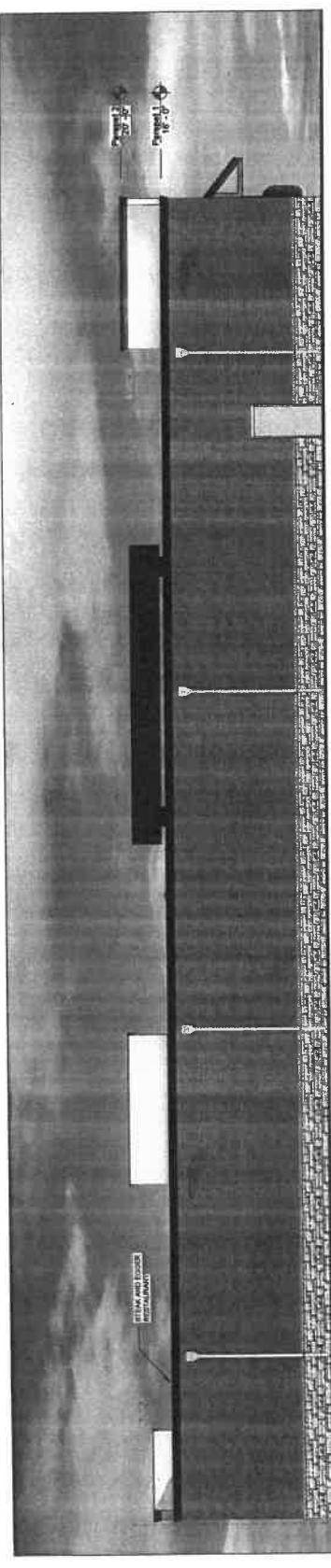
EAST ELEVATION  
1 31' 6" - 11' 0"



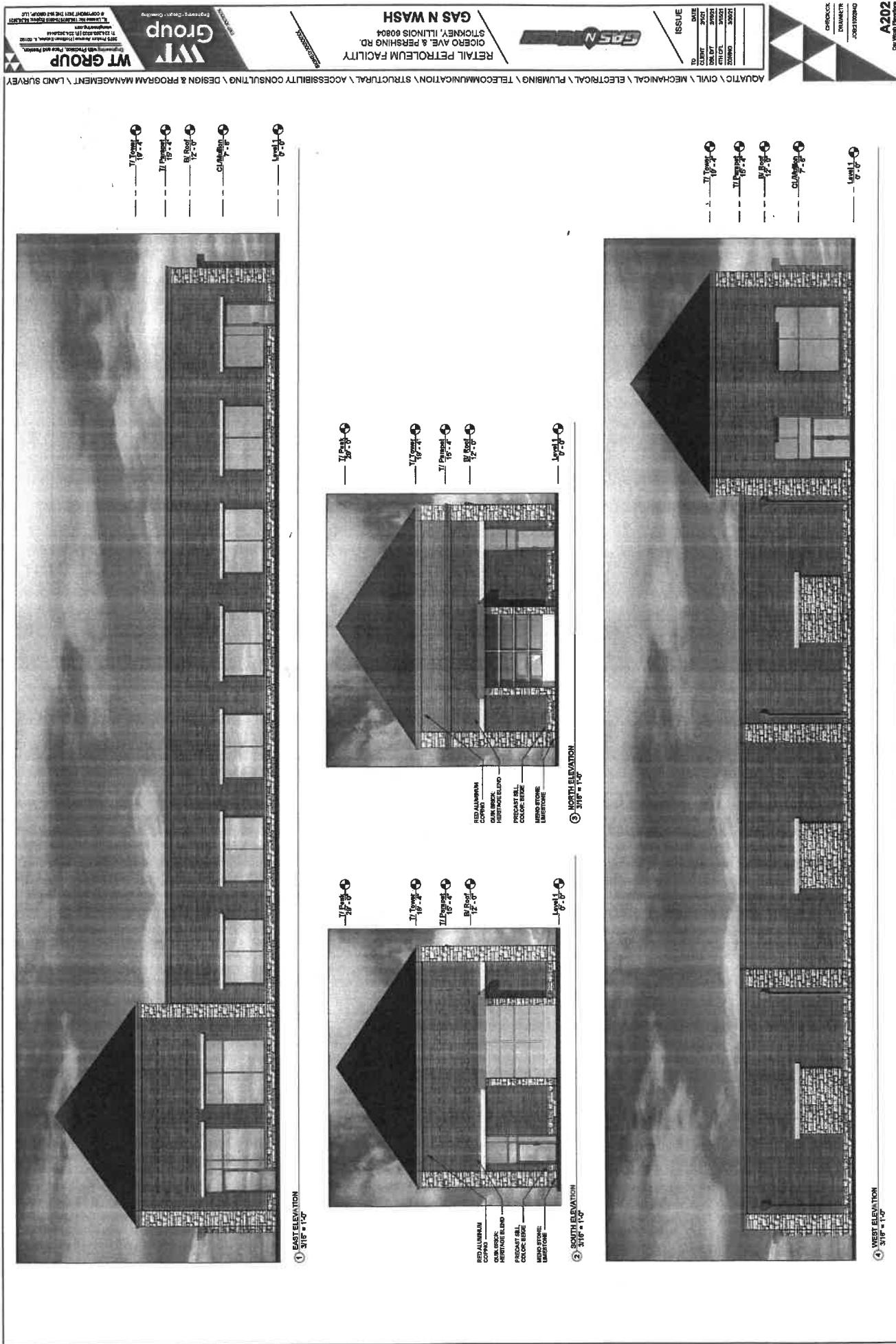
**2** SOUTH ELEVATION  
 $3'16'' = 1'-4\frac{1}{2}''$

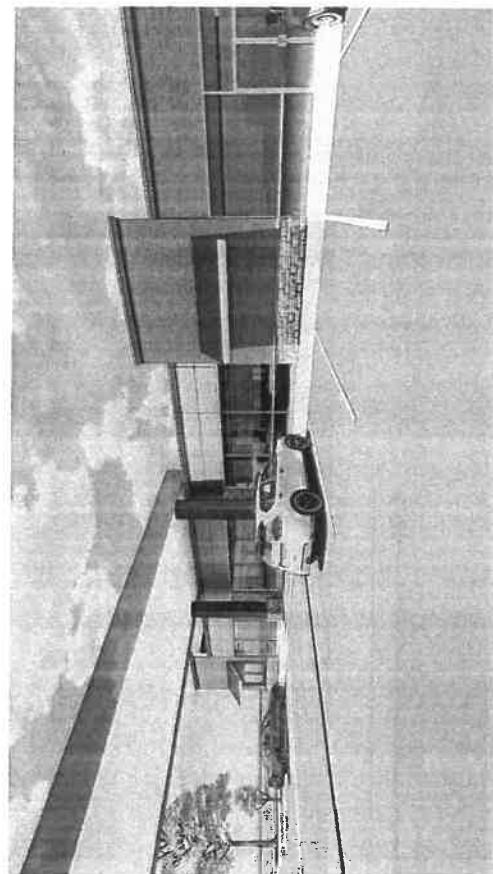


**(3) NORTH ELEVATION**

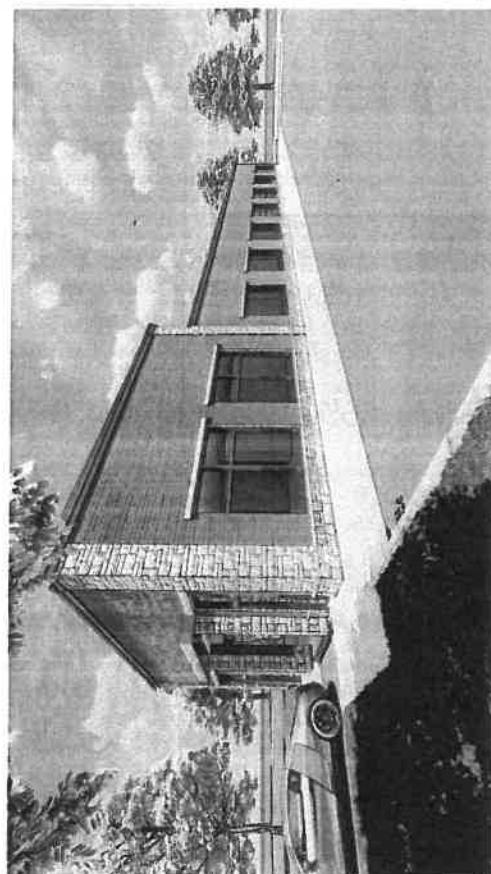


**WEST ELEVATION**

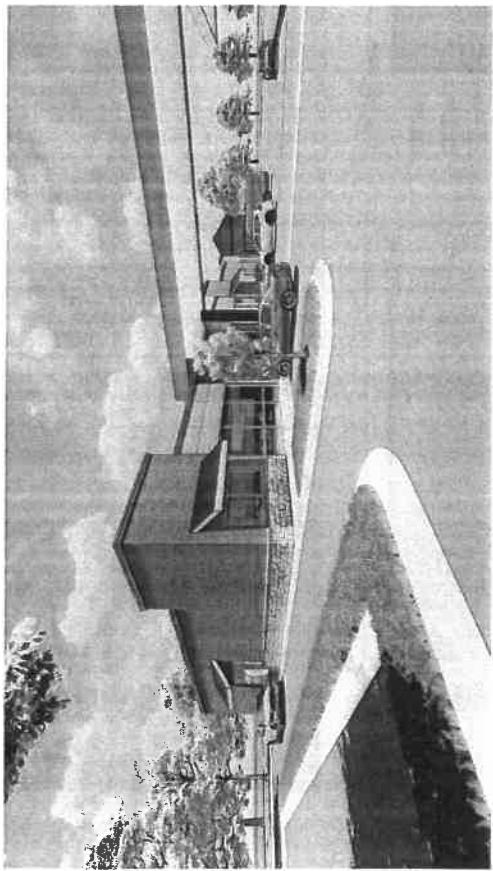




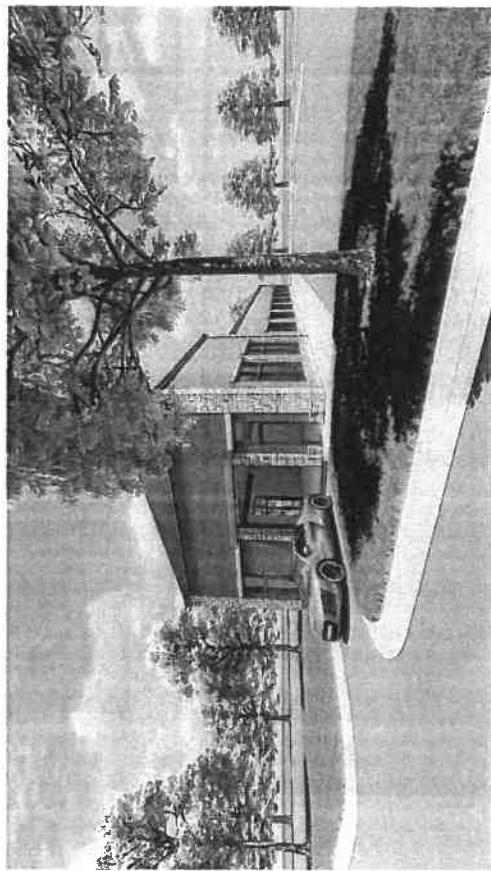
② C-STORE VIEW  
SCALE: 1/2"



④ CARWASH VIEW  
SCALE: 1/2"



① C-STORE VIEW  
SCALE: 1/2"



③ CARWASH VIEW  
SCALE: 1/2"

**EXHIBIT 7**

**KLOA Traffic Study**



9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018  
p: 847-518-9990 | f: 847-518-9987

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*, 10<sup>th</sup> 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
<b>Gas Station with Convenience Store (14 Fueling Positions)</b>							
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
	<i>60% Pass-By Reduction<sup>1</sup></i>	-52	-52	-104	-59	-59	-118
<b>Steak &amp; Egger restaurant (2,210 s.f.)</b>							
932	Steak & Egger restaurant (2,210 s.f.)	12	10	22	14	8	22
	<i>45% Pass-By Reduction</i>	-5	-5	-10	-5	-5	-10
<b>Car Wash (One Tunnel)</b>							
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
	<b>Total Trips</b>	<b>127</b>	<b>122</b>	<b>249</b>	<b>169</b>	<b>159</b>	<b>328</b>

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

## ZONING INFORMATION

NOTE:

**CICERO AVENUE (ILLINOIS ROUTE 60)**

This architectural site plan illustrates the layout of a property along Cicero Avenue (Illinois Route 60). The plan shows various buildings, parking areas, and dimensions. Key features include:

- Buildings:** A large central building labeled "65' x 100' CASHIER ESSON" with "TANK 30000" above it, and several smaller structures labeled "CASHIER", "CAR WASH", and "TANK 30000".
- Parking Areas:** Multiple parking lots are indicated with dashed lines and arrows.
- Dimensions:** Property lines are marked with dimensions such as 333.00', 283.00', 264.00', 244.00', 224.00', 204.00', 184.00', 164.00', 144.00', 124.00', 104.00', 84.00', 64.00', 44.00', 24.00', and 12.00'. Specific locations are also marked with coordinates like N 88°44'16" E and S 88°38'15" W.
- Neighboring Streets:** "PERSHING ROAD" is shown to the west, and "CICERO AVENUE (ILLINOIS ROUTE 60)" is shown to the east.
- Property Lines:** The property boundary is indicated by a thick black line.
- Scale:** A scale bar at the bottom right indicates distances up to 100'.

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