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**VILLAGE PRESIDENT**

JEFFERY J. PRUYN

**VILLAGE CLERK**

JODY A. CONIDI

**VILLAGE ADMINISTRATOR**

CARIE ANNE ERGO

**VILLAGE TRUSTEES**

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FRANK J. MADARAS

PATRICK POWERS

## MEMORANDUM

**TO:** Village Administrator  
**FROM:** Vijay Gadde, Community Development Director  
**DATE:** February 1, 2023  
**SUBJECT:** Letter of Agreement with Ricky Rockets Fuel Center at 1221 N. Rohlwing Road

<b>RECOMMENDED MOTION:</b> Move to approve the Letter of Agreement with Ricky Rockets Fuel Center located at 1221 N. Rohlwing Road.
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### INTRODUCTION

RR Itasca, LLC. dba Ricky Rockets Fuel Center is requesting a Letter of Agreement (“LOA”) for final occupancy.

### DISCUSSION

The Village Board approved Ord. #1946-20, #1963-20, and #1991-21 that granted the construction of an automobile service station. Heidner Development dba Rohlwing & Devon, LLC. has completed the gas station and requested a temporary occupancy from the Community Development Department subject to approval of a Business License from the Village Board as well as a finalized LOA. The terms and conditions of the LOA are included in *Attachment 1*.

### FISCAL IMPACT

The Property is subject to the Development Agreement between Village of Itasca and Bridge Itasca, LLC (“Bridge Developer”) dated May 7, 2019 (“Development Agreement”). Sections 7 and 19 of the Development Agreement provides that Developer shall construct, among other items, improvements at the intersection of Hamilton Parkway and Rohlwing Road, including any traffic signal installation, as required by the Illinois Department of Transportation (“IDOT”). The terms of this LOA include a condition that Ricky Rockets Fuel Center and Rohlwing & Devon, LLC. shall maintain the existing \$2 million surety bond in place until the onsite work and traffic improvements are completed.

### STAFF RECOMMENDATION

Staff recommends the item be forwarded to the Committee of the Whole Meeting on February 21, 2023, for consideration and approval of the LOA.

## **AFTER ACTION STEPS**

Per the Development Agreement, Ricky Rockets Developer is required to submit to IDOT with an updated Traffic Improvement Study upon completion of Ricky Rockets Fuel Center and if not approved by IDOT, submit again after Lots 1A and 1B are completed.

## **ATTACHMENT**

1. Letter of Agreement (“LOA”) with Ricky Rockets Fuel Center Franchise Company and Rohlwing & Devon, LLC.



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**LETTER OF AGREEMENT WITH RICKY ROCKETS  
FUEL CENTER FRANCHISE COMPANY AND  
ROHLWING & DEVON, LLC.**

This Letter of Agreement (“LOA”) is between RR Itasca, LLC. dba Ricky Rockets Fuel Center (“Ricky Rockets”) and the Village of Itasca (“Village”).

The Village Board previously approved Ord. #1946-20, #1963-20 and #1991-21 that granted the construction of an automobile service station. Heidner Development dba Rohlwing & Devon, LLC. is the developer (“Developer”).

As the current owner of the property located at 1221 N. Rohlwing Road (“Subject Property”), the Developer is the successor in interest of the Development Agreement between Village and Bridge Itasca, LLC (“Bridge Developer”) dated May 7, 2019 (“Development Agreement”) and agrees to abide by all the terms and conditions therein, including but not limited to Sections 7 and 19 of the Development Agreement. These sections obligate Bridge Development and its successors, including Rohlwing & Devon, LLC. to construct certain site improvements and traffic improvements at, and near the Subject Property at its sole cost and expense. The Village acknowledges that the majority of these site improvements have already been constructed; however, the Parties agree that traffic improvements, including traffic signals, at the intersection of Rohlwing Road and Hamilton Parkway have yet to be installed and may be permitted by the Illinois Department of Transportation (IDOT).

In addition to the above, the Developer agrees to the following terms and conditions:

1. Stripe the large pavement area south of the commercial fueling stations, install ‘no parking’ sign along the north property line, and no truck parking shall be allowed along the eastern property line as depicted on Exhibit A.
2. A no pour license has been requested and no on-premise consumption of any alcoholic liquor shall be allowed.

3. The hours of gaming shall be limited to the hours permitted by Class D liquor license.
4. Maintain the existing \$2 million surety bond in place until the onsite work and traffic improvements are completed.

ACKNOWLEDGEMENT & AGREEMENT

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Mike MacKinnon  
Ricky Rockets Fuel Center Franchise Co., and  
Rohlwing & Devon, LLC.

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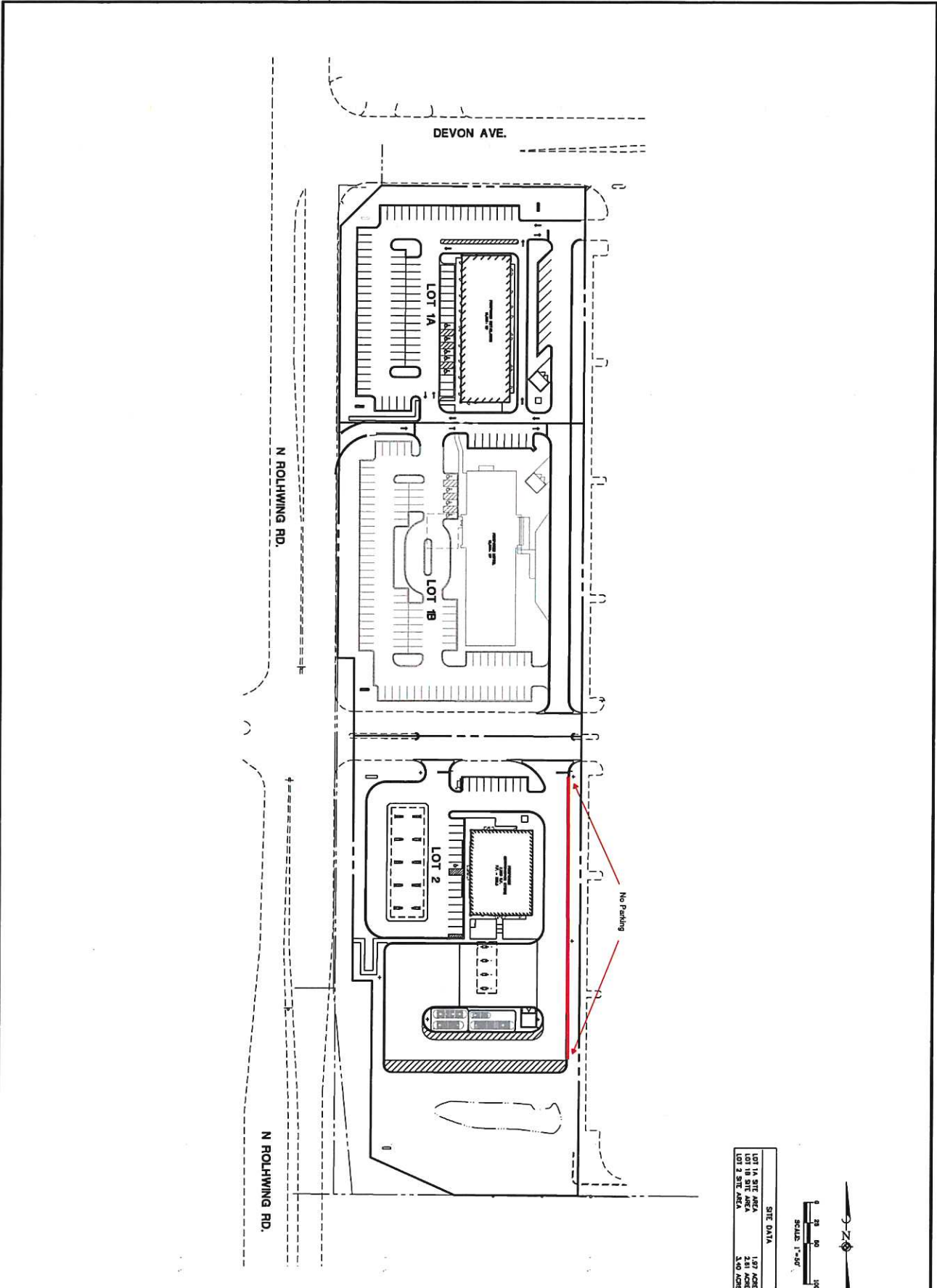
Date

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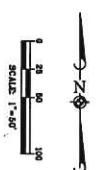
Jeff Pruyn, Village President  
Village of Itasca

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Date



**SITE DATA**  
 LOT 1A SITE AREA 1.97 ACRES  
 LOT 1B SITE AREA 3.00 ACRES  
 LOT 2 SITE AREA 3.00 ACRES  
 LOT 3 SITE AREA 3.00 ACRES



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<b>EX.</b>	DATE: 08/11/2011	PROJECT: RICKY ROCKETS
	DRAWN BY: JAC	LOCATION: VILLAGE OF ITASCA, ILLINOIS
	CHECKED BY: JAC	DESCRIPTION: OVERALL SITE PLAN EXHIBIT
	SHEET: 1 OF 1	

**Manhard CONSULTING LTD.**  
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NO.	REVISION	DATE