

Northern Cook County

In Evanston, City Officials are looking to finalize the purchase of property at 1833 Brown Ave. This site, with an associated adjacent property, could become the location of a affordable housing project undertaken by Community Partners for Affordable Housing. The adjacent property would likely be a dead a donation from an area church.

Public Hearings

- Before the Arlington Heights Conceptual Review, William Downey, Arlington Steel, is seeking to expand operations by the addition of a 12,000 sq ft. steel building similar to the existing building to expand steel fabrication at the site which is 1727 Davis St. **Also**, Arlington Heights Park District has petitioned for approval of a redesign of development at the northeast corner of W. Euclid Ave. and W. Northwest Hwy. The site, with the address 750 W. Northwest Hwy., has been acquired by the Park District as it is adjacent to an existing Park District parcel at 660 N. Ridge Ave. This gives the Park District a 10.3-acre parcel that contains an existing recreational center, and outdoor fields. Plans call to open up the green area of the existing park. Hearing: September 25
- Before the Barrington Plan Commission, there is a petition for approval of a special use

planned development at 1191-1197 S Northwest Hwy and 182 Ela Rd. Plans call for the construction of a 99,900 sq ft. mini-warehouse, fully enclosed self-storage facility and 25 fully enclosed RV storage units and related site improvements including but not limited to parking, lighting, landscaping and signage. Jordan William Nelson is the petitioner. Hearing: October 8

- Before the Rosemont Corporate Authorities, the Village is to consider an amendment to the South River Rd TIF district. This TIF is also known as TIF District Number 4. At the same time, the Village will consider the Balmoral/River Road TIF Number 9. This redevelopment area is generally bounded by Balmoral Ave to the north, River Rd to the east and TIF Number Four on the south and west. Hearing: October 14
- Before the Schaumburg Zoning Board, there is a petition for approval of a variance (signage) for "Melting Pot" which is at 225 W. Golf Rd within the Schaumburg Market Shopping Center. Hearing: September 25
- Before the Schaumburg Village Board, there is a petition for approval of a Class 7 (C) for Hopscotch English Pub at 40 S Roselle Rd. Proposed is the construction of a 10,000 sq ft. building. 7C is the program offered by the County to encourage the reuse of

commercial property that is unused or underused through tax assessment incentive. SD Construct LLC is representing the petition. Hearing September 24

Civic

Local reports indicate that District 214, Arlington Heights et al., is considering sell a parcel of land. At issue is a 6.8-acre parcel located at 2123 S Arlington Heights Rd. Recently, the site had been used for temporary offices while renovations by the District were underway at another location. Now, the site could be sold in a sealed bid auction.

Southern Cook County

Public Hearings

- Before the Chicago Heightws Planning and Zoning Commission, K4 Luxury Motorsports has petitioned for a special use permit for "Automobile dealers, new or used" and "general automotive repair" uses on Units 6 and 7 of the property located at 3309 Holeman Ave, South Chicago Heights. Hearing: September 25
- Before the Crewstwood Corporate Authorities, the Municipality is to purchase 14156S LaVergne Ave for future development.
- Before the Oak Lawn Zoning and Planning Commission, Brittny Thomas, has requested a special use permit for a massage therapy facility on the property located at 11040 S. Kilpatrick

Ave, Suite 15. Hearing: October 7

Chicago

In Chicago, local officials have reviewed at the finance level a revenue bond for the "Prairie district apartments project." The petition would finance in affordable housing development at 1801 S. Wabash Ave. which is an existing building that will contain 100 studio units with a street-level civic use. *MHL2 Prairie District Apartments-Wabash GP LLC* is the petitioner. (There is a parallel petition By MHL3 for 50 low to moderate affordable units by the petitioner at 1800 S Michigan.) Also, under consideration is financial assistance and execution of a TIF redevelopment agreement with Care Manor One LP. The firm is looking for an affordable housing project at 4531-33 and 4549-55 W. Washington Blvd. **Also**, *Legends A-3 LLC* is seeking financing through a TIF for a mixed-income housing development at 4520 S State St. Plans call for the redevelopment of a 70,254 sq ft. housing development for a total of 52 units of which 42 will be affordable. Finally, the City is to consider TIF Funds to improve Kells Park at 714-24 N Kedzie Ave. **Public**

Hearings

- Before the Chicago Community Development Commission, the City is looking to finalize the authority to acquire all or part of 23 properties located within the limits of the Englewood Nature Trail between 59th St; 58th St; Hoyne Ave; and Lowell St.

These properties are within the Englewood Neighborhood and 63rd/Ashland TIF district. **Also**, the city is to seek authority to issue \$23 million and negotiate a redevelopment agreement with Casa Yucatan, LP and Casa Yucatan 4, LP or a related entity, for the redevelopment of the property located at 2136 S. Ashland Ave in the Pilsen Industrial TIF district.

DuPage County

Public Hearings

- Before the Addison Planning and Zoning Commission, Alan Shapiro has petitioned for approval of the reconstruction and improvement as well as expansion of a parking lot area located at 330 S. Fairbank St. Hearing: October 9
- Before the Burr Ridge Plan Commission, Hanan Youssef has petitioned for approval of a medical spa/office in the business district at 16W559 S. Frontage Rd. Hearing: October 7
- Before the Naperville Planning and Zoning Commission, Activate Naperville LLC has petitioned for approval of a major change to the Fox River Commons planned unit development. The major change would include a conditional use. This conditional use is to allow for an amusement establishment at 804 S. Route 59. The site is owned by CRC Realty. Hearing October 16
- Before the Wood Dale Corporate Authorities, the village is to hold

a review hearing on a possible redevelopment district. This Redevelopment Project Area is 44 acres on which there are approximately 77 buildings. The boundaries of the TIF are: Washington Ave on the north, including a section along the north side of Washington Street; Rte 83 (Busse Highway) on the east, Foster Ave on the south, excluding the parcels (with two sections excluded); and on the west, those parcels lying east of N Edgewood Ave., but excluding those parcels immediately east of and adjacent to N. Edgewood Ave. Hearing: October 3

- Before the Westmont Planning and Zoning Commission, Event Design has petitioned for approval of a special use permit to operate business offices as well as assembly and distribution of goods at 600 Oakmont Ln, Unit LL. Hearing: October 9

Lake County

In Lake Zürich, *Mike Naumoowicz and Kirk Rustman* recently presented for courtesy review a planned unit development for single-family homes. Called the meadow would East, a previous plat for the site had caused 476 Townhomes Offer Rand Rd. with nine single-family homes to the back of the site. The new concept would be accessible from Manchester Road only and calls for 15 single-family homes. The site would need rezoned to

R-5 to recognize the change.

Public Hearings

- Before the Buffalo Grove Planning and Zoning Commission, Chevy Chase Business Park 300 Park Blvd., Itasca, has petitioned for approval of a resubdivision that would create detention ponds with an association to maintain the ponds. Note new site plans are proposed. The property is located at 1020-40 Lake Cook Rd; 151-201 Hastings Dr; 301 Hastings Dr. Also, Jamie Vassallo, Rivian, has petitioned for approval of a special use in an industrial district for the sale and leasing of new and or used automobiles within an enclosed structure at 909 Asberry Dr. Rivian is to open sales site at the location. Also, BGA Residential, LLC has petitioned for approval of a planned unit development amendment. This involves the sign package for the seven-story, mixed-use building called "The Clove" at 210-50 McHenry Rd. Hearing: October 1
- Before the Cook County Corporate Authorities, the County is looking to invest \$2 million in the Home investment funds for the "Deerfield Supportive Living" affordable housing project. Celadon Partners LLC is looking to develop "Deerfield Supportive Living" at 1101-121 Lake Cook Rd. in Deerfield. The project will offer 147 affordable assisted living units.
- Before the Hawthorn Woods Planning, Building, & Zoning Commission, there is a petition for approval of a special use planned development for kennel use at 55 Pine Grove Blvd. Paws Chicago is the applicant. Hearing: October 8
- Before the Lake Forest Plan Commission, there is a petition for a four-lot subdivision served by a private road on a five-acre parcel at 275 Saunders Rd. The site is south of Rte 60, east of Saunders Rd. Hearing: October 9
- Before the Lake Forest Corporate Authorities, the City is to consider the possibility of an overlay district to allow for communication tower near the Waukegan Road/Settlers' Square Business District.
- Before the Port Barrington Corporate Authorities, the Village is to adopt an updated comprehensive plan for the community. Hearing: October 8
- Before the Round Lake Planning and Zoning Commission, Bekmurat Amirakul, Abundance Auto Parts, 703 Sunset, has petitioned for special use for outdoor storage at the site. Hearing: September 24

McHenry County

Dipak Patel has received approval of the final PUD for an in-line retail development with drive-through at 911 Tek. This is an out lot of an existing Thorton's Fueling Station. The in-line use is for retail, restaurant, office use, and

will offer a drive-through to one end-user. The building will offer approximately 6000 sq ft. of retail. **Also**, the Plan Commission has voted unanimous support for a final planned development at 4504 E Terra Cotta Ave. The proposed building is a 120,934 sq ft. two-story, 773-unit (climate controlled) self-storage building. Berman Papetina Enterprises LLC is the petitioner.

The City of McHenry has cancelled the contract for the purchase of 3309- 407 Waukegan Rd and 3311-315 Waukegan Rd. Shodeen and a local interest had been working on a major project at the site. However, without Shodeen, the City has cancelled the contract for redevelopment.

Public Hearing

- Before the Crystal Lake Corporate Authorities, there is a petition for approval of an application for a liquor license by Mariano's at 105 Northwest Hwy.

Kane County

Public Hearings

- Before the Kane County Corporate Authorities, CVM Property Management LLC has petitioned for special use for storage of equipment under a business use at 7S882 Camp Dean Rd. Hearing: October 8
- Before the Aurora Planning and Zoning Commission, Northern Lights Development Corp has petitioned for major variance to reduce landscape requirements for the "1449 Senior Estates

Subdivision" at 1442-547 Jericho Cir. Hearing: October 2

- Before the Aurora Planning and Zoning Commission, there is a petition for approval of a conditional use plan development at 620 N. Eola Rd.
- Before the Geneva Planning and Zoning Commission, MSI Express has petitioned for approval of a food processing use at 1885 E State Street. The firm is looking at the possibility of expanding operations to the site and is seeking a text amendment that would allow for a food processing use in the light industrial district at the site. **Also**, Covenant Construction Co and Geneva Crossing LLC (Lexington Homes, as contract purchaser,) have petitioned for approval of a final PUD for lots 2, 3, and 4 in the Crossings at Geneva subdivision. This subdivision is located east of Fisher Dr, south of Williamsburg Ave. Lexington homes is seeking to build a 40-unit townhome project at the site which will require the City to approve development of the site without age restriction As Well As a PUD Submitted by Lexington Homes. Hearing: September 26
- Before the Elgin City Council, Chicago Realty Ventures, Inc has petitioned for approval of a redevelopment agreement for property located at 11-15 Douglas Ave and 17 Douglas Ave (The Kohn-Schramm Building). The site is improved

with a two-story commercial building. The petitioner is to turn the structure into a mixed-use project with four apartments above and modernize space throughout. The City is looking to this project as an adaptive re-use.

- Before the Elgin Planning and Zoning Commission, there is a petition for approval of a two-story, 150,000 sq ft. (plus) building on the Elgin Community College Campus. The address for the project is 1600 Spartan Dr. Hearing: September 9
- Before the Sugar Grove Plan Commission, Lennar has petitioned for a conceptual review of a subdivision at the northwest corner of Galena and Rte 56. The subdivision would mix single-family detached and attached homes. The site has a PUD which would need to be replaced or amended for the Lennar proposal. Hearing: September 18

Civic

In Elgin, City consultants Benesch and TranSystems will report on the progress of the Kimball St and Chicago Street bridge replacement projects, including evaluated alternatives, project schedules, construction concerns, anticipated costs and preferred design alternatives. **Also before the City**, the state and the City are finalizing an agreement on a partial grant related to the DuPage Court Revitalization Project. "The renovation of DuPage Court improves a central feature in

historic downtown Elgin by increasing walk-ability and providing amenities such as a stage area and benches. Restaurant seating space allows for additional green space while maintaining the unique character and charm of the current buildings and businesses." The City also envisions the enhanced DuPage Court area as a venue space for civic events and performances.

Will County

Public Hearings

- Before the Braidwood Plan Commission, there is a petition for approval of the annexation of seven properties located in the "Prairie View Subdivision." These properties are located at 543-48 Anndon St; 945-84 Maple Ct; 954-76 Mary Ln; and Outlot A and B at Mary Lane. Hearing: October 7
- Before the Plainfield Village Board at committee level, BMWY Plainfield has petitioned for approval of the redevelopment of two parcels on Lincoln Hwy, just south of Renwick Rd: 15932 and 15936 S Lincoln Hwy. The property is 2.2 acres and currently has several commercial structures. The proposed development would involve demolishing all of the buildings, with the exception of the multi-tenant building, and constructing a self-storage facility along with a stormwater management area. This petition has been before the Plan Commission. **Also**, Artem Zakharov has petitioned for

- approval of a mining operation on 170 acres at the southeast corner of Essington Road and 127 Street. The application is before the County but is within the Plainfield Facility Planning Area. Hearing: September 23
- Before the Plainfield Plan Commission, there is a petition for approval of the final plat of subdivision of Keller Farm subdivision, Unit 2. Jon McFarlane, Lennar, has petitioned for approval of a special use PUD for 153 acres located at the north west corner of W Lockport St and Wallin Dr. Plans call for 101 single-family detached homes. There will be a commercial parcel at the intersection of Lockport and Wallin. Hearing: September 17
 - Before the Romeoville Planning and Zoning Commission, Earthmovers Credit Union, 400 S. Weber Rd., has petitioned for approval of a special use for a planned development. There is a proposal for a new building for the Credit Union at the intersection of Airport and Weber Road. The building will be 3160 sq ft. **Also**, there is a petition for special use permit for a planned development for Noble Plaza at 490 N. Weber Rd. Shahzad Akbar, Noble Illinois, LLC, has petitioned for approval of a multi-tenant retail building on Lot 8 of the Carillon Court retail development. The project will be just behind an existing Walgreens. Plans call for a 6620 sq ft. multi-tenant building

Hearing: September 26

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

Public Hearings

- Before the DeKalb Planning and Zoning Commission, Catherine Squires for NIU Real Estate Foundation, has petitioned for approval of the rezoning of 2.8 acres located at the northwest corner of W Hillcrest Dr. and Blackhawk Rd from the Light Commercial District to the Planned Development Commercial District to accommodate the NIU Center for Greek Life. Hearing: October 7
- Before the Yorkville Planning and Zoning Commission, Steve Weber, PTS Corp, contract lessee, has petitioned for approval for a cannabis dispensary business at 1508 N. Bridge St. Hearing: October 9 (Kendall)

Directory

- Activate Naperville LLC Jeremiah Sizemore (Breakout Games)
100 W Main St, Unit 600,
Lexington, KY 40507
- Arlington Structural Steel 1727 E. Davis St., Arlington Heights, IL 60005
<https://arlingtonsteel.com>
- Arlington Heights Park District 410 N. Arlington Heights Rd., Arlington Heights, IL 60004
- Berman-Lapetina Enterprises LLC 2121 W. Walton St., Chicago, IL 60622 847/417-4550
- BGA Residential, LLC 2250 Progress Pkwy., Schaumburg, IL 60173

BWYM Plainfield Brien Wloch
15 Forest Ln, South Barrington,
IL 60060

Care Manor Gregory V Miller
954 W Washington, Unit 510,
Chicago, IL 60607
312/733-2424

Casa Yucatan, LP
<https://resurrectionproject.org>

Celadon Partners LLC 4707 S.
Marshall Ave., Chicago, IL
60609

<https://celadon-partners.com>

Chicago Realty Ventures, Inc
Ayman Mryan 31080 Park Ave.,
Berwyn, IL 60402

Community Partners for Affordable
Housing 800 S. Milwaukee
Ave., Suite 201, Libertyville, IL
60048 847/263-7478
www.cpahousing.org

CRC Realty, 1427 Clarkview Road
Suite 500, Baltimore, Maryland,
21209

CVM Property Management LLC
1005 Summerhill Dr., Aurora, IL
60506

Earthmovers Credit Union
www.earthmovercu.com

Legends A-3 LLC Michael J Levitt
2 Cooper St., 14th floor,
Camden, NJ 08102
www.tmo.com

Lennar
www.lennar.com Zakharov,
A r t e m
<https://igtransportation.com>

Lexington Homes LLC 1731 N
Mercy St, Unit 200, Chicago, IL
60614
www.lexingtonchicago.com

MHL2 Prairie District
Apartments-Wabash GP LLC
(Mercy Housing Lakefront

www.mercyhousing.org)

Naumoowicz, Mike 241 golf mill
center, unit 526, Niles, IL 60714
847/323-3388

Nelson, Jordan William 13500
Watertown Plank Rd., Suite 207,
Elm Grove, WI 53122
<https://nelson-development.com>

NIU Foundation
<https://foundation.myniu.com>

Noble Illinois, LLC 7936 S.
Madison St., Burr Ridge, IL
60527

Northern Lights Development Corp
551 4th Ave., Aurora, IL 60505
630/361-0015
<https://nldcorp.org>

Patel, Dipak 121 Fairfield Way,
Unit 100, Bloomingdale, IL
60108 630/253-4466

Rivian <https://rivian.com>

SD Construct Dipak Lodhia;
Nagasubramaniam Natrajan
1699 Woodfield Rd, Unit 202,
Schaumburg, IL 60173

Robert Nagel 708/366-4673

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