

ORDINANCE NO. O-2022-15

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION AND USE OF TWO COMMERCIAL BUILDINGS AND A SPECIAL USE PERMIT TO ALLOW THE PROPOSED CONVENIENCE FILLING STATION AND CAR WASH USES, ALL ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 2031 N. GARY AVENUE - GMX REAL ESTATE GROUP, LLC

WHEREAS, written application has been made requesting a special use permit for a planned unit development to allow the construction and use of two commercial buildings, following the demolition of the existing structure, all on certain property legally described herein and commonly known as 2031 N. Gary Avenue, Wheaton, Illinois 60187; and

WHEREAS, written application has further been made requesting a special use permit to allow the proposed convenience filling station and car wash uses on the subject property; and

WHEREAS, the subject property would be subdivided into three lots but would remain under unified control; Lot 1 would be 1.683 acres, Lot 2 would be 1.3 acres, and Lot 3 would be 1.1 acres. The first commercial building, proposed on Lot 1, would be a 4,400 square foot convenience filling station. The second commercial building, proposed on Lot 2, would be a 5,243 square foot car wash. A stormwater detention area, proposed on Lot 3, would serve the whole development; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on March 22, 2022 to consider a special use permit for a planned unit development to allow the construction and use of two commercial buildings and a special use permit for the proposed convenience filling station and car wash uses; and the Planning and Zoning Board has recommended approval of the special use permit for a planned unit development and approval of the special use permit for the proposed convenience filling station and car wash uses.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: The following described property has been and continues to be zoned and classified in the C-3 General Commercial District zoning classification:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE SOUTH, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 665.7 FEET; THENCE NORTH 89 DEGREES 03 MINUTES EAST, PARALLEL WITH THE SOUTH LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT 315804, 339.75 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, 664.4 FEET TO THE NORTH LINE OF SAID NORTH LINE, 339.75 FEET TO THE PLACE OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM: THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE ON A DEED BEARING NORTH 89 DEGREES 17 MINUTES EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 74.37 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES EAST, AT RIGHT ANGLES TO SAID NORTH LINE 50.0 FEET, MEASURED

PERPENDICULAR, EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 8, FROM A POINT 74.37 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS WEST 50.0 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER 74.37 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS EAST 74.37 FEET TO THE POINT OF BEGINNING.

P.I.N.: 05-09-102-109

The subject property is commonly known as 2031 N. Gary Avenue, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, the a special use permit for a planned unit development to allow the construction and use of two commercial buildings and a special use permit to allow the proposed convenience filling station and car wash uses are granted, in full compliance with the following plans: "Revised Site Plan", sheet 1-1, dated March 22, 2022; "Preliminary Engineering Plans For: Thorntons at 2031 N. Gary Avenue, Wheaton, IL 60187", prepared by RTM Engineering, Schaumburg, IL, sheets C0.0, C1.0, C2.0, C2.1, C3.0, C3.1, C4.0, C4.1, C5.0, and C5.1, February 7, 2022; "Landscape Plans - Thornton's 2031 N. Gary Avenue, Wheaton, IL 60187", prepared by Design Perspectives, Naperville, IL, sheets L1.00, L1.01, L1.02, L1.03, L1.04, L1.1, and L2.1, dated February 8, 2022; "Photometrics Plans - Thorntons Wheaton, IL", prepared by Red Leonard Associates, Forest Park, OH, sheets 1-7; "Thorntons Elevations and Floor Plans", prepared by Luckett & Farley, sheets 1-4; "Tommy's Carwash Systems", sheets 1-4; and "Thorntons #P2107, Gary Avenue @ Geneva Road, Wheaton, IL", prepared by Texas Republic Signs, Houston, TX, sheets 1-10, subject to the following conditions:

1. Subject to the approval of the Director of Planning and Economic Development, either the exterior materials or exterior color of the car wash shall be changed to be consistent with the exterior of the convenience filling station.
2. An 8 foot tall privacy fence shall be installed along the east property line (on proposed Lots 1, 2, and 3) to separate the proposed commercial uses on the subject property from the adjacent school use to the east and to address the issues raised by the school district in their email.
3. Subject to the approval of the Director of Planning and Economic Development, backstop netting for foul balls shall be installed at the southern portion of the subject property to address the issues raised by the school district in their email.
4. The photometrics plan shall be revised to comply with both Article 22.4.9 and Article 25.7.3 of the Wheaton Zoning Ordinance.
5. The three ground signs shall all be monument style signs, the location of sign B can either be at the NEC of the property as proposed or at the NWC of the property, if there are visibility issues created by the privacy fence proposed along the east property line.
6. The existing sanitary sewer line shall be removed and replaced with new PVC sanitary pipe and the existing unused main removed or abandoned in place.
7. The engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

Section 3: The Final Plat of Subdivision entitled "Final Plat of GMX Thorntons Wheaton Subdivision" prepared by Site on Solutions, Inc., Lake Zurich, IL, shall be reviewed for approval or denial by the City Council only, once all necessary cross easements for access and parking are provided on the face of each such subdivision plat so as to ensure the continuing compliance of each building located upon the subject property with all of the standards and conditions of this ordinance.

Section 4: The demolition of the existing structures located on the Subject Property is hereby authorized by this Ordinance. It shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Developer shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a "neighbor meeting" at least 30 days prior to submitting an application for building demolition. The Developer shall provide written notice to adjacent property owners prior to the building demolition.

Section 5: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 6: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.


Mayor

ATTEST:


City Clerk

Roll Call Vote

Ayes: Councilman Barbier
Councilwoman Bray-Parker
Mayor Suess
Councilwoman Robbins
Councilman Weller

Nays: Councilman Brown
Councilwoman Fitch

Absent: None

Motion Carried

Passed: April 4, 2022

Published: April 5, 2022

Revised

Thorntons Development

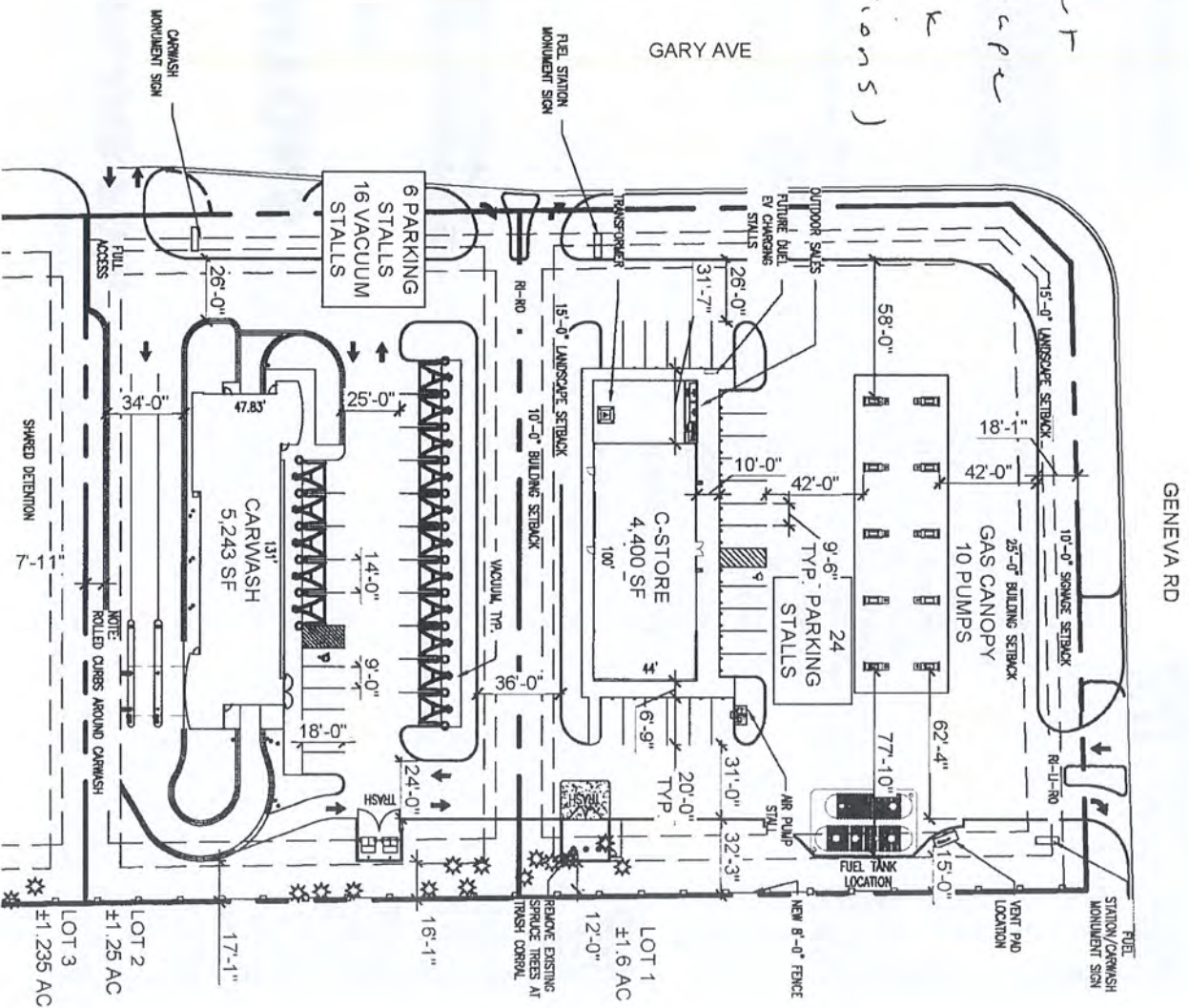
- 1.60 Acres
- 4,400 SF C-store
- 10 auto fuel dispensers
- 24 convenient auto parking spaces

Carwash Development

- 1.25 Acres
- 5,243 SF carwash tunnel and waiting area
- 16 vacuum spaces
- 6 convenient auto parking spaces

Maneuverability

- Shared drive aisles provided for tenants
- Right-in/left-in/right-out on Geneva Rd.
- Right-in/right-out on north Gary Ave.
- Full access on south Gary Ave.



3/22

THORNTONS

AT

**2031 N GARY AVENUE
WHEATON, IL 60187**

LOCATION

Andrew S. Goodman
CUX Real Estate Group, LLC
3000 Dundee Road
Suite 406
Northbrook, IL 60062
Phone: (847) 580-8600 ext 302

[illegible]

The Commissioner, either directly, after and without the beneficiary's consent, or through a duly authorized agent, may, in his or her discretion, suspend or withhold annuity payments, suspend or withhold the right to receive annuity payments, and/or suspend or withhold the right to receive distributions of the plan's assets, if the Commissioner determines that such action is necessary to protect the interests of the plan's beneficiaries. The Commissioner may, in his or her discretion, suspend or withhold annuity payments, suspend or withhold the right to receive annuity payments, and/or suspend or withhold the right to receive distributions of the plan's assets, if the Commissioner determines that such action is necessary to protect the interests of the plan's beneficiaries.

1. SITE ACCESS CONTROL, INCLUDING SAFETY AND TRAFFIC CONTROL, ALL CONSTRUCTION MATERIALS, AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FIELD LOCATIONS OR FIELD DETERMINABLE. A TROUBLESHOOT LOCATED BY SLOANETEC AND UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.0	DEMOLITION NORTH
C2.1	DEMOLITION SOUTH
C3.0	SITE PLAN NORTH
C3.1	SITE PLAN SOUTH
C4.0	UTILITY NORTH
C4.1	UTILITY SOUTH
C5.0	GRADING NORTH
C5.1	GRADING SOUTH



CALL 48 HOURS BEFORE YOU DEC
WITH THE FOLLOWING INFORMATION:

C.O.D. DATE	PROJECT NAME THORNTONS	SHEET NAME COVER SHEET		Sgo E. Aguirrean-Ruiz Suite 100 Schaumburg, IL 60193 Telephone (847) 258-1516 Website: www.artm.com	<table style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">No</th> <th style="width: 10%;">DATE</th> <th style="width: 85%;">DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/07/18</td> <td>PRELIMINARY ENGINEERING</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	No	DATE	DESCRIPTION	1	10/07/18	PRELIMINARY ENGINEERING																									<table style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">No</th> <th style="width: 10%;">DATE</th> <th style="width: 85%;">DESCRIPTION</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	No	DATE	DESCRIPTION																											
	No	DATE	DESCRIPTION																																																															
1	10/07/18	PRELIMINARY ENGINEERING																																																																
No	DATE	DESCRIPTION																																																																
2031 N GARY AVE. WHEATON, IL																																																																		

GENERAL NOTES AND CONDITIONS

- [illegible]

PROFIT SHOWN AND SURVEYOR TO PREPARE RECORD DRAWINGS SHOWING THE

- [illegible]

CONCRETE CURES (A CURTAINS).

- [illegible]

VERTICAL SEPARATION OR 10 HORIZONTAL SEPARATION IS NOT MAINTAINED, THEN THE

- [illegible]

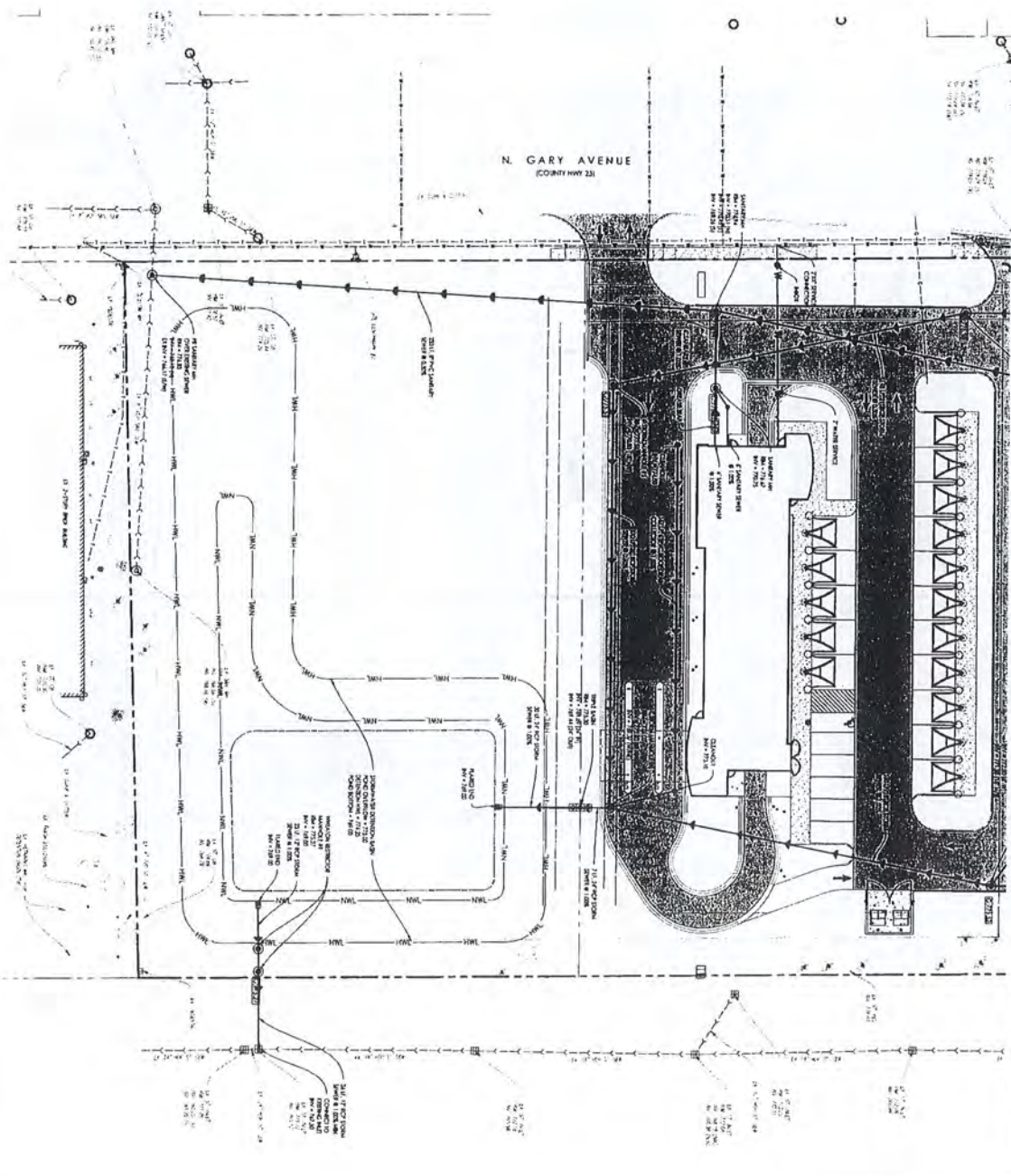
[illegible]

[illegible]

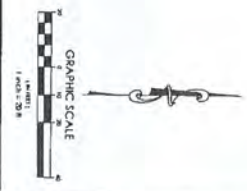
	IMPROVED COARSE AGGREGATE
	IMPROVED FINE AGGREGATE
	IMPROVED COARSE AGGREGATE
	IMPROVED COARSE AGGREGATE
	IMPROVED COARSE AGGREGATE
	IMPROVED COARSE AGGREGATE
	IMPROVED COARSE AGGREGATE
	IMPROVED COARSE AGGREGATE

CRACKS	5
WATER DAMAGE	14
NOISE	1
TOTAL CRACK COUNT	20

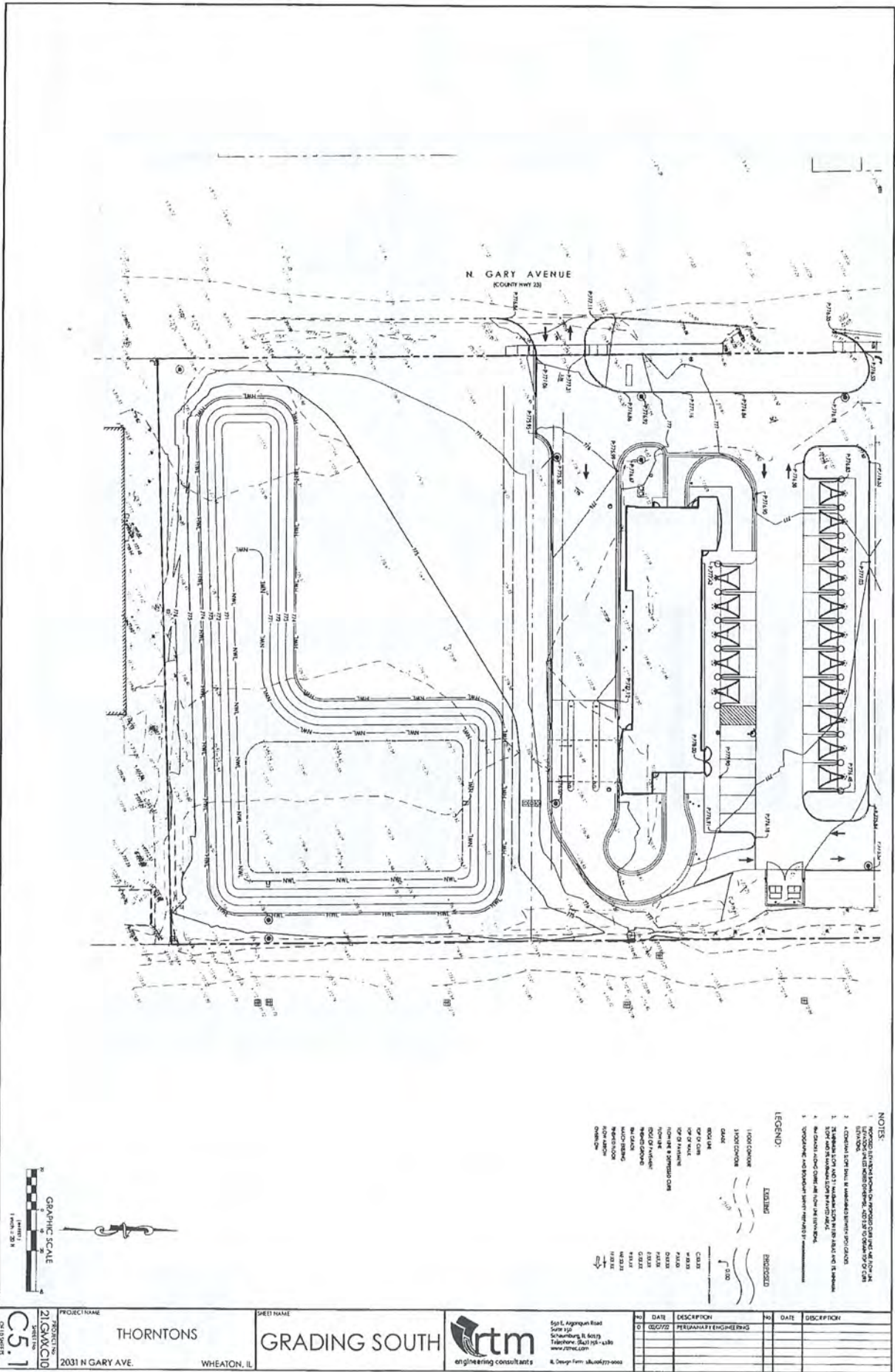




- NOTES:**
1. THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION.
 2. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES OR EASEMENTS THAT MAY AFFECT THIS PROJECT.
 3. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES OR EASEMENTS THAT MAY AFFECT THIS PROJECT.
 4. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES OR EASEMENTS THAT MAY AFFECT THIS PROJECT.
 5. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES OR EASEMENTS THAT MAY AFFECT THIS PROJECT.
 6. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES OR EASEMENTS THAT MAY AFFECT THIS PROJECT.
 7. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES OR EASEMENTS THAT MAY AFFECT THIS PROJECT.
 8. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES OR EASEMENTS THAT MAY AFFECT THIS PROJECT.
 9. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES OR EASEMENTS THAT MAY AFFECT THIS PROJECT.
 10. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES OR EASEMENTS THAT MAY AFFECT THIS PROJECT.



C4.1 PROJECT NO. 21040010 SHEET NO. 1 11/27/2012	PROJECT NAME	SHEET NAME	 5501 E. Kington Road Suite 200 Schaumburg, IL 60196 Telephone: (815) 351-1500 www.rtm.com R. Design Team: 11/27/2012	No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION
	THORNTONS	UTILITY SOUTH		0	11/27/12	PRELIMINARY ENGINEERING			
	2031 N GARY AVE.	WHEATON, IL							



[illegible][illegible]

DATE: 2/8/2022
JOB NO.: 21-1647
DRAWN BY: TS
CHECKED BY: JS
DRAWING TITLE:
LANDSCAPE PLAN-
OVERALL
SHEET NO.:
17.00
© 2022 HATCHER INC. ALL RIGHTS RESERVED



THORNTONS
2031 NORTH GARY AVE.
WHEATON, IL 60187

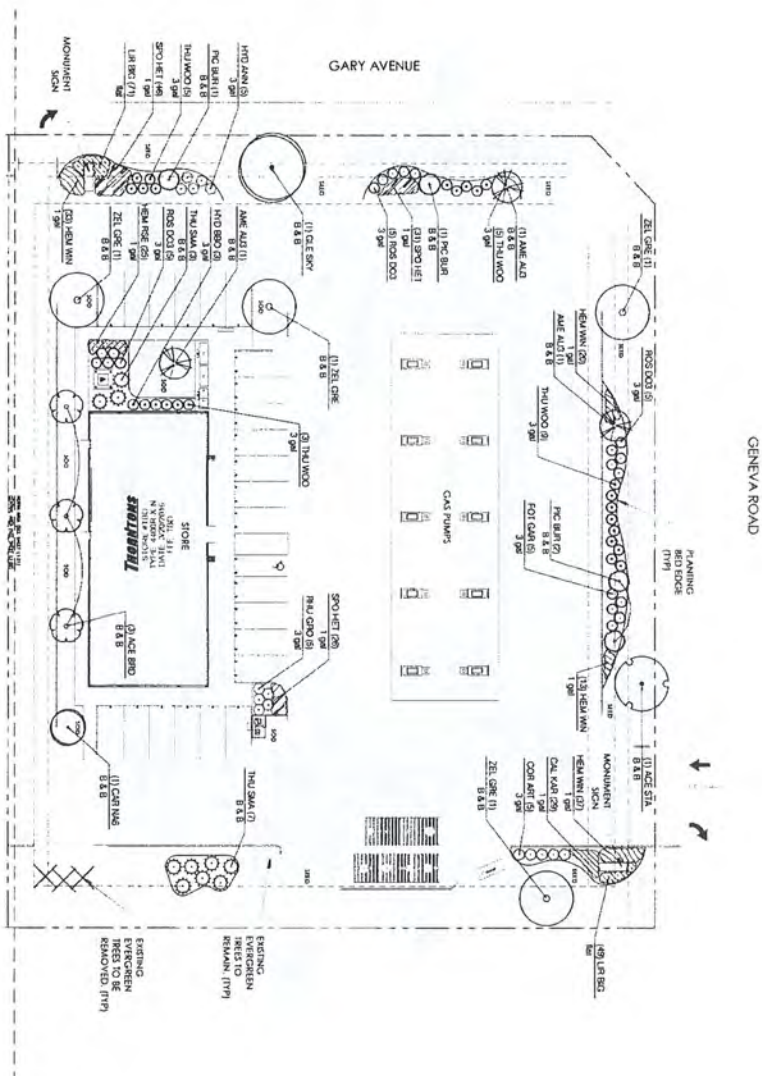
[illegible]

DATE: 2/8/2022
JOB NO.: 21-1647
DRAWN BY: TS
CHECKED BY: TS

DRAWING TITLE:
LANDSCAPE PLAN-
NORTH

SHEET NO.:
L1.01

© PERMAN PERSPECTIVES INC. ALL RIGHTS RESERVED



THORNTONS
2031 NORTH GARY AVE.
WHEATON, IL 60187

DesignPerspectives
1117 Ashland Mill Drive
Naperville, Illinois 60563
Telephone: (630) 608-0778
www.designperspectives.com

REV.	COMMENT	DATE

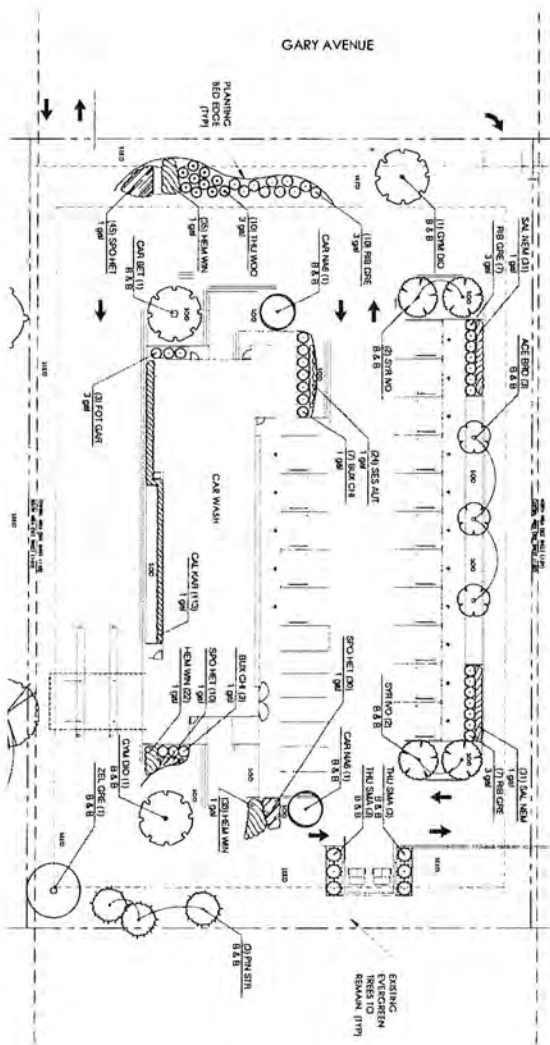
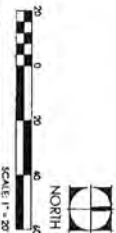
SEAL:



DATE: 2/8/2022
JOB NO.: 21-1647
DRAWN BY: JS
CHECKED BY: JS
DRAWING TITLE:
LANDSCAPE PLAN-
CENTRAL

SHEET NO.:
L1.02

© 2004 HORTON INC. ALL RIGHTS RESERVED



GARY AVENUE

PLANNING
BIO-POLE
1777

EXISTING
EVERGREEN
TREES TO
REMAIN (1777)

[illegible]

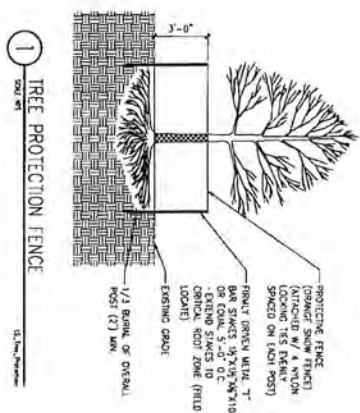
DATE: 2/18/2022
JOB NO.: 211647
DRAWN BY: JS
CHECKED BY: JS
DRAWING TITLE:
LANDSCAPE PLAN-
SOUTH
SHEET NO.:
17.03
© 2024 HOKU INC. ALL RIGHTS RESERVED

Number	Measure	Action	Species	Condition
001	12H	SEMAN	PECAJA SP. (PUPA)	2 (GOOD)
002	8F	SEMAN	PECAJA SP. (PUPA)	2 (GOOD)
003	10F	SEMAN	PECAJA SP. (PUPA)	2 (GOOD)
004	7F	RENOVE	PECAJA SP. (PUPA)	2 (GOOD)
005	6F	RENOVE	PECAJA SP. (PUPA)	2 (GOOD)
006	6F	RENOVE	PECAJA SP. (PUPA)	2 (GOOD)
007	6F	SEMAN	PECAJA SP. (PUPA)	2 (GOOD)
008	6F	SEMAN	PECAJA SP. (PUPA)	2 (GOOD)
009	6F	SEMAN	PECAJA SP. (PUPA)	2 (GOOD)
010	6F	SEMAN	PECAJA SP. (PUPA)	2 (GOOD)
011	10F	SEMAN	PECAJA SP. (PUPA)	2 (GOOD)
012	10F	SEMAN	PECAJA SP. (PUPA)	2 (GOOD)
013	7F	SEMAN	PECAJA SP. (PUPA)	2 (GOOD)
014	10F	SEMAN	PECAJA SP. (PUPA)	2 (GOOD)
015	12F	SEMAN	PECAJA SP. (PUPA)	2 (GOOD)

EXISTING TREE SURVEY:

X = FREE TO BE REMOVED

- EXISTING TREE CALCULATIONS:**
- | | |
|---|-----|
| 1. EXISTING TREES ON SITE TO REMAIN | 1/2 |
| 2. EXISTING TREES ON SITE TO BE REMOVED | 3 |
| PROPOSED ON-SITE TREES INSTALLED | 7 |
3. TOTAL DED TO BE REPLACED IS 2 1/2"
- 3.35 LANDSCAPE PLAN FOR THE SEVEN REPLACEMENT TREES @ 2" CALIPER
- = TREE PROTECTION FENCING



1 TREE PROTECTION FENCE

U.S. Army, Fort Benning



20 0 20 40 60 80
SCALE 1" = 30'

**SURVEY INFORMATION
PROVIDED BY OTHERS.**

SHEET NO.:
L1.04

© 2008 PROSPECTUS LLC. ALL RIGHTS RESERVED.

SEAL[illegible]

DATE: 2/8/2022
JOB NO.: 21-1647
DRAWN BY: JS
CHECKED BY: JS
DRAWING TITLE:
TREE REMOVAL &
REPLACEMENT PLAN

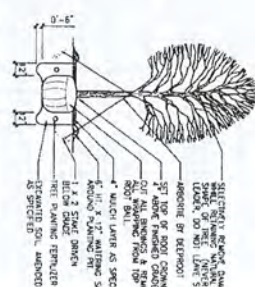
SHEET NO.:

L7.04

[illegible]

DATE: 2/8/2022
JOB NO.: 21-1647
DRAWN BY: JS
CHECKED BY: JS
DRAWING TITLE:
LANDSCAPE DETAILS

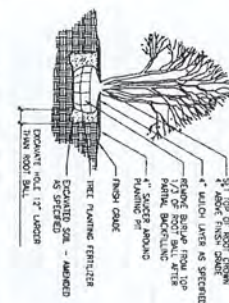
© 2008 PROSPECTS INC. ALL RIGHTS RESERVED



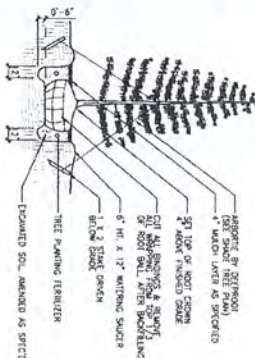
SHADE TREE PLANTING



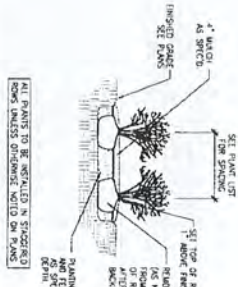
SCALE 1/8" = 1'-0"



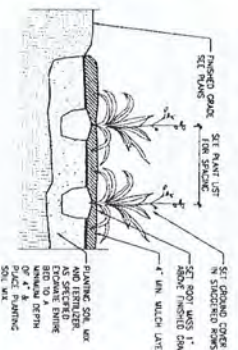
ORNAMENTAL TREE PLANTING



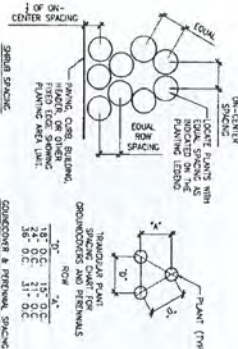
EVERGREEN TREE PLANTING



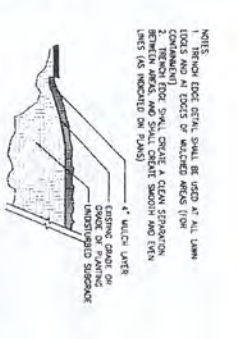
SHRUB PLANTING DETAIL



GROUNDCOVER PLANTING



PLANT SPACING DETAILS



TRENCH EDGE DETAIL

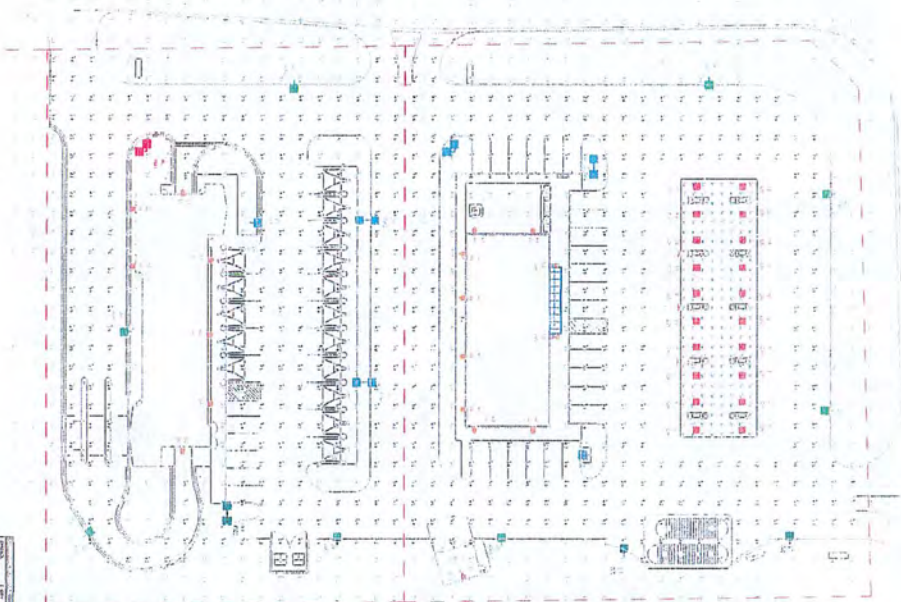
[illegible]

7. The LANDLORD OF ALL PART MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE LANDLORD OF THE PROJECT MATERIAL. THE LANDLORD OF THE PROJECT MATERIAL SHALL HAVE THE RIGHT TO REJECT ANY PART MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS OF THE LANDLORD OF THE PROJECT MATERIAL. THE LANDLORD OF THE PROJECT MATERIAL SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL PART MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS OF THE LANDLORD OF THE PROJECT MATERIAL.
8. THE LANDLORD OF THE PROJECT MATERIAL SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL PART MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS OF THE LANDLORD OF THE PROJECT MATERIAL. THE LANDLORD OF THE PROJECT MATERIAL SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL PART MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS OF THE LANDLORD OF THE PROJECT MATERIAL.
9. THE LANDLORD OF THE PROJECT MATERIAL SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL PART MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS OF THE LANDLORD OF THE PROJECT MATERIAL. THE LANDLORD OF THE PROJECT MATERIAL SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL PART MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS OF THE LANDLORD OF THE PROJECT MATERIAL.

[illegible]

PLANTING NOTES

Scale 67
C. phaeus - 75

[illegible]

Variable	Mean	SD	Min	Max	Skewness	Kurtosis
Age (years)	23.5	1.5	18	28	-0.1	3.0
Gender (male/female)	1.2	1.0	0	2	0.5	1.5
Education (years)	12.5	1.0	10	14	-0.2	2.8
Income (USD/month)	150	50	100	250	0.8	2.5
Health status (good/bad)	1.8	0.8	1	3	-0.3	2.2

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360	1361	1362	1363	1364	1365	1366	1367	1368	1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380	1381	1382	1383	1384	1385	1386	1387	1388	1389	1390	1391	1392	1393	1394	1395	1396	1397	1398	1399	1400	1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414	1415	1416	1417	1418	1419	1420	1421	1422	1423	1424	1425	1426	1427	1428	1429	1430	1431	1432	1433	1434	1435	1436	1437	1438	1439	1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450	1451	1452	1453	1454	1455	1456	1457	1458	1459	1460	1461	1462	1463	1464	1465	1466	1467	1468	1469	1470	1471	1472	1473	1474	1475	1476	1477	1478	1479	1480	1481	1482	1483	1484	1485	1486	1487	1488	1489	1490	1491	1492	1493	1494	1495	1496	1497	1498	149
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	-----

and the other, which is a more general, abstract, and complex, and is characterized by a high degree of abstraction and a high degree of generality. The first type of abstraction is a simple abstraction, which is a process of removing the specific details of a concept and retaining only the essential features. The second type of abstraction is a complex abstraction, which is a process of removing the specific details of a concept and retaining only the essential features, but also retaining the relationships between the features. The first type of abstraction is a simple abstraction, which is a process of removing the specific details of a concept and retaining only the essential features. The second type of abstraction is a complex abstraction, which is a process of removing the specific details of a concept and retaining only the essential features, but also retaining the relationships between the features.

THORNTONS
WHEATON, IL
RL-7901-S1

THORN

3M Series

Technical specifications and diagrams for the 3M Series LED lighting fixture.

CREE + LIGHTING

THE EDGE Series

Technical specifications and diagrams for the THE EDGE Series LED lighting fixture.

CREE + LIGHTING

650 Series

Technical specifications and diagrams for the 650 Series LED lighting fixture.

CREE + LIGHTING

Cree Edge Series

Technical specifications and diagrams for the Cree Edge Series LED lighting fixture.

CREE + LIGHTING

XSP Series

Technical specifications and diagrams for the XSP Series LED lighting fixture.

CREE + LIGHTING

Table with 4 columns: Part Number, Description, Power, and Notes.

Table with 4 columns: Part Number, Description, Power, and Notes.

Table with 4 columns: Part Number, Description, Power, and Notes.

Table with 4 columns: Part Number, Description, Power, and Notes.

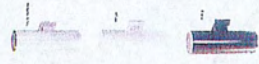
Table with 4 columns: Part Number, Description, Power, and Notes.

18" Cylinder LED Sconce
Call for details and pricing at 800-451-1000.

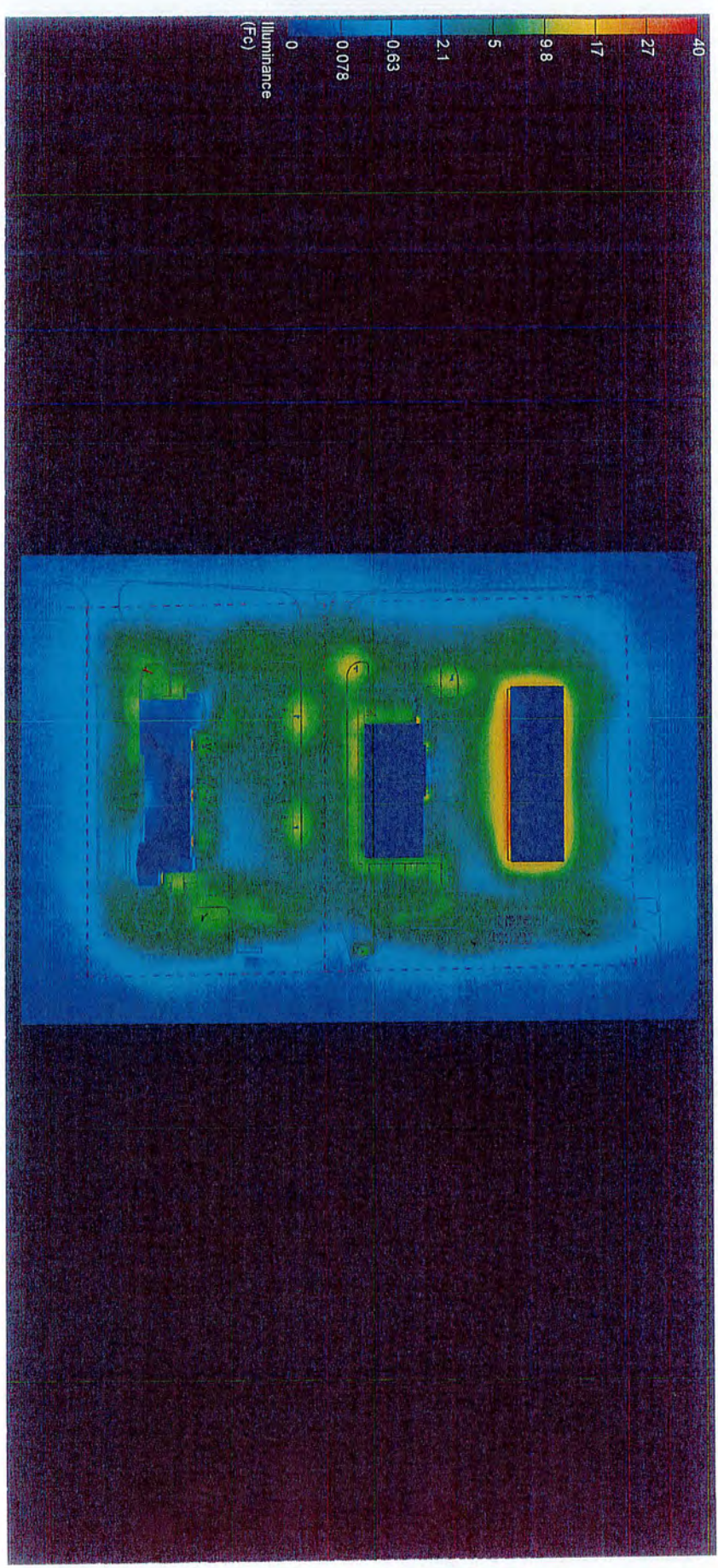
[illegible]

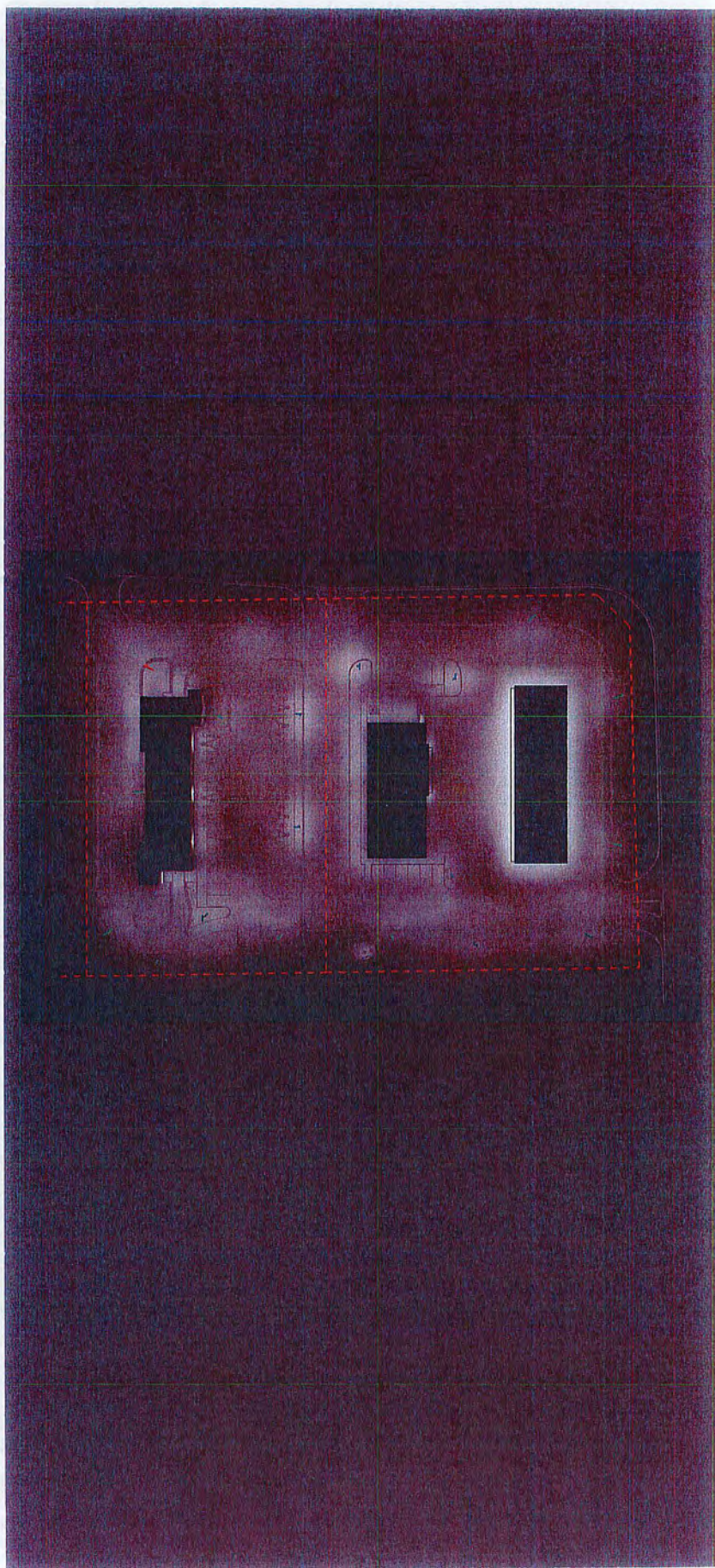
Table 1. Patient Characteristics		
Characteristic	Number of Patients (n)	Percentage (%)
Age (years)		
< 65	10	20.0
65-74	10	20.0
75-84	10	20.0
≥ 85	10	20.0
Gender		
Male	10	20.0
Female	10	20.0
Marital Status		
Married	10	20.0
Single	10	20.0
Widowed	10	20.0
Divorced	10	20.0
Education (years)		
< 12	10	20.0
12-16	10	20.0
≥ 17	10	20.0
Income (USD/month)		
< 1000	10	20.0
1000-2000	10	20.0
2000-3000	10	20.0
≥ 3000	10	20.0

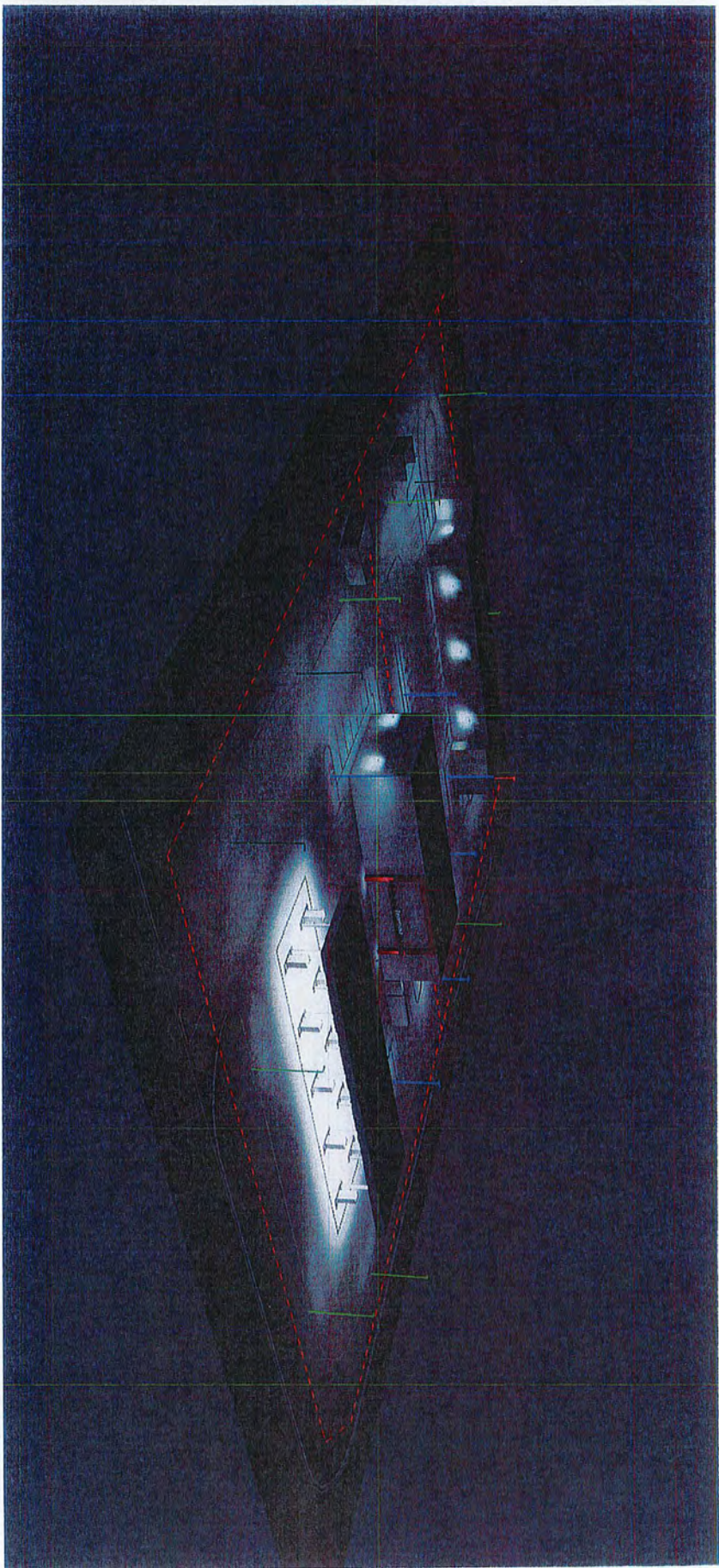
CREE
A BENTON & BOWLES INC. COMPANY

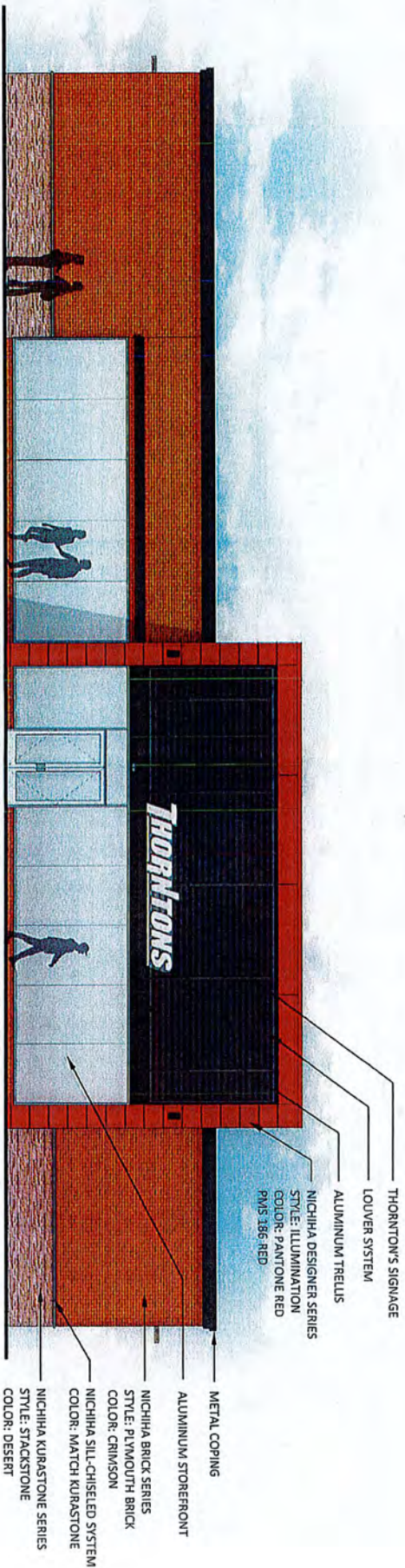


1993). The authors also found that the perceived risk of HIV infection was significantly related to the use of condoms, but not to the use of other risk-reduction strategies. In addition, the authors found that the perceived risk of HIV infection was significantly related to the use of condoms, but not to the use of other risk-reduction strategies. In addition, the authors found that the perceived risk of HIV infection was significantly related to the use of condoms, but not to the use of other risk-reduction strategies.

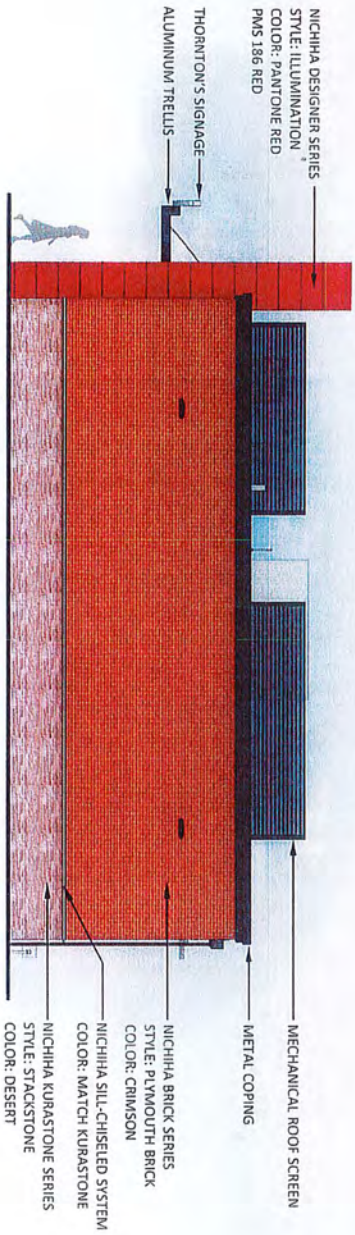








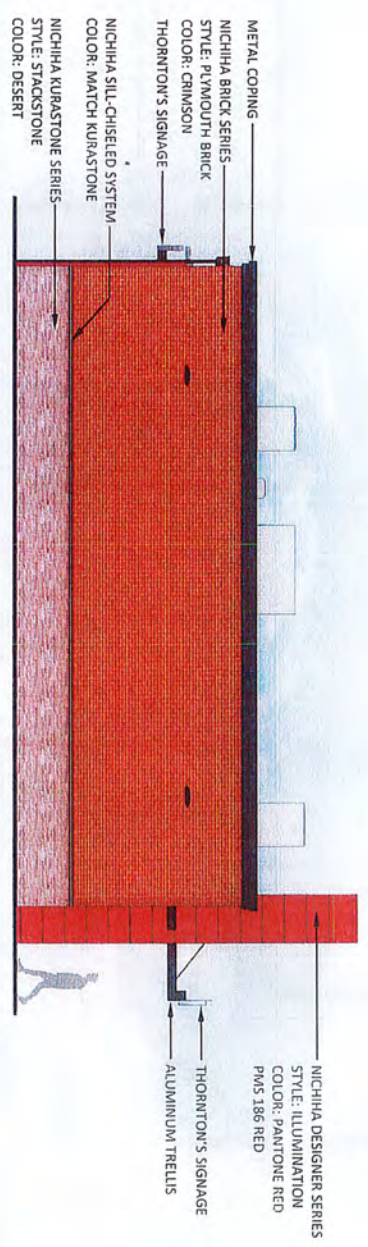
FRONT ELEVATION



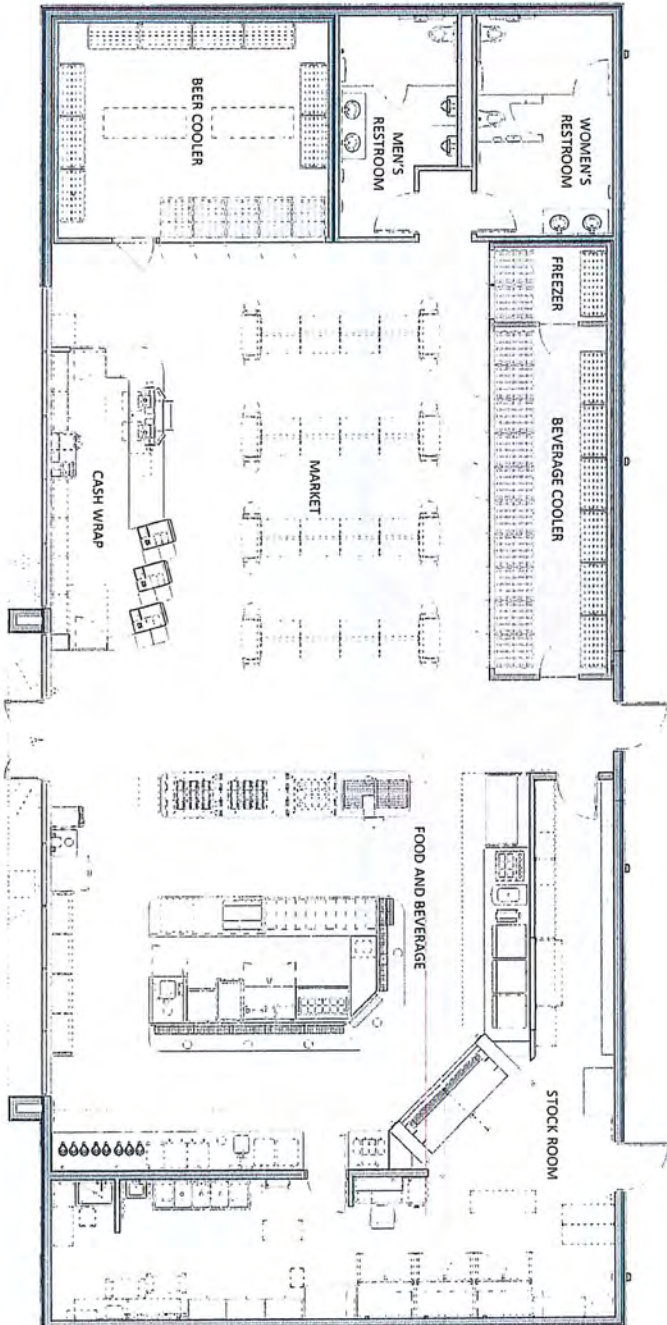
SIDE ELEVATION



REAR ELEVATION

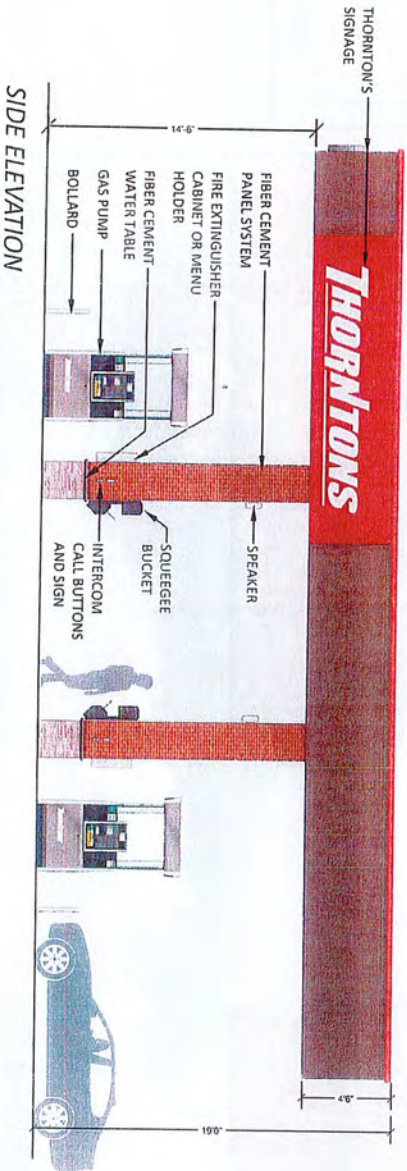


SIDE ELEVATION

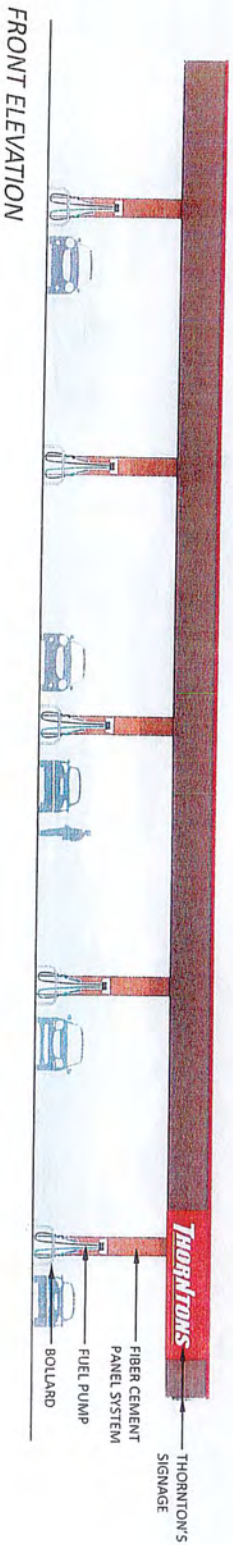


Thorntons

5.1.2010 2.15.2010
2.10.10 8.11.10



SIDE ELEVATION

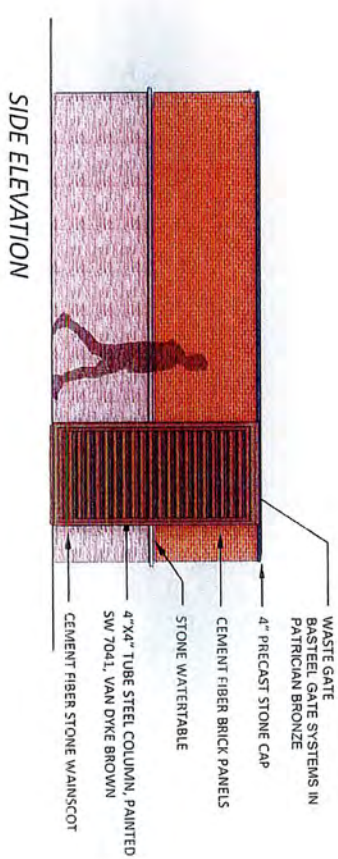
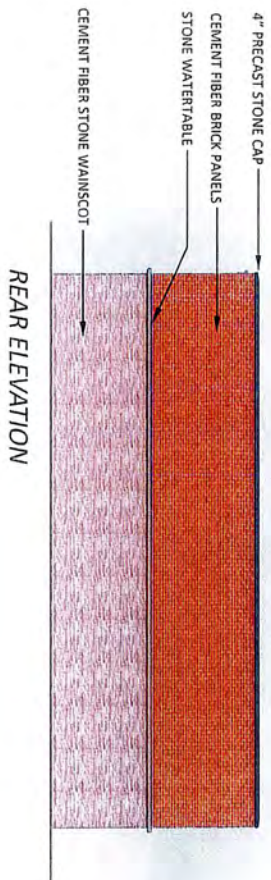
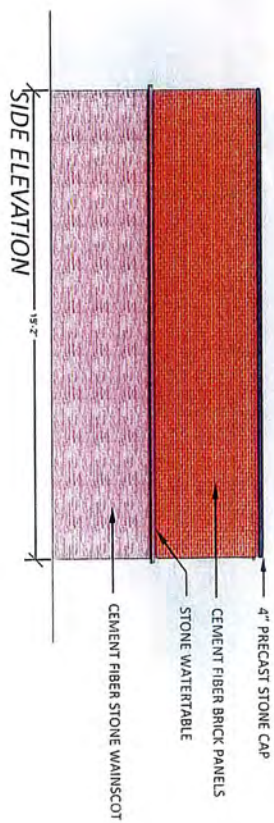
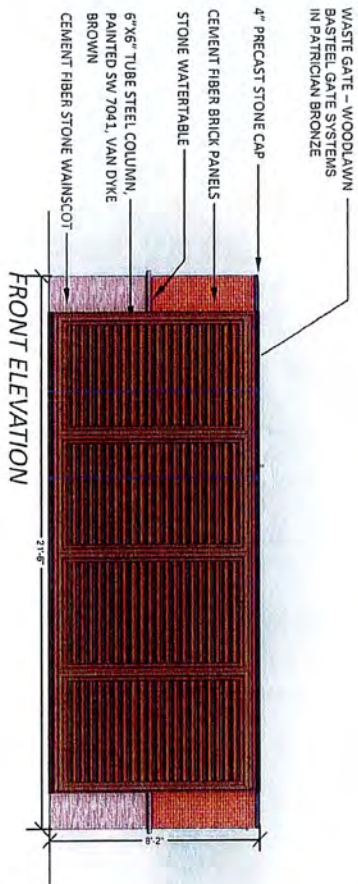


FRONT ELEVATION

Luckett & Farley
© 2010 Luckett & Farley. All Rights Reserved.

Luckett & Farley
Architects, Engineers, Interiors Design

THORNTONS



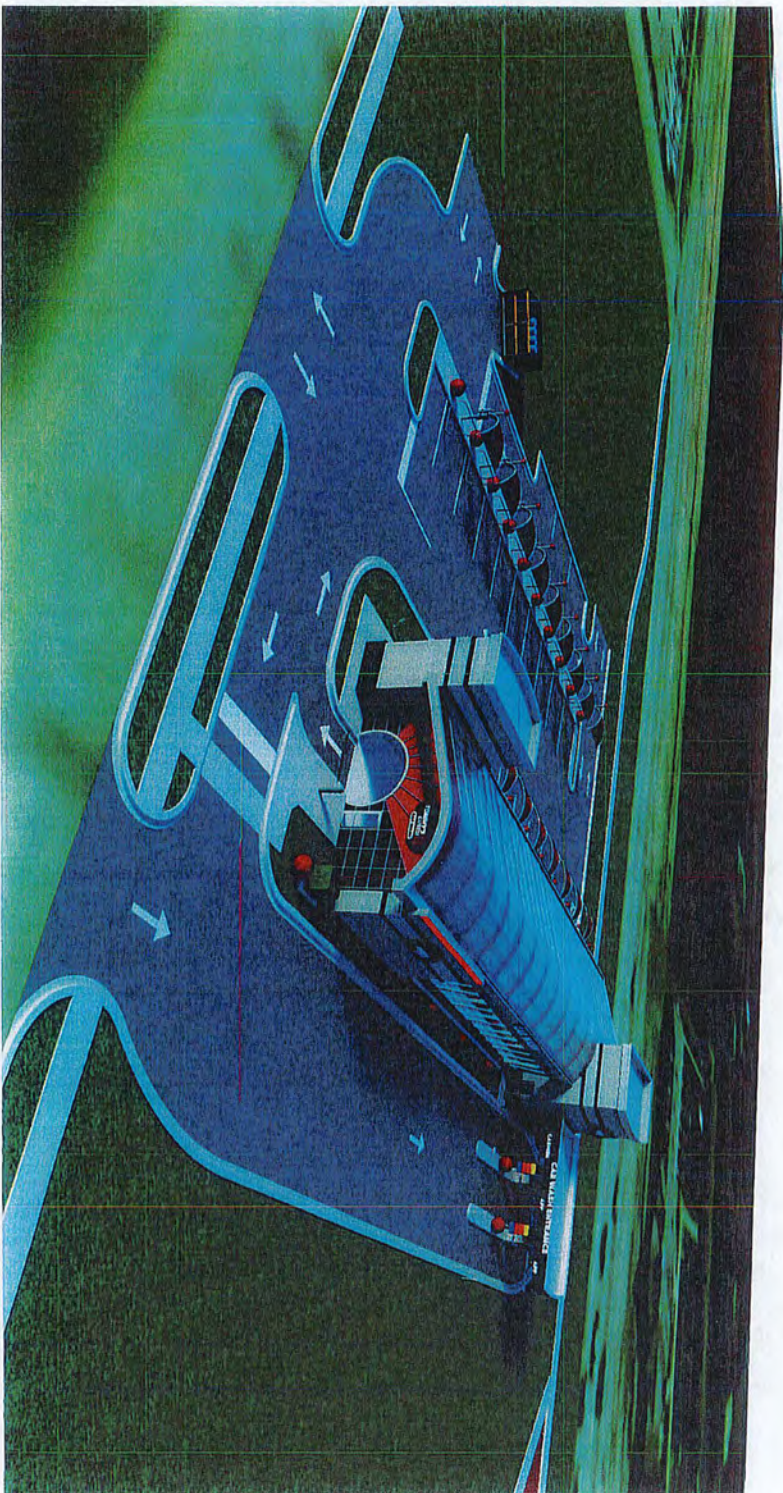
Thorntons
Waste Gate Systems
Patrician Bronze

Luckett & Farley
Civil Engineering, Inc.
10000 10th Avenue, Suite 100
Denver, CO 80231

Customer
Location
Date
Revision

159th/Wolf - Orland Park, IL
02/05/19
8

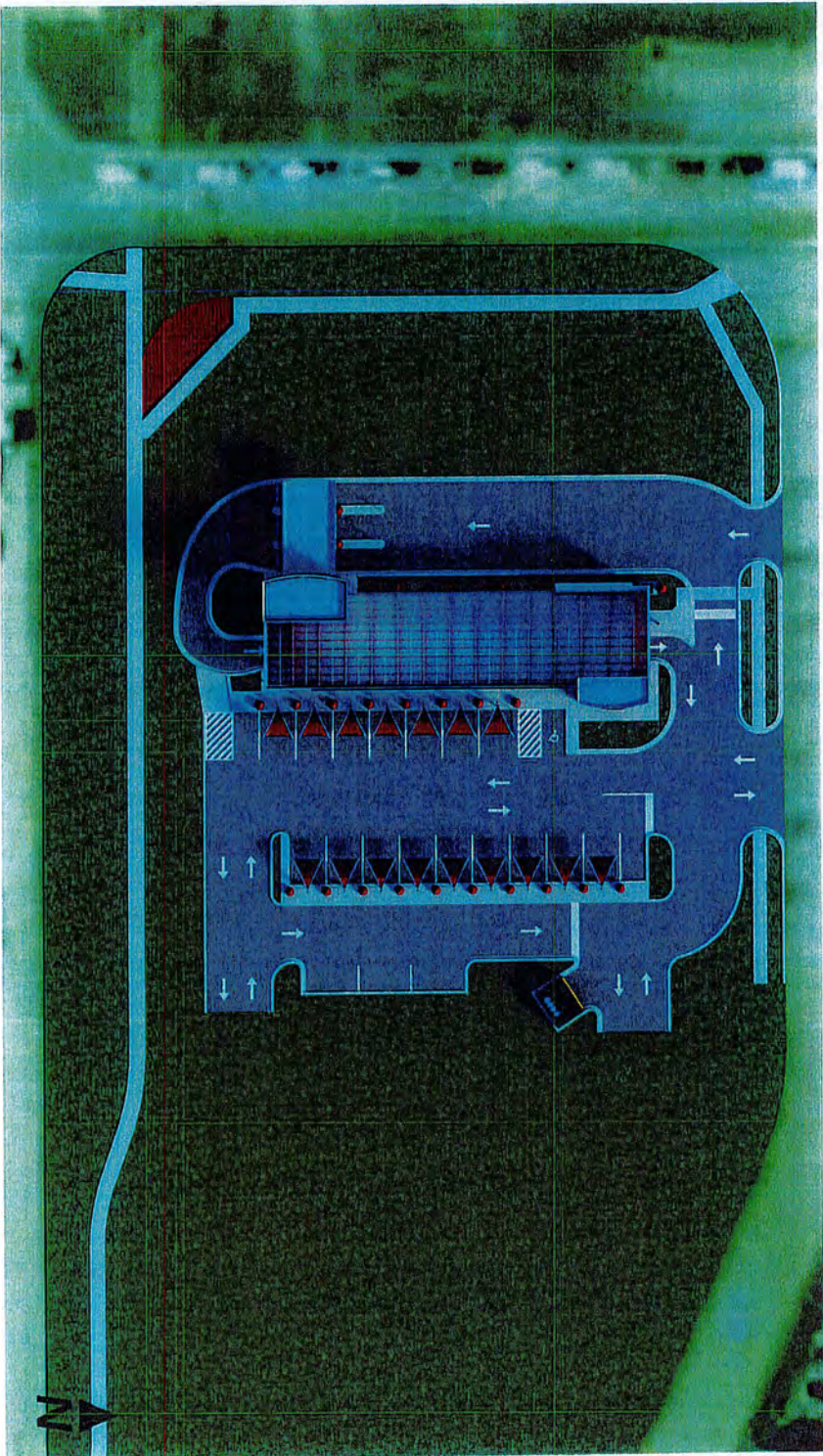
Confidential Warning: This sheet contains and constitutes confidential information, trade secrets and/or proprietary information of Tommy Car Wash Systems. Any unauthorized use or disclosure of any portion thereof is strictly prohibited. This work is the exclusive property of Tommy Car Wash Systems. All rights reserved.



Customer
Location
Date
Revision

159th/Wolf - Orland Park, IL
02/05/19
8

Confidential Warning: This sheet contains and communicates confidential information, designs and trade secrets of Tommy Car Wash Systems. Any unauthorized use or disclosure of any portion thereof is strictly prohibited. This work is the exclusive property of Tommy Car Wash Systems. All rights reserved.



Site Plan

130' Tunnel | 16 Vacuums | 3 Pay Lanes

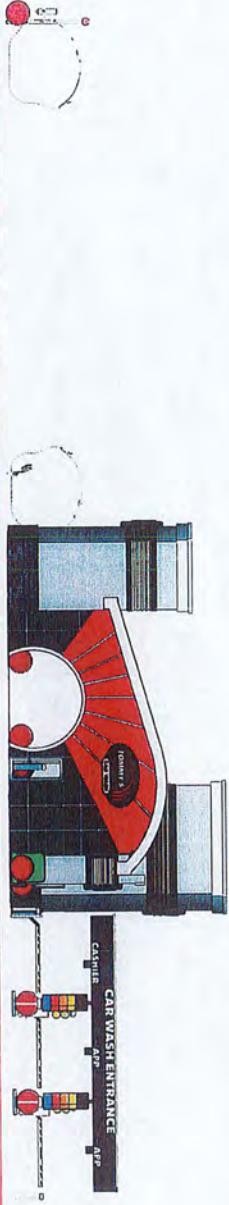
Customer
Location
Date
Revision

159th/Wolf - Orland Park, IL
02/05/19
8

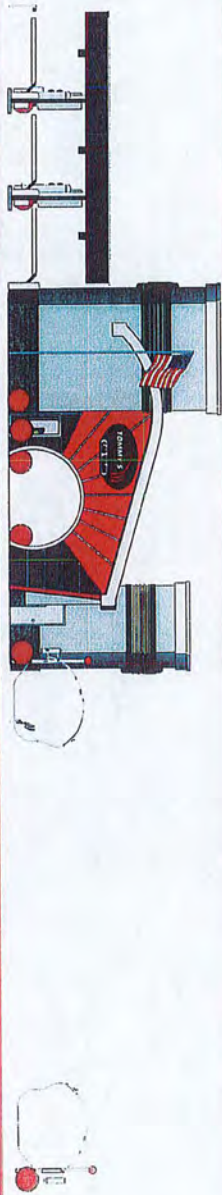
Confidential Warning: This sheet contains and constitutes confidential information, designs and trade secrets of Tommy Car Wash Systems. Any unauthorized use or disclosure of any portion thereof is strictly prohibited. This work is the exclusive property of Tommy Car Wash Systems. All rights reserved.



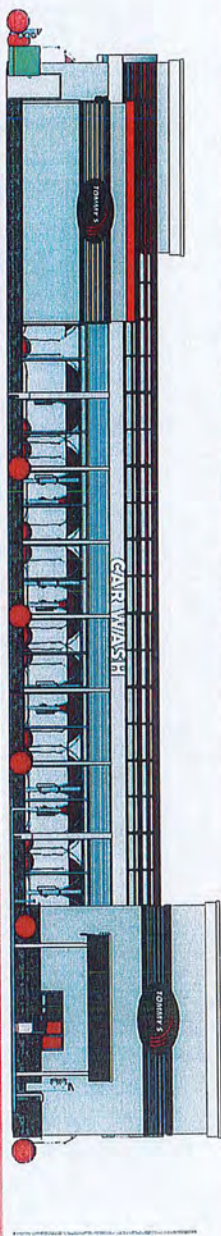
S - Exit End Elevation



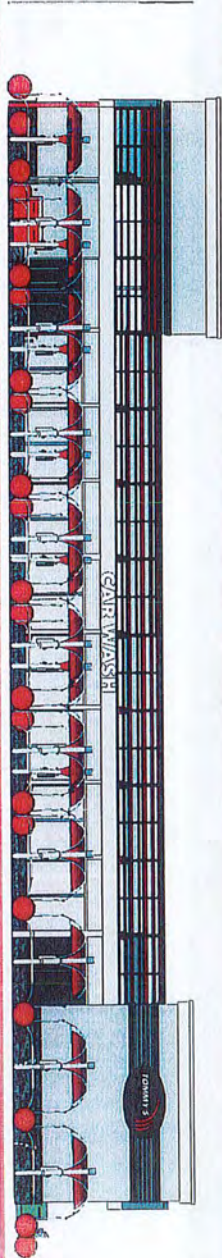
N - Entry End Elevation



W - Front Elevation



E - Back Elevation

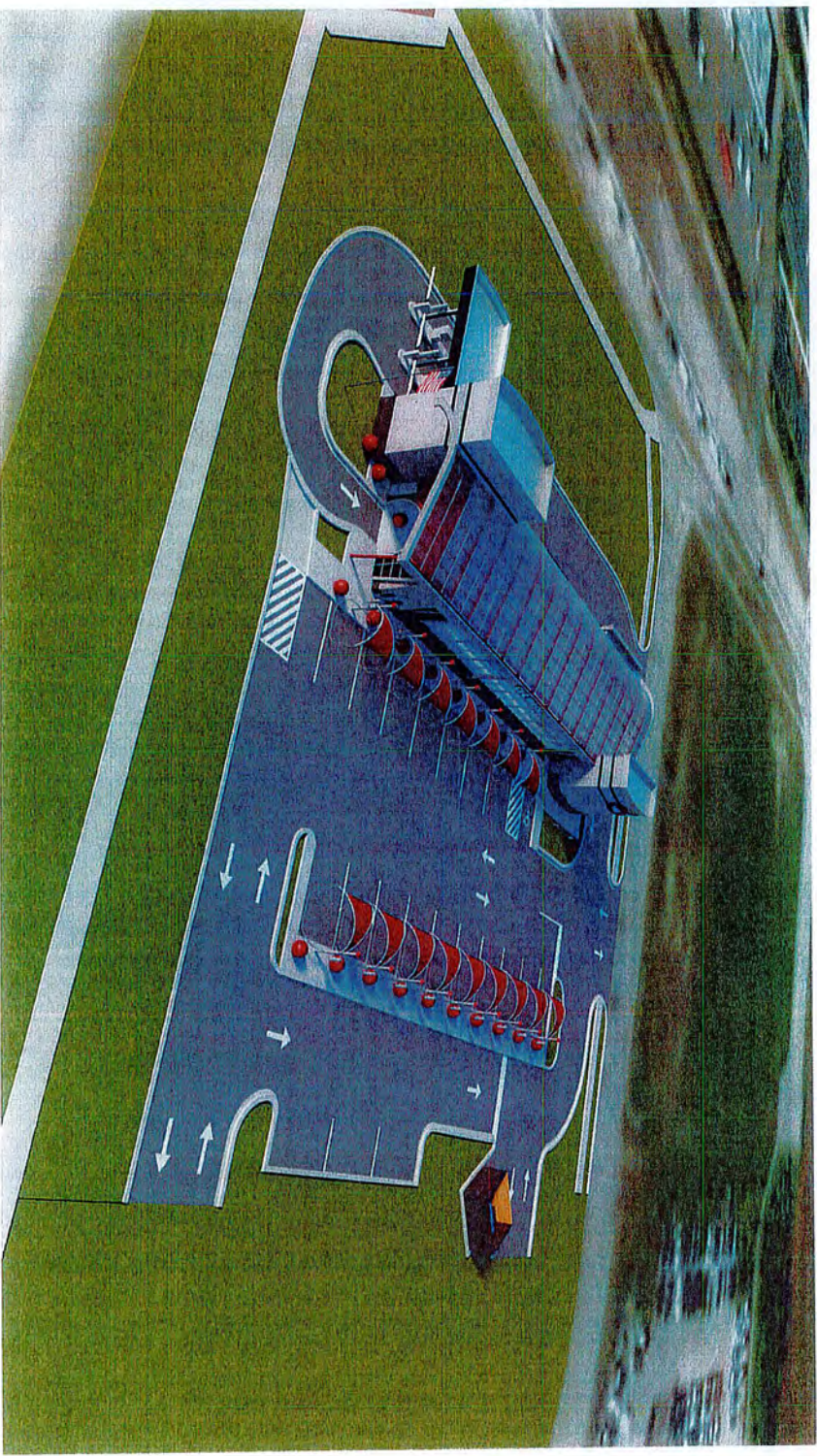


130' Tunnel | 16 Vacuums | 3 Pay Lanes

Customer
Location
Date
Revision

159th/Wolf - Orland Park, IL
02/05/19
8

Confidential Warning: This sheet contains and constitutes confidential information, designs and trade secrets of Tommy Car Wash Systems. Any unauthorized use or disclosure of any portion thereof is strictly prohibited. This work is the exclusive property of Tommy Car Wash Systems. All rights reserved.



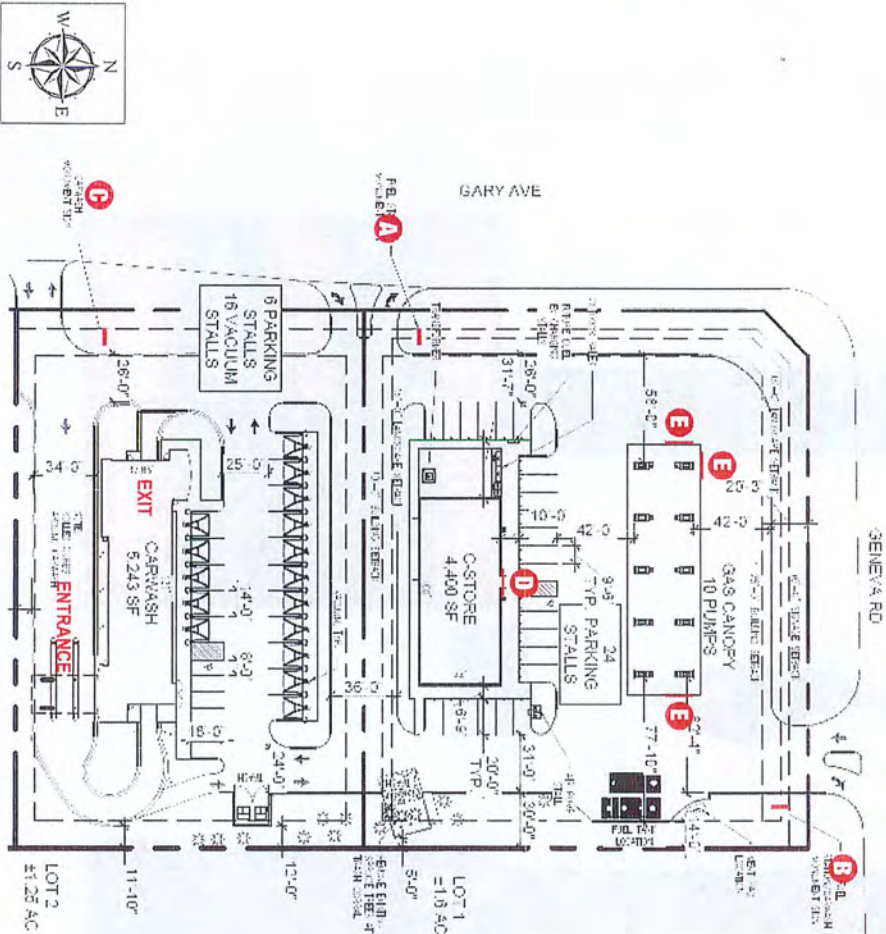
130' (Turned) | 16' Vacations | 3 Pay Lanes

SITE PLAN

THORNTONS # P2107

GARY AVE @ GENEVA ROAD
WHEATON, IL

- A** 19 FT HT MID-RISE IDENTITY SIGN
- B** 7 FT IDENTITY & CAR WASH MONUMENT SIGN
- C** 7 FT CAR WASH MONUMENT SIGN
- D** BLDG SIGN - FRONT
- E** GAS CANOPY SIGNS



ELEVATION

© 2022 THIS DRAWING AND ANY PLANS, IDEAS OR ARRANGEMENTS ARE PROPERTY OF TEXAS REPUBLIC SIGNS LLC. ALL RIGHTS RESERVED BY TEXAS REPUBLIC SIGNS LLC.

SCALE: 1/64" = 1'-0"

TEXAS REPUBLIC SIGNS
2311 POKER RD HOUSTON, TX 77065
832-775-8410
TEXASREPUBLICSIGNS.COM

Customer:
THORNTON - # P2107

Address:
GARY AVE @ GENEVA ROAD
WHEATON, IL

City of Jurisdiction:
WHEATON

Designer:
JORGE

Date Created:
02.03.22

W.O. #:

File Path: P:\002
K&S\Thornton\Thornton - Wheaton
LUPULIN DRAWINGS

REVISIONS

Rev 1: 11.05.22 Added "5' Height" panel to sign for identification. JG

Rev 2:

Rev 3:

Rev 4:

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS DOCUMENT IS THE PROPERTY OF TEXAS REPUBLIC SIGNS LLC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TEXAS REPUBLIC SIGNS LLC.

ELECTRICAL REQUIREMENTS
AMPS: VOLTS: CIRCUITS:

SCOPE OF WORK: MID-RISE SIGN

- PROVIDE AND INSTALL NEW MID-RISE SIGN AND PRICER SIGN

SPECIFICATIONS: THORNTONS

- CABINET FILLER AND RETAINERS PAINTED BLACK, P1
- FACES: PANNED FORMED FACES WITH APPLIED VINYL, V1

SPECIFICATIONS: LED GAS PRICER

- 2 PRODUCT PRICER WITH LED DIGITS PROVIDED BY CLIENT AND INSTALLED BY TRS

SPECIFICATIONS: CAR WASH

- CABINET FILLER AND RETAINERS PAINTED BLACK, P1
- FACES: PANNED FORMED FACES WITH APPLIED VINYL, V2

SPECIFICATIONS: POLE COVER

- FABRICATED ALUMINUM AND PAINTED BLACK

SPECIFICATIONS: STEEL SUPPORT

- STEEL PIPE SUPPORT
- DIRECT BURIAL INTO CONCRETE PIERS

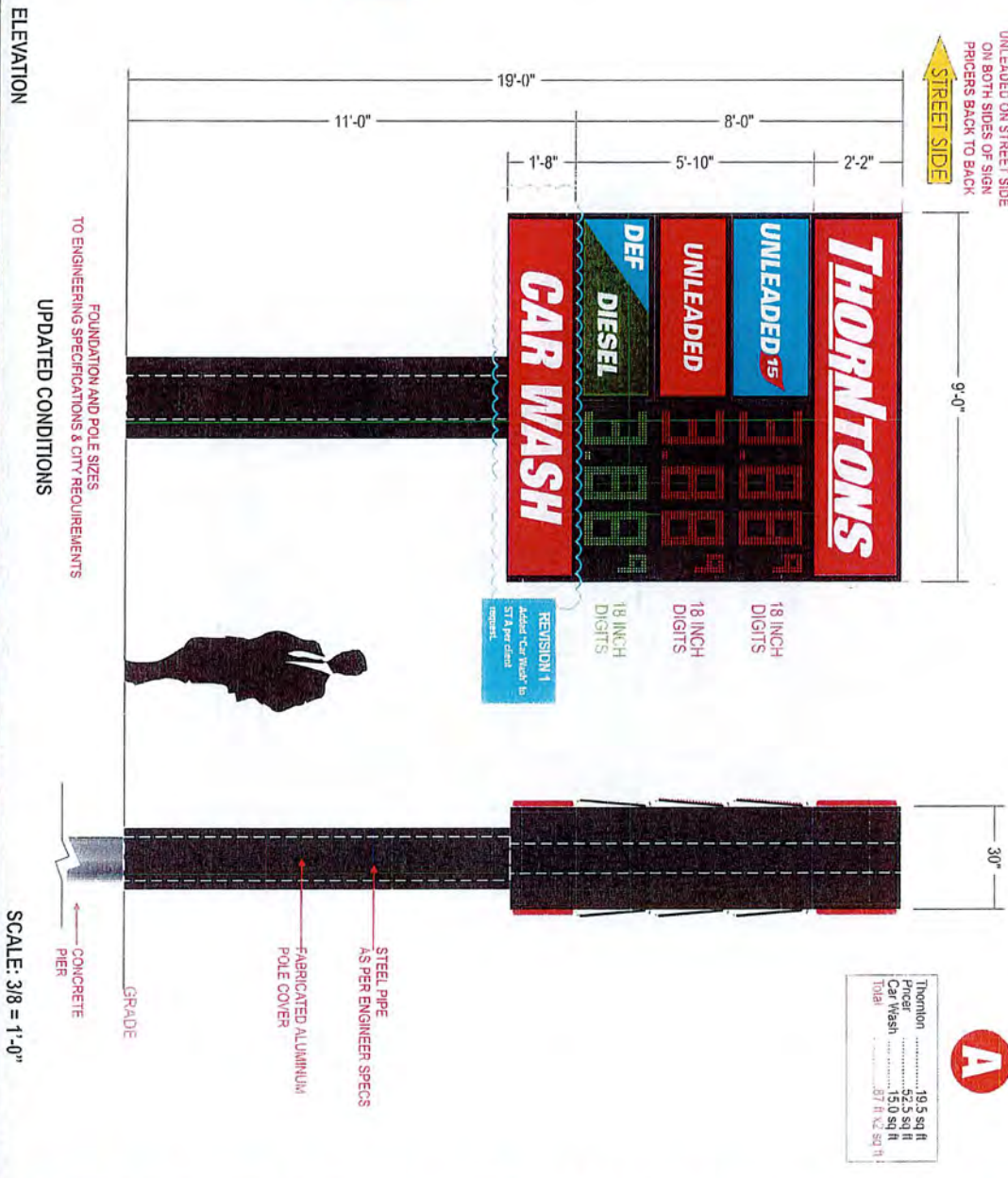
COLOR PALETTE



COLOR LEGEND

- PAINT COLORS
- 1: SATIN BLACK
- VINYL COLORS TO MATCH
- Thorntons VI: TO MATCH LOGO COLORS
- 1: 3630-33 RED
- CAR WASH V2: TO MATCH LOGO COLORS
- 1: 3630-33 RED

UNLEADED ON STREET SIDE ON BOTH SIDES OF SIGN PRICERS BACK TO BACK



- 1) 19'-0" MAX HEIGHT
- 2) MAX 72 TOTAL sq ft (per side)

Thorntons	19.5 sq ft
Pricer	32.5 sq ft
Car Wash	15.0 sq ft
Total	67.0 sq ft

© 2022 THIS DRAWING AND ANY PLANS, IDEAS OR ARRANGEMENTS ARE PROPERTY OF TEXAS REPUBLIC SIGNS LLC. ALL RIGHTS RESERVED BY TEXAS REPUBLIC SIGNS LLC.

Thornton	19.5 sq ft
Price	52.5 sq ft
Total	72 sq ft

A

TEXAS REPUBLIC SIGNS
 2211 PERCH RD HOUSTON TX 77058
 832-737-3413
 TEXASREPUBLICSIGNS.COM
 Customer:
 THORNTON - # P2107

Address:
 GARY AVE @ GENEVA ROAD
 WHEATON, IL

City of Jurisdiction:
 WHEATON

Designer:
 JORGE

Date Created:
 02.03.22

W.O. #:

File Path: P:\2022
 Jobs\Thornton\Thornton - Wheaton
 IL\PROJECTS\THORNTON

REVISIONS

Rev 1: 11/01/2021 Added "CAR Wash" panel
 to sign and changed "CAR Wash" panel
 to "CAR WASH"

Rev 2:

Rev 3:

Rev 4:

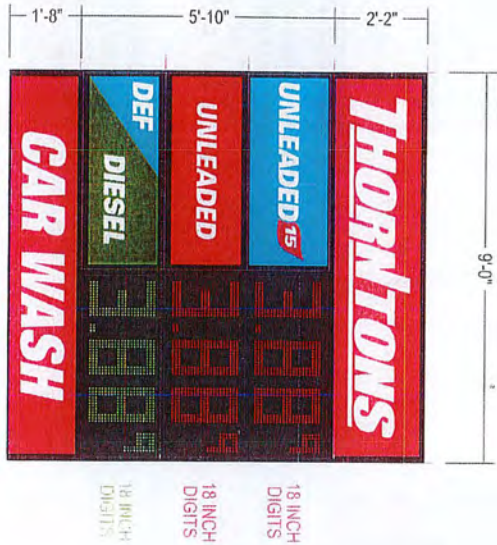
Rev 5

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN
 ACCORDANCE WITH THE REQUIREMENTS OF
 THE ILLINOIS SIGNAGE ACT (625 ILCS 10/1-10/10)
 AND THE ILLINOIS SIGNAGE ACT (625 ILCS 10/1-10/10)
 ELECTRICAL REQUIREMENTS
 AMPS: VOLTS: CIRCUITS:



ELEVATION
 UPDATED CONDITIONS
 SCALE: 3/8" = 1'-0"



ELEVATION
 SCALE: 1/4" = 1'-0"

SCOPE OF WORK: MONUMENT SIGN
• PROVIDE AND INSTALL NEW MONUMENT SIGN

SPECIFICATIONS: CABINET
• CABINET FILLER AND RETAINERS PAINTED, BLACK
• FACES: PANNED FORMED FACES WITH APPLIED VINYL

SPECIFICATIONS: LED GAS PRICER
WITH CAR WASH PANEL
• 2 PRODUCT PRICER WITH CAR WASH PANEL AND LED DIGITS
PROVIDED BY CLIENT AND INSTALLED BY TRS

SPECIFICATIONS: STEEL SUPPORT
• STEEL PIPE SUPPORT
• DIRECT BURIAL INTO CONCRETE PIERS
• MASONRY BASE AND COLUMNS BY OTHERS



Nichita Kurastone™
Desert Stacked Stone
STONE TO MATCH
STORE BUILDING



UNLEADED ON STREET SIDE
ON BOTH SIDES OF SIGN
PRICERS BACK TO BACK

1'-2" STONE CAP
1'-0" STONE

9'-8" O.A. LENGTH
7'-4" SIGN CABINET

1'-2" STONE CAP
1'-0" STONE

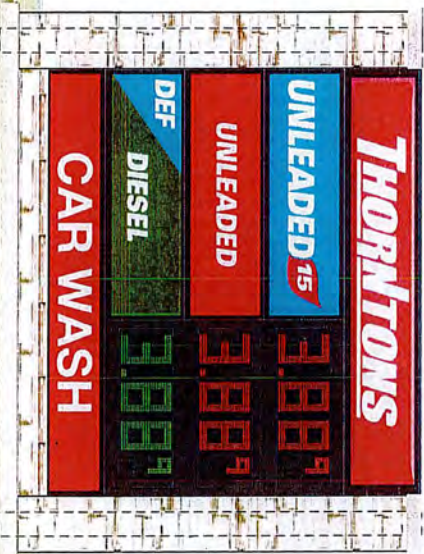
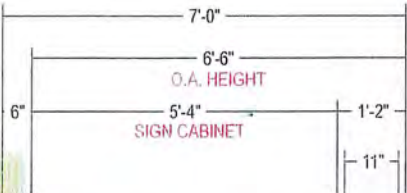
3'-0" STONE CAP
2'-6" SIGN CABINET & BASE
2'-0" STONE

1) 7'-0" MAX HEIGHT
2) MAX 48 TOTAL sq ft (per side)

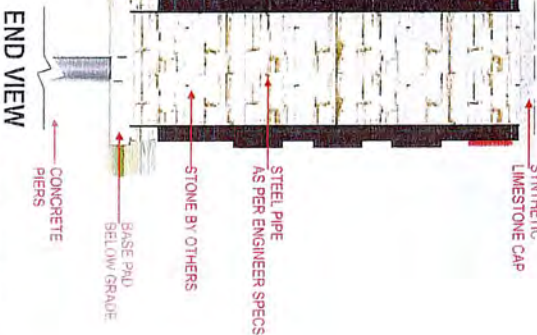


Thorntons	8.55
Pricer	39.11 ft
Total	47.66 sq ft

FRONT ELEVATION



SIDE A
FOUNDATION AND POLE SIZES
TO ENGINEERING SPECIFICATIONS & CITY REQUIREMENTS
PROPOSED



SCALE: 1/2" = 1'-0"

© 2022 THIS DRAWING AND ANY PLANS, IDEAS OR ARRANGEMENTS ARE PROPERTY OF TEXAS REPUBLIC SIGNS LLC. ALL RIGHTS RESERVED BY TEXAS REPUBLIC SIGNS LLC.

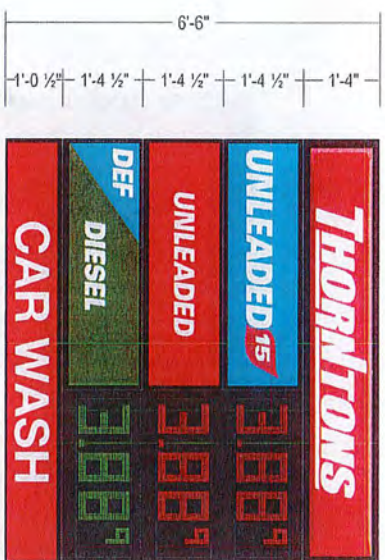
PAGE 4

2211 HEBBARD AVE. SUITE 100 HOUSTON, TX 77055 713.277.5415 TEXASREPUBLICSIGNS.COM	CUSTOMER: THORNTON - # P2107	Address: GARY AVE @ GENEVA ROAD WHEATON, IL	City of Jurisdiction: WHEATON	Designer: JORG	Date Created: 02.03.22	W.O. #:	File Path: 002 A&S Thorntons Monuments - 00000 to STREET DEPARTMENTS	REVISIONS Rev 1: 02-03-22 Added 'Car Wash' panel to Side A per client request. JAB	Rev 2:	Rev 3:	Rev 4:	Rev 5:	CUSTOMER APPROVAL Todd Signature:	Date:	THIS SIGN IS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF HOUSTON'S SIGNAGE ORDINANCE. ANY VIOLATION OF THIS ORDINANCE IS A VIOLATION OF THE CITY OF HOUSTON'S ORDINANCE AND IS SUBJECT TO A FINE OF \$100.00 PER VIOLATION.	ELECTRICAL REQUIREMENTS: AMPS: VOLTS: CIRCUITS:
--	---------------------------------	---	----------------------------------	-------------------	---------------------------	---------	--	--	--------	--------	--------	--------	--------------------------------------	-------	---	--

- 1) 7'-0" MAX HEIGHT
2) MAX 48 TOTAL sq ft (per side)



Thomlions	8.55
Pricer	39.11 #
Total	47.66 sq ft x2

**PROPOSED**

SIGN AND PRICER DETAIL

SCALE: 1/2" = 1'-0"



SIDE A

UNLEADED ON STREET SIDE
ON BOTH SIDES OF SIGN
PRICERS BACK TO BACK

SIDE B



ELEVATION

SCALE: 1/2" = 1'-0"

© 2022 THIS DRAWING AND ANY PLANS, IDEAS OR ARRANGEMENTS ARE PROPERTY OF TEXAS REPUBLIC SIGNS LLC. ALL RIGHTS RESERVED BY TEXAS REPUBLIC SIGNS LLC.

PAGE: 5

TEXAS ELECTRIC 2100	
#11 PCH RD HOUSTON TX 76062 TEL: 281.291.1313 TEXASPERMITSOLUTIONS.COM	
Customer: THORNTON - # P2107	Address: GARY AVE @ GENEVA ROAD WHEATON, IL
City of Jurisdiction: WHEATON	
Designer: JORGE	Date Created: 02.03.22
W.C. #:	File Path: H:\5025 JRGST\Thornton\Thornton - Geneva IL\Site\BID\DWG\SS
REVISIONS	
Rev 1: 02.03.22 JRGST - Main panel to be 400 amp circuit breaker. OK Main panel to be 400 amp circuit breaker.	
Rev 2:	
Rev 3:	
Rev 4:	
Rev 5	
CUSTOMER APPROVAL	
Date:	Signature:
THIS DOCUMENT IS THE PROPERTY OF TEXAS ELECTRIC. IT IS TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF TEXAS ELECTRIC.	
ELECTRICAL REQUIREMENTS	
APPS: VOLTS: CIRCUITS:	

SCOPE OF WORK: MONUMENT SIGN
• PROVIDE AND INSTALL NEW MONUMENT SIGN

- SPECIFICATIONS: CABINET**
- CABINET FILLER AND RETAINERS PAINTED, BLACK
 - FACES: PAINED FORMED FACES WITH APPLIED VINYL

- SPECIFICATIONS: STEEL SUPPORT**
- STEEL PIPE SUPPORT
 - DIRECT BURIAL INTO CONCRETE PIERS
 - MASONRY BASE AND COLUMNS BY OTHERS

COLOR LEGEND

- PAINT COLORS**
- 1: SATIN BLACK
- VINYL COLORS TO MATCH**
- Target Colors** V1: TO MATCH LOGO COLORS
- 1: 3630-33 RED

COLOR CHARTER

#7326 WHITE ACRYLIC

3M 3630-33 TO MATCH GRIPEX ASSURED

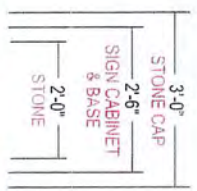
BLACK SATIN PAINT



- 1) 7'-0" MAX HEIGHT
- 2) MAX 48 TOTAL sq ft (per side)



Car wash 48.0
Total 48.0 sq ft



SIDE A and SIDE B
FOUNDATION AND POLE SIZES
TO ENGINEERING SPECIFICATIONS & CITY REQUIREMENTS
PROPOSED

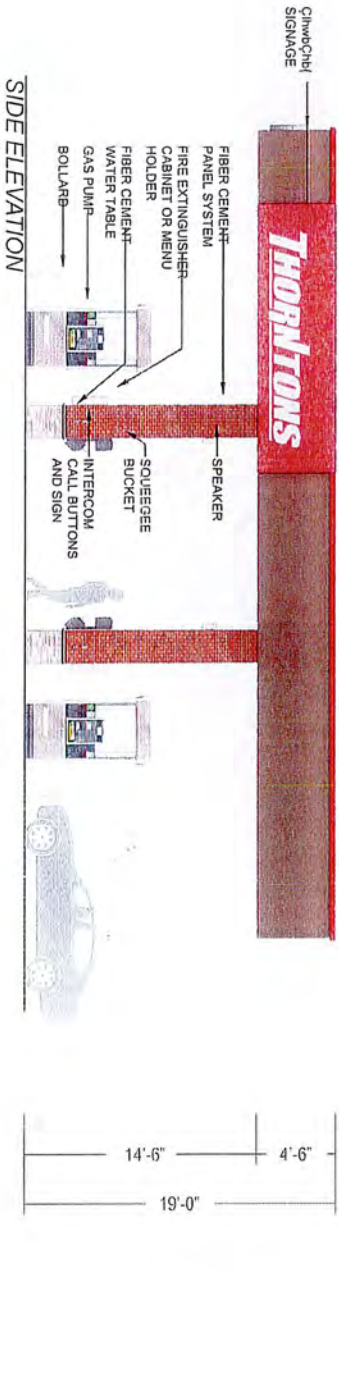


SCALE: 1/2" = 1'-0"

REVISIONS	REVISIONS
Rev 1: 10/20/22 Added 'Car Wash' panel to sign per client request. JH	Rev 1: 10/20/22 Added 'Car Wash' panel to sign per client request. JH
Rev 2:	Rev 2:
Rev 3:	Rev 3:
Rev 4:	Rev 4:
Rev 5:	Rev 5:
CUSTOMER APPROVAL	CUSTOMER APPROVAL
Todd Signature:	Todd Signature:
Date:	Date:
ELECTRICAL REQUIREMENTS	ELECTRICAL REQUIREMENTS
AMPS: VOLTS: CIRCUITS:	AMPS: VOLTS: CIRCUITS:

CANOPY GAS ELEVATIONS

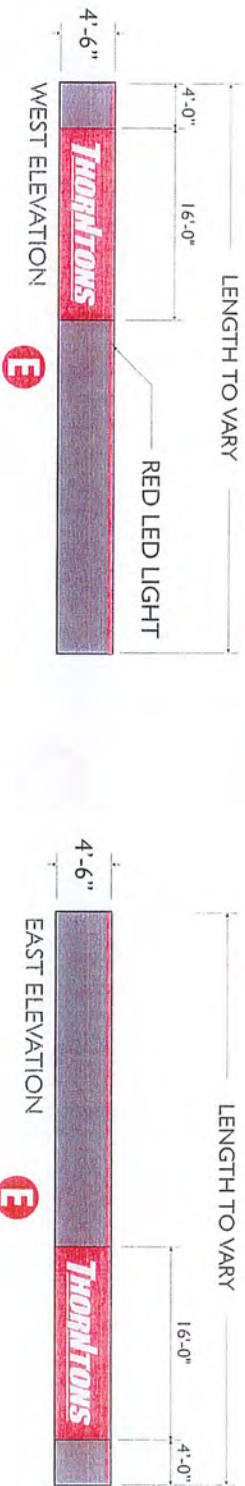
E



FRONT ELEVATION (Note: # of fueling spaces vary per location, refer to civil site plan)

TEXAS REPUBLIC SIGNS LLC 211 WEST BROADWAY, SUITE 100 WHEATON, IL 60187 708.274.4415 TEXASREPUBLICSIGNS.COM	Address: GARY AVE @ GENEVA ROAD WHEATON, IL	City of Jurisdiction: WHEATON	Designer: JORGE	Date Created: 02.03.22	W.O. #:	File Path: 1007	Revisions: Rev 1: 10-26-21 Added "Cp Water" panel to STA per client request. JG	Rev 2:	Rev 3:	Rev 4:	Rev 5:	CUSTOMER APPROVAL Todd Signature:	Date:	NOTES: ALL SIGNAGE MUST BE INSTALLED IN ACCORDANCE WITH THE CITY OF WHEATON'S SIGNAGE ORDINANCE. THE SIGNAGE MUST BE INSTALLED IN ACCORDANCE WITH THE CITY OF WHEATON'S SIGNAGE ORDINANCE. THE SIGNAGE MUST BE INSTALLED IN ACCORDANCE WITH THE CITY OF WHEATON'S SIGNAGE ORDINANCE.	ELECTRICAL REQUIREMENTS: AMPS: VOLTS: CIRCUITS:
--	--	---	---------------------------	----------------------------------	----------------	------------------------	---	---------------	---------------	---------------	---------------	---	--------------	--	---

CANOPY GAS ELEVATIONS



TEXAS REPUBLIC SIGNS 2211 BEAR HOLLOW ST. WY 7065 WHEATON, IL 60187 TEXASREPUBLICSIGNS.COM	
Customer: THORNTON - # P2107	
Address: GARY AVE @ GENEVA ROAD WHEATON, IL	
City of Jurisdiction: WHEATON	
Designer: JORGE	
Date Created: 02.03.22	
W.O. #:	
File Path: P:\022 J255171\canopy\thornton - p2107\1 IL PERMITS\DESIGNS	
REVISIONS	
Rev 1: 02.03.22 Added "C" Mark and to sign per client request. JG	
Rev 2:	
Rev 3:	
Rev 4:	
Rev 5:	
CUSTOMER APPROVAL	
Todd Signature:	
Date:	
THIS SIGN IS INTENDED TO BE INSTALLED IN THE FRONT OF THE PROPERTY. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE SIGN SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. THE SIGN SHALL BE REMOVED OR REPAIRED AT THE CUSTOMER'S EXPENSE.	
ELECTRICAL REQUIREMENTS AMPS: VOLTS: CIRCUITS:	

CANOPY QUANTITY: 3

E

THORNTONS

E

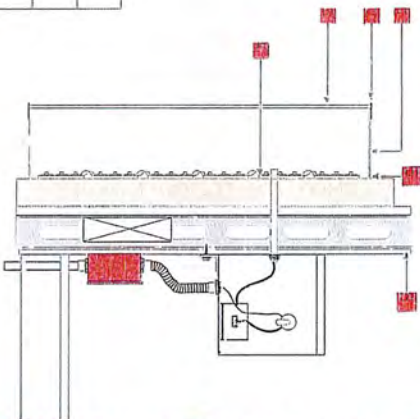
CANOPY ELEVATION VIEW.

SCALE: 3/4" = 1'-0"

Channel Letter Area
35.09 ft²



1	SIDEWALLS	0.040" X 5" DEEP ALUMINUM PRE-FINISHED WHITE	2	ILLUMINATION:	PRINCIPAL LED STREETFIGHTER HEAVYWEIGHT
2	TRIMCAP	1" JEWELITE COLOR: WHITE	5	BACKS:	0.063 ALUMINUM PRE-FINISH WHITE ALL SIDES
3	FACES	3/16" #7328 ACRYLIC COLOR: WHITE	6	MOUNTING:	FLUSH MOUNTED TO CANOPY SIGN BAND



2111 HEBBARD DR. SUITE 100 DALLAS, TX 75245 TEL: 214-343-1111 WWW.TEXASREPUBLICSIGNS.COM	2111 HEBBARD DR. SUITE 100 DALLAS, TX 75245 TEL: 214-343-1111 WWW.TEXASREPUBLICSIGNS.COM	Address: GARY AVE @ GENEVA ROAD WHEATON, IL	City of Jurisdiction: WHEATON	Designer: JONGE	Date Created: 02.03.22	W.O. #:	File Path: C:\Users\jlonge\Documents\Thornton\Thornton.dwg	Revisions: Rev 1: 02.03.22 Added "C" for "W" in "W" to show lettering. 10'	Rev 2:	Rev 3:	Rev 4:	Rev 5:	Customer Approval: Todd Signature:	Date:	This drawing is intended to be installed in accordance with the requirements of the applicable code. The user is responsible for obtaining all necessary permits and approvals. The user is responsible for obtaining all necessary permits and approvals. The user is responsible for obtaining all necessary permits and approvals.	Electrical Requirements: AMPS: VOLTS: CIRCUITS:
---	---	---	----------------------------------	--------------------	---------------------------	---------	---	---	--------	--------	--------	--------	---------------------------------------	-------	---	--