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Northern Cook County

Cook County is looking to invest \$10 million in the development subsidy through the company, Housing Opportunity Development Corporation (H ODC). HODC is proposing the development of a 48-unit, affordable housing senior project at 1657 Shermer Rd. The project is to call Poupar Pl.

Public Hearings

- Before the Glenview Development Adjustments Commission, Abigail McCulloch has petitioned for a conditional use permit to allow the operation of an indoor paddle and racket sports club in an industrial district at 2300 Ridge Dr. Hearing: June 5
- Before the Glenview Village Board, there is a review of an intergovernmental agreement between the Village and the local Park District for reconstruction of a pedestrian bridge over the West Fork of the North Branch Chicago River. Hearing: May 21
- Before the Lincolnwood Village Board, Village Board members are finalizing the issuance of \$5-\$6.5 million in general obligation bonds to finance an open space project. The the financing is for the possible undertaking of a dog park which is been in discussion for 20 years. Hearing: May 21

Southern Cook County

Cook County's Department of Planning and Development is seeking approval of a \$2.5 million investment partnership program. This is to

support the construction of the Hillside Senior Apartments which is a 42-unit affordable senior housing project at 5207 Ridge Ave in Hillside. This would be through the HOME Investment Partnership Program. Also in the County, the County is looking to invest \$2.8 million through the CARES funds to BEDS Plus Care Inc which is part of the Cicero Avenue Transitional Shelter LLC. Plans are for the acquisition of the a lower motel in Chicago which is adjacent to the southwest suburb of Burbank. Presently the site is a fixed-site shelter for the homeless. The County is looking to operate the facility directly.

In Lemont, *Bluestone Single Tenant Properties* indicated possible changes to an agreement with the Village concerning the northwest corner of Rte 83 and Main St. In mid 2023, the Village signed a redevelopment agreement for the site. Phase 1, under construction, is a Gas N' Wash facility. However possible changes are coming to Phase 2 of the site's redevelopment. There had been some industrial use proposed for the west side of the development. However, new possible tenant mix could come before the village which will require changes to the entire second section. When these changes are decided upon, the Village will then have to have new meetings in the sites plans.

Public Hearings

- Before the Crestwood Plan Commission, Ramunas Siksna, Ramas Repair Corp has petitioned for a special use

- permit for a full service mechanic repair shop except bodywork. Specialty will be in commercial trucks. The project is to be located at 1400 S. Kildare Ave.
- Before the Lemont Planning & Zoning Commission, Richard Rymek (for landowners) has petitioned for approval of a variance for a Dunkin' Donuts in addition to an existing fuel station sign at 13604 Archer Ave. **Also**, Richard Rybak (for landowners) has petitioned for approval of the annexation of 15.9 acres located at 12100 Bell Rd. The site would be annexed with R-5A District zoning. Hearing: June 5
 - Before the Lemont Village Board, JB Hunt has petitioned for approval of a special use for a preliminary planned unit development for properties located at 13275, 13335, and 13337 Main St. The rezoning would allow for "Freight Transportation or Terminal" usage. The firm is under contract to purchase 35 acres at the site with property access through 130th St. (A portion of the property will need to be annexed into the Village as part of the overall plan.) **Also**, Danielle Duarte has petitioned for approval of the construction of two detached single-family homes and two lots located along Castlewood Drive in the Castlewood subdivision. When the subdivision was approved, the two lots were not part of the plat. These two homesites are considered infill for the Castlewood Estates II subdivision. **Also**, John Avelar of J-Ave has petitioned for approval of a special use to allow outdoor storage at the company's business located at 16430 New Ave. The special use will allow a portion of the site to be leased to a limited service commercial vehicle repair business (Wheel to Wheel). **Also**, Simon Batistich (architect for John Grele) has petitioned for approval of a four-unit townhome project and vacant property located at the northwest corner of Grant and Illinois streets (a portion of the property at 60 Main St. The petitioner owns other property in the area and may undertake complementary development in the future. **Also**, Pima Property Group LLC, of 16172 New Ave is seeking approval to construct a four-unit multi-family building on the vacant lot. The units will offer three bedrooms. The review of the project concerns a density.
 - Before the Oak Lawn Zoning and Planning Commission, Muoi Van Le and Thuy T Phan have petitioned for approval of a special use to perform micro-blading on the 5501 W 95th St. Hearing: June 3
 - Before the Tinley Park Village Board, Durbin's at Harmony Square (Durbin HS LLC) has petitioned for approval of a licensing agreement. There is a parallel petition for Teehan's HS LLC in Harmony Square.

Chicago

Public Hearings

- Before the Chicago City Council, at committee level, Work of His Hands Ministry 1318 S. Polaski Rd., Chicago, IL 60623 has petitioned for approval of the development of a parking lot adjacent to the church property. **Also**, Griffin Burress Holdings LLC (d.b.a., Ivory Dental) has petitioned for approval of a parking lot at 8345 S Hallstead. The site is adjacent to the petitioner's business. **Also**, The Ave SW LLC has petitioned for approval of financing related to 52 affordable housing units and 4000 sq ft. of street-level commercial space at 3601 and 3613-625 W Chicago Ave. The issuance will be up to \$25 million. **Also**, NP Avenue O LLC has petitioned for approval of the redevelopment of Commerce Park. **Also**, Reginald Jones, North Lawndale Initiative Support (Renew Lawndale Acquisitions LLC), has petitioned for approval of a TIF agreement covering property located within the Roosevelt/Cicero area and located at 4100 W. Fillmore St. Plans call for subleases to various future tenants. This is a project that calls for the rehabilitation of 168,000 sq ft. of industrial space on the property with 120,000 sq ft. of gross leasable space.
- Before the Chicago Community Development Commission, the city is looking to enter into a negotiated sale with Pilgrim Baptist Church of South Chicago

for the sale of property at 9121 S. Burley Ave. The property is within the South Chicago TIF redevelopment district. Plans call for accessory parking. **Also**, BMD-I, LLC has petitioned for approval of a redevelopment approval for 537-45 W Oak St/993 N Larrabee St. The project is located within the Near North Redevelopment Project TIF District. Plans are for Oak-Larrabee LLC (Brinshore) to be the designated developer. ("BMD-1, LLC, which proposes development of new construction of a seven-story elevator building that will house 78 mixed-income rental units, indoor and outdoor tenant community spaces, 39 off-street parking spaces and 45 bicycle spaces.")

DuPage County

Public Hearings

- Before the Bensenville Community Development Commission, there is a petition for approval of a special use permit to allow a motor vehicle repair facility at 500 Eastern Ave. The site is zoned for general industrial use. Mario's Trucking Services Inc, located at the site, is the petitioner. **Also**, the Village has petitioned for approval of the rezoning of a parcel located at 1100 N Rte 83. The rezoning would be from industrial use to C2 Commercial District. Hearing: June 4
- Before the Burr Ridge Plan Commission and Zoning Board, Amina Taj of Tesla has petitioned

- for approval of a special use to allow automobile rentals in an existing business located at 311 Shore Dr. Hearing: June 3
- Before the Glen Ellen Architectural Appearance Commission, the village is to review a proposed downtown event Park with performance pavilion and support building at 453 Forest Ave. Hearing: May 22
 - Before the Glen Ellen Plan Commission, Glen Oaks Country Club has petitioned for approval of an amended special use to allow for the construction of a parking lot addition at 21W451 Hill Ave and 21W427 Fairway St. **Also**, Northwestern Medicine has petitioned for approval to allow changes (façade) of a proposed medical office use at 285 Roosevelt Rd. Hearing: May 23
 - Before the Glen Ellen Village Board, Glen Ellen school District 41 has petitioned for approval of an expansion to the Churchill Elementary school at 240 Geneva Rd. The project will require both annexation and plat consolidation for the expansion to take place. Hearing: June 6
 - Before the Elmhurst City Council, City officials are finalizing the review of a proposed parking lot at Timothy Christian Schools at 188 W Butterfield Rd. Hearing: May 20
 - Before the Elmhurst Zoning Board and Planning Commission, there is a petition for approval of a conditional use for an outdoor theater at 120 E Park. Plans call for the reconstruction of a bandshell at the Elmhurst History Museum site. Hearing: May 21
 - Before the Roselle Planning & Zoning Commission, Roksolana and Monika Soltys d.b.a., Glow LaGree has petitioned for approval of a special use permit for an indoor athletic facility (fitness studio) at 470 W Lake St. The site is at the southeast corner of Lake St and Summerfield Dr. **Also**, Ivanka Boichuk d.b.a., Puzzle Learning Center has petitioned for approval of a special use permit for a commercial/trade school (child learning center) at 810 E Nerge Rd. The property is at the northeast corner of Plum Grove and Nerge roads. The subject unit is approximately 1,200 sq ft. and is zoned Convenience Shopping Center District. Hearing: June 7

Lake County

Public Hearings

- Before the Deer Park Planning & Zoning Commission, Douglas A Lindberg at all has petitioned for approval of an automobile service shop at 20771 N. Clinton Rd. To approve the project, the Village will need to rezone the site from residential to planned unit development.
- Before the Deerfield Plan Commission, Quadrangle Parkway Five LLC, and Quadrangle Eight LLC c/o Quadrangle Development Company (property owner), VennPoint Acquisitions LLC (developers of the proposed residential development), and the Parkway North Owners

Association (owners of the Parkway North Center office development). The petitioners are requesting approval to construct three-story, multi-family townhome style buildings on 10.01 acre property located at 5 and 8 Parkway North in the Parkway North Center Planned Unit Development. The petitioners will be requesting the following actions: designate the subject property's land use as residential use; rezoning of the property to R-5 General Residence District; amend the Parkway North Center Planned Unit Development; and to allow the development of multi-family rental development. The applicant is proposing to develop the 10 acre subject property in the Parkway North Center with 147 townhome units in 29, three-story buildings. The new residential units will offer, one, two, three and four bedrooms, and one to two car attached garages and surface parking spaces. The units will have individual entrances with a rear decks or patio. The development will include several open courtyards, dog park, event pavilion and lawn and two barbeque pavilions. The development's interior walking paths are planned to connect to the existing recreation path within the Parkway North Center. Fifteen of the new units will be affordable to meet the Village's affordability requirement. Hearing: May 23

- Before the Wauconda Plan

Commission and Zoning Board, THC Holdings LLC (The Huron Group) has petitioned for approval of conditional use permit for property located at the northeast corner of Gilmer Rd and Sedgwick Dr (address: 0 N Gilmer Rd). Plans call for the development of 16 single-family homesites.

- Before the Waukegan City Council, Daniel R Patch has petitioned for approval of a pet cremation service at 414 N. Sheridan Rd.
- Before the Waukegan Planning and Zoning Commission, Pads Lake County has petitioned for approval of a homeless shelter at 3633 N. Lewis Ave. Hearing: May 9

McHenry County

Public Hearing

- Before the Crystal Lake Planning & Economic Development, Northern Illinois Tree Services (Pete Sonnevile) has petitioned for the annexation of 2.5 acres at 4910 Crystal Lake Rd.
- Before the City of McHenry Planning and Zoning Commission, Park view Plaza LLC has petitioned for a conditional use permit to operate a future drive-through restaurant at 366 Bank Dr. Hearing: May 15

Kane County

In Batavia, *Leo Brown Development LLC* purchased, for a nominal amount, the property located at the northeast corner of Main St and Deerpath Rd. The Village accepted a nominal amount

for the site as the respondent was the only bidder and is an adjacent landowner. Leo Brown Development is located in Indianapolis

Public Hearings

- Before the Aurora city Council, at committee level, RP IL Solar LLC has petitioned for a community solar facility along the west side of Barnes Rd, north of the Burlington Northern railway. The Sugar Grove Township site is unincorporated Kane County but within the facility planning area of Aurora. **Also**, The CalAtlantic Group, LLC, has petitioned for approval of Prairie Meadows Planned Development which is a single-family, age-targeted ranch home community. Plans call for 74 single-family homes with access via extensions to existing Constitution Dr, Kenilworth Pl and Rockwell Rd. Hearing: May 21
- Before the Elgin City Council, there is a petition for approval of the rezoning of approximately 2 acres located at 299 S. Randall Rd. to planned development. ("JLLC (the owner) and Cave Enterprises Operations, LLC (the operator) are proposing to renovate the existing Burger King restaurant at 299 S. Randall Road and add a second, side-by-side, drive-through service lane. The renovations would bring the restaurant into compliance with the current corporate prototype. The proposed renovations would not change the size of the existing 3,178-square foot restaurant. The applicant would eliminate

the seldom-used outdoor seating area to accommodate the second drive-through service lane.")

Will County

Public Hearings

- Before the Will County Planning and Zoning Commission, Aran Holdings LLC has petitioned for approval of outdoor storage as a special use for property located at 13141 S High Rd, Lockport. Hearing: June 4
- Before the Plainfield Zoning Board, 55/30 Acquisitions LLC has petitioned for approval of the subdivision on property located in Phase 3 of the Boulevard Development located at the northwest corner of I-55 and Rte 30. The Village recently approved a Coopers's Hawk and a Panda Express (along with an existing multi-tenant building) at the site. This required a new subdivision. Now, the applicant is seeking a variance for further change in the plat to allow for a lot for each of these tenants. However, lot size variance will be required to allow for the subdivision.
- Before the Romeoville Corporate Authorities, there is a petition for approval of a special use for a plan development submitted by Edward Rose and Sons. ("Edward Rose Properties is proposing to annex two tracts of land. The subject property is currently vacant and unimproved. Most of the property is unincorporated except for annexation strips that are currently zoned B-3, Highway Regional Commercial

along the frontages of Weber Road and Romeo Road that was done in 1995 to help facilitate the annexation of the west side of Romeoville. An Annexation (of approximately 48 acres), Zoning and Planned Unit Development (PUD) are required for the senior living and apartment development.") **Also**, there is a petition for approval of a QuickTrip at the southwest corner of Normantown and Weber roads. **Also**, the Village is reviewing a conceptual plan for an Earth Mover Credit Union in Romeo Crossing. A second conceptual plan, submitted by Chuck Nelson, clean energy, is for a repair building at the clean energy site in the South Creek business Park.

(Selected stories from KENDALL, LASALLE,
KANKAKEE, GRUNDY, AND DEKALB)

Public Hearings

- Before the Oswego Corporate Authorities, there is a petition for approval of a planned unit development on 3.2 acres located along the east side of Kirkland Circle and known as "Lots Seven, Kendall Point Business Center, Unit 3. Plans call for three, multi-tenant buildings. Hazel House Holdings LLC is the petitioner. Kendall
- Before the Plano Plan Commission/Zoning Board, the City is to consider the addition of solar energy systems as part of local code. Presently, there are plans before the municipality for solar farms. However, such a use is not presently part of local

- code. Hearing: June 3 Kendall
- Before the Yorkville Corporate Authorities the City is undertaking a review of an intergovernmental agreement providing for sharing cost for construction of facilities to transfer Lake Michigan water to the municipalities of Oswego, Yorkville, and Montgomery. **Also**, Larry Nelson, Fox Valley Family YMCA, Inc. (owner), is requesting site plan approval to construct a YMCA recreational facility, parking, and related infrastructure to a property at 1520 Cannonball Trail in Bristol Township. The real property and is located at the southeast corner of Cannonball Trail and Galena Rd in unincorporated Kendall County. Hearing: May 14 Kendall

Directory

- 55/30 Acquisitions LLC 5420 W. 122nd St., Alsip, IL 60803
- Ave SW LLC, The Julie DeGraaf 2 Oliver St, Ste 500, Boston, MA 02109 www.poah.org
- Batistich, Simon www.nbatistich.com
- Bluestone Single Tenant Properties 410 Michigan Ave., Chicago, IL 60611 312/519-7100 www.bluestonestp.com/
- BMD-I, LLC Brinshore 1603 Oregon Ave., Suite 450, Evanston, IL 60201 www.brinshore.com / The Michaels Development Company 2 Cooper St, 14th Fl, Camden, NJ 08102 www.tmo.com
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NRS provides information about North Eastern Illinois. This area includes Cook, Lake, DuPage, McHenry, Eastern Kane, Northeastern Kendall, and Northern Will Counties. THE DEVELOPMENT REPORT monitors the changing landscape of this area in a timely fashion. Though we strive for accuracy, we guarantee only our best efforts. Subscription rate is \$320.00 for one year (48 issues). (Publication f.k.a. NRS Development Report/Chicagoland.) Address enquires to NRS, P. O. Box 404, Forest Park, IL 60130, call 708/366-4673, or www.nrschicago.com