

Vol 40 No 13

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Northern Cook County

Public Hearings

- Before the Northbrook Plan Commission, Glenkirk has petitioned for approval of a special use to allow for a social service facility at 3300 Dundee Rd. The petitioner is a potential owner.
- Before the Wheeling Plan Commission, Vasso Spa, LLC 201 E Strong Ave, has petitioned for approval of a personal services establishment within a General Commercial District. **Also**, Ala Carte Entertainment, as contract purchaser, has petitioned for approval of a wall sign on the west façade of property located at 365 W. Dundee Rd (not frontage). The site is zoned for mixed-use. **Also**, R+L Carriers, 1000 Chaddick Dr, as lessee, has petitioned for approval to operate a truck terminal at the site which is zoned for general industrial use. Hearing: September 25

Southern Cook County

Public Hearings

- Before the Bellwood Plan Commission, Rosa E Zambrano Rodriguez, has petitioned for approval to convert a mixed-use property at 407 25th Ave. to multifamily. Plans call for for apartments. Hearing: September 24
- Before the Orland Park Village Board, there is a petition for

approval of animal services (Hometown Veterinary Services) at 18000 Wolf Rd. Plans call for developing an existing unit in the Marley Creek shopping center. Hearing: September 16

- Before the Tinley Park Village Board, there is a petition for final plat of subdivision for Brailynn Pointe at the northwest corner of the 180th Ct. in Oak Park Ave. Plans call for the site to be divided into three lots. Of these lots, two will become single-family homes while the third lot is developed as a townhome complex. . The property has an address of 17940 Oak Park Ave. Paul Spass, local restaurateur, is the petitioner.
- Before the Tinley Park Plan Commission, Roberto D Gutierrez, GK Development Properties LLC, has petitioned for approval of a plan development. The site, 7600 191st St., would be rezoned from office to general business. (Continuance requested). **Also**, FR8 Equipment Lease LLC and LLA Holding, LLC have petitioned for approval of open storage as well as a special use for vehicle sales and rental at 745-455 Duvan Dr In the plans, the petitioner is seeking construction of a truck storage lot. Hearing: September 19

Chicago

Public Hearings

- Before the Chicago Zoning

Board, ABM Industry Groups, LLC has petitioned for approval of a special use at 550 West Jackson Blvd. Plans call for the establishment of a non-accessory parking garage with sixty parking stalls. **Also**, Toan Ba Le has petitioned for approval of a special use (salon) at 6237 S Union Ave, Ste D & E. **Also**, Candice Macis d.b.a., Salon Aster, LLC has petitioned for approval of a special use for a salon at 2252 W North Ave. **Also**, Tulga Batsukh has petitioned for approval of a special use at 1824 W. Montrose Ave to allow a salon. **Also**, The Slab Bar-B-que, LLC has petitioned for approval of a variance (setback) to allow for an outdoor patio to serve a restaurant in the building at 1922 E 71st St. **Also**, John Trice has petitioned for approval of a variance to create an improve lot at 2919-23 W. 36th St. A single-family residence at 2923 W. 36th St. will remain. A vacant lot will have the designation of 2919 W. 36th St. **Also**, 1502 N. Hudson, LLC has petitioned for approval of a variance (setback) at 1502 N Hudson Ave. Plans are for a proposed rear three-story addition with rear raised decks to an existing three-story, three-unit residential building to be converted to a six-unit residential building. This is a transit served location near a CTA rail station. **Also**, A Philip Randolph Pullman Porter Museum Inc has petitioned for

approval of a variance (floor area ratio) at 10406-08 S Maryland Ave. Plans call for a proposed three-story rear addition for a three-story cultural exhibit building in a residential district. **Also** Catholic Charities of the Archdiocese of Chicago has petitioned for approval of a special use at 1900 N Karlov Ave. The special use is to allow the conversion of a former three-story, twenty-two senior housing apartment building to shelter for a adults and their children (minors, up to 15 years old). There is also a petition associated with this application for a variance from local parking code. **Also**, Kyle Edward Giannone and Emily Katherine Hill have petitioned for approval of a one-story and a three-story addition to an existing three-story, three-unit residential building at 1629 W. Foster Ave. **Also**, 2410 Prop Limited has petitioned for approval of a special use at 1150 E. 95th St. Plans call for the establishment of a gas station with convenience store. **Also**, Good Look Studios, LLC has petitioned for special use at 806 W Armitage Ave. Plans call for the establishment of a tattoo service. **Also**, Benjamin Pourkhalil has petitioned for approval of a variance (rear setback) at 1559 N Wells St. Plans call for a five-story mixed-use building that will offer 80 residential units with on site parking space. (There will be a

variance from local code on parking if approved.) **Also**, Franciscan Outreach has petitioned for approval of a special use at 2508-40 W 21st St. Plans call for the conversion of a warehouse into a transitional shelter. The building is a 1-2-story building. **Also**, Jose Esduardo Ostorga Flores d.b.a. Lalo's Barber Shop has petitioned for approval of a special use for a barbershop at 3140 W. 25th St. **Also**, Uprising Theater has petitioned for approval of a variance for a public place of amusement (live theater, film screening, small concerts, private party room rental, and live music/DJ). The project is located at 2905 N Milwaukee Ave. **Also**, Metric Kedzie, LLC (Metric Coffee) has petitioned for special use at 3110 N Kedzie Ave. The petitioner is seeking an outdoor patio in an existing onestory limited manufacturing and limited restaurant building. The petition also seeks for variance from parking code as the site is transit-served. **Also**, VIP Nails and Spa FG. Inc has petitioned for approval of a special use to allow a salon at 5056-58 N Sheridan Rd. **Also**, KNBWL Inc has petitioned for approval of a special use to allow a liquor store at 937-39 W Randolph St. **Also**, G.P. Green House, LLC has petitioned for approval of a dispensary for cannabis at 620 N. Fairbanks Ct. **Also**, Starbuck's Corp has petitioned for approval of a special use to

replace an existing Starbucks with a new building with a reconfigured parking lot. The new building would also have a special use for a drive-through. The project is located at 6350 N Broadway. **Also**, 4701 N Clark St., Inc has petitioned for approval of a setback at 4713 N. Clark St. This request is to allow for a five-story, 36-residential building with 18 parking spaces. The site is served by the MetraRail station. **Also**, Katalyst Entertainment Inc has petitioned for approval of a public place of amusement at 13257 S Baltimore Ave. Plans call for an existing retail record store to provide live performances, live music, DJ and charging at the door. **Also**, S & S Mini Mart, Inc has petitioned for approval of a special use to allow a gas station with a at one-story convenience outlet at 12701-07 S Halsted. **Also**, Volo Holdings, LLC 1410 Elk Grove Series has petitioned for approval of a variance (setback) at 1412 Elk Grove Ave. a three-story, six-unit residential building with attached two and four car garages with roof decks. **Also**, Lawndale Christian Health Center (c/o Edna's Circle) has petitioned for approval of a community center at street level in an existing mixed-use building at 400-04 W Jackson Blvd. Included in the petition is a transition facility. This change at the site will require a proposed second and third floor addition and rear exterior stair on an existing

building. Hearing: September 20

- Before the Chicago Plan Commission, LDI Partners LLC has petitioned for approval of a business planned development at 3959 N Lincoln/3940 N Damon. Plans call for a re-use of the existing five-story building along with new construction of a five-story addition. This is located in Sub- Area A of the PUD. Plans call for 64 residential units for the affordable market with 18 parking spaces. Phase 2 of the petition is the construction of a eight-story building with 170 residential units along with street-level commercial use and 77 parking spaces. These new building will be in Sub-Area B of the PUD. This is second phase considered is "future site approval." The overall FAR is 3.39. The petition is an amended planned development at the site. **Also**, the Plan Commission is to undertake a review as a informational presentation of "Ground-Floor Commercial Design Guidelines." The document is to provide recommendations for best practices for future design. This will cover both renovation and new construction. **Also**, the Plan Commission is to undertake a review as an informational presentation the "Cicero Avenue Corridor Study." Officials are looking to maximize revitalization between Cicero Avenue and I-55 and Marquette Road. Hearing: September 16

DuPage County

Public Hearings

- Before the DuPage County Board, at committee level, there is a petition for approval of the rezoning of the southwest corner of 75th St. and whirly Road, along the south side of 75th St. The proposal includes a planned unit development for a self-storage facility, daycare center, and drive-through coffee shop. X-site is the petitioner. **Also**, there is a petition for approval of a conditional use for a at nine-lot single-family subdivision to be located generally northwest of Geneva Rd and Morris St, along the west side of Morse St (1N060 Morse St, Wheaton).. The petition would allow for variance in lot size. The property is approximately 2 acres in size with Falcon Point LLC as the petitioner. Hearing: September 17
- Before the Carol Stream Plan Commission, GW Property Group for Chipotle has petitioned for of special use for a planned development with drive-through at 114 S. Schmale Rd. Hearing: September 23
- Before the Glen Ellen Plan Commission, Five Forty Duane LLC has petitioned for approval of an offstreet parking area at 540 Duane St. This project is located west of Forest Ave in the Central Business District. Hearing: September 26
- Before the Glen Ellen Village Board, Glenbard Township High School 87 has petitioned for

approval of a special use for school owned property at 596 Crescent Blvd. The site, 4.3 acres, is to be rezoned as a special use to allow the expansion of a parking area located north of the Biester Gymnasium. Hearing: September 26

- Before the Itasca plan commission, Carlos Moreno; Velazquez Performance Exhaust Inc, has petitioned for approval of a special use for a motor vehicle repair facility at 1200 Irving Park Rd. Hearing: September 18
- Before the Warrenville Plan Commission, James Lapetina, Berman-Lapetina Enterprises LLC, as petitioner, and Park Pl., Enterprises LLC as owner, have petitioned for approval of a mini-warehouse use and unimproved land at the northeast corner of property at the southwest corner of Ferry Rd. in Mill Street. (4200 Cantera Dr.) The site is zoned for light industrial use.

Lake County

Public Hearings

- Before the Grayslake Plan Commission/Zoning Board, T5@Chicago V LP, as contract purchaser, has petitioned for approval of a planned unit development. The firm is looking to created data center campus on 160 acres of the cornerstone of business Park. Hearing: September 23
- Before the Grayslake Corporate Authorities, Lake County Land

Holdings LLC (The Alter Group) have petitioned for approval of an amended general development plan for the Cornerstone property located along Route 83 Peterson Rd. ("The Cornerstone of Grayslake Project was approved at the October 6, 2009, Village Board Meeting. Cornerstone is a 640-acre development which will incorporate light industrial, research and development, office retail and residential. It will provide substantial tax benefits to the area school districts as well as provide quality economic development to the Village of Grayslake.")

- Before the Lake Bluff Plan Commission, Lake Bluff Yacht Club has petitioned for approval of the yacht club boat storage facility at 503 Sunrise Ave. Hearing: September 18
- Before the Libertyville Plan Commission, KidStrong has petitioned for approval of a special use for a recreational use at 1346-48 S Milwaukee Ave. Hearing: September 23
- Before the Lindenhurst Plan Commission, there is a petition for approval of a special use permit to allow amusement arcade that will include acts throwing, billiards, darts, and related entertainment uses at 2050 E. Grand Ave. Linden Plaza Lindenhurst LLC is the site's owner. Hearing: October 2

McHenry County

Public Hearing

- Before the McHenry County

Corporate Authorities, there is a petition (DeSerto/Jozwiak) for approval of a conditional use for a sawmill, commercial storage say, woodworking say, and furniture and lumber production site at 18014 Collins Rd. in Woodstock. **Also**, Wonder Lake Solar Farm LLC has petitioned for approval of a conditional use for a commercial solar energy facility at the intersection of E Wonder Lake Rd and Rte 120 in Wonder Lake. The project would be part of a 74.6-acre parcel. Surya Powered LLC is the petitioner.

- Before the Algonquin Corporate Authorities, there is a petition for approval of a major amendment to the planned development for the Algonquin Corporate Campus— Phase 3. This Amendment involves the Final Plat of Resubdivision titled "Final Plat of Resubdivision of Lots 16-23." The lots are at the southwest corner of Boyer Rd and Corporate Pkwy. The potential developer is Cratos Industrial of St Charles with the project being a warehouse.
- Before the Woodstock Plan Commission, Adam M Diaz, Renegade Towing, has petitioned for special use to allow an impound yard at 13718 Washington St. Hearing: September 19

Kane County

Public Hearings

- Before the Aurora City Council, at committee level, DAC and the

City are updating the redevelopment agreement between the two parties. This redevelopment agreement involves mixed-use developments in the Central Business District of the City on either side of the Fox River. The re-statement of the agreement is required due to increased costs to DAC Development LLC. This is the agreement's third amendment.

Will County

Public Hearings

- Before the Will County Board, Regis Berkley, Petru Cojocaru, Victory trucking LLC, as agent, has petitioned for approval of a special use for truck terminal in Wheatland Township at 10 asked to 90 Hands Slick Ct., Naperville. **Also**, Alex Farkes, S Western Sun LLC has petitioned for special use for commercial energy facility along S. Western Ave. in Beecher. **Also**, Christopher Pusateri, Welsch Ready Mix, Inc (agent) has petitioned for approval of a concrete plant at 806 Gardner St, Joliet.
- Before the Frankfort Planning Commission, Ronald A Vari, Jr, Patriot Center Inc, has petitioned for a major PUD amendment to allow for a new parking lot on the east side of the building known as Patriot Center which is located at 10850 W. Laraway Rd. Hearing: September 26
- Before the Joliet Plan Commission, Andrew D Black,

- ANR Pipeline TC PC Energy, has petitioned for all approval of the preliminary plat of subdivision for property located at 4101 S. Cherry Hill Rd. The site is 79 acres in the petition would create a two-lot subdivision. This would allow for the development of a future gas compressor facility. Hearing: September 19
- Before the Joliet Zoning Board, there is a petition for approval of a special use permit to allow a public park at 1000 N. Center St. The applicant is the city of Joliet. The park would be located at the northeast corner of Center and Moran streets. This is the residential lot. **Also**, there is a petition for approval of an auto repair service at 121 Airport Dr., unit A (dense removal). Andrei Mereuta is the petitioner. **Also**, Estanislao Alamilo has petitioned for approval of a variance to allow an auto repair facility at 1249-51 E Cass St. **Also**, there is a petition for approval of a special use to allow a used car dealership at 725 and 805 W Jefferson St. Mohamad Sunbuli is the petitioner. This is the reestablishment of a car dealership at the site. The existing building is approximately 2550 sq ft. Hearing: September 19
 - Before the Joliet City Council, there is a petition for approval of a license (liquor) for an existing Jewel Store which is at the southwest corner of Larkin Avenue and Theodore Street.

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

Public Hearings

- Before Morris Plan Commission, the City is updating local code to add Data Centers as permitted use in specific districts. (Grundy)

Directory

- 2410 Prop Limited Ahmed Moshin 10628 S 81st St, Ave, Palos Hills, IL 60465
- 4701 N. Clark St., Inc. Gerald Coyle 1456 W. Fullerton Ave., Chicago, IL 60614
- A Philip Randolph Pullman Porter Museum Inc 10406 S. Marilyn Ave., Chicago, IL 60628
7 7 3 / 8 5 0 - 8 5 8 0
<https://aprpullmanportermuseum.org>
- ABM Industry Groups LLC 33 N Dearborn St, Unit 1515, Chicago, IL 60602
312/663-3760
www.abm.com
- Ala Carte Entertainment 2330 Hammond Dr., suite G, Schaumburg, IL 60173
<https://aceplaceschicago.com>
- Alter Group, The Michael Alter; Howard Grill 3201 Old Glenview Rd, Unit 302, Wilmette, IL 60091
- ANR Pipeline TC PC Energy
www.tcenergy.com
- Berman-Lapetina Enterprises LLC 2121 W. Walton St, Chicago, IL 60622
- Catholic Charities of the Archdiocese of Chicago
www.catholiccharities.net
- D A C Development
<https://dacdevelopments.com>

Falcon Point LLC (agent, Lionel Martinez Martinez Construction, 29W030 Main St, Warrenville, IL 60555).

Five Forty Duane LLC (Paul J Swade 478 Tequesta Drive, apartment 218, Tequesta, FL 33469; Celeste Hoffman)

FR8 Equipment Lease LLC
<https://fr8-solutions.net>

Franciscan Outreach 1101 W. Adams St., unit A, Chicago, IL 60607 773/278-6724
<https://franoutreach.org>

G.P. Green House, LLC
<https://guaranteeddispensary.com>

GK Development Properties LLC (Roberto D Gutierrez; Moses Khalis 740 Western Ave., New Lenox, IL 60451

Good Look Studios, LLC
www.goodlookstudios.com

GW Property Group 2211 N. Elston Ave., Suite 400, Chicago, IL 60614
<https://gwproperties.com>

Katalyst Entertainment Inc Chicago, Illinois 773/406-4899

KNBWL Inc Tony Konja 937 W Randolph St, Ste 1E, Chicago, IL 60607

LDI Partners, LLC Greg Moyer 1550 Hawthorne Ln., Highland Park, IL 60035 773/230-1081
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Linden Plaza Lindenhurst LLC Jaime Contreras; Slava Menn 6 Liberty Sq., unit 90968, Boston, MA 02109
www.goodharborcre.com

Metric Kedzie, LLC Darko Arandjelovic; Xavier Alexander 2021 W. Fulton St., Unit K101B, Chicago, IL 60612

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Patriot Center 10850 W Laraway Rd, Frankfort, IL 60423
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S Western Sun LLC 4753 N Broadway St, Fl2, Chicago, IL 60640

Slab Bar-B-que, LLC, The 1918 E. 71st St., Chicago, IL 60649
773/966-5018

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Uprising Theater
<https://uprisingtheaterchicago.com>

Volo Holdings, LLC 1410 Elk Grove Series Mykhaylo Volochiy 2116 W. Chicago Ave., Unit C-1, Chicago, IL 60622
<https://volochicago.com>

Zambrano Rodriguez, Rosa E. 2012 S 10th Ave, Maywood, IL 60153

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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