

Vol 40 No 15

Sept 30, 2024

Northern Cook County

In Oak Park, the Village is review an update on the developmment of 668 Madison St. Pete’s Maarket has been working to develop the site. The meeting will be on October 1.

Public Hearings

- Before the Elk Grove Village Board, the Village is signing on to a joint agreement with the state for arranging sneering services for the Wellington Road and Lancaster Road "Over Lake at Cosman Culvert Improvement Project." **Also**, 1090 Pratt LLC has petitioned for approval of a letter of support from Elk Grove for a 6(b) tax exemption status for 1090 Pratt Blvd. The site has a 24,974 sq ft. industrial building which will be leased to Piggy Cars d.b.a. EZ Fintech Corp. for distribution, warehousing, and transportation of general freight. The Elk Grove site would become the operational center for Fintech in Illinois. The building is to be renovated for the project. **Also**, Plan Commission items not yet on the agenda: electrical substation at 101 Northwest Point; possible affordable housing at 750 S Arlington Heights Rd; industrial building at both 500 Higgins Rd and 570 Higgins Rd; data center campus at 1701 Midway Ct; and subdivision of 2355, 2395 and 2461 Greenleaf Ave. Hearing: September 24
- Before the Morton Grove City Council, there is a petition for approval of the authorization of a

special use for the construction of Fifth Third Bank with drive-through facility at 6210 Dempster St with a grant of application for a groundbreaking extended to August 22, 2025. Hearing: September 24

- Before the Morton Grove Plan Commission, Omni City Holdings has petitioned for approval for a special use to allow the operation of an indoor recreational facility at 6451 Main St. Hearing: October 15

Southern Cook County

Public Hearings

- Before the Alsip Corporate Authorities, there is a petition for approval to allow an LA Fitness Building to be used for a "Sky Zone" trampoline park at 12080 S. Cicero Ave.
- Before the Midlothian Zoning Board, Akinola Morakinyo and Shalom Manor Care, Inc, have petitioned for a special use to open and operate a Small Community Residence as a Community Integrated Living Arrangement (CILA) at 14344 Kolin Ave. The applicants are seeking to open and operate a small community residence for five or fewer disabled individuals in a CILA living arrangement. Hearing: October 15
- Before the Richton Park Planning and Zoning Commission, Mihail Cozma has petitioned for approval of a special use for Truck Parking, Truck Storage and Truck Repair Facilit at 5901 Sauk

Trail. Hearing: September 17

Chicago

Public Hearings

- Before the Chicago Committee on Zoning, Landmarks and Building Standards, Matthew J Faris; Justin Shaw Commonwealth Development Partners LLC has petitioned for approval office space is to be converted do 320 residential units. Retail/commercial will remain a Michigan Avenue in the floor above. **Also**, Dominic Sulo has petitioned for approval to rezone 1325 W Fulton from light industrial use to Downtown Mixed-Use District with a planned unit development. Plans call for a multi-phased residential development with up to 243 residential units; 364 parking spaces; and street-level commercial use. The height will be 538 feet with an FAR of 11.5. **Also**, Jagdish Patel; Ghanshyam Patel; and Michelle Patel, Hightech Building LLC, has petitioned for approval of a motor vehicle repair shop including bodywork and painting at 6738 S. Western Ave. **Also**, Erik Giles, landowner, has petitioned for approval of the construction of a two-unit building at 2966 N. Oakley Ave. The petitioner has a single-family residence at the site presently. **Also**, there is a petition for approval of an "Aspire Center for Workforce Development" to be located at 5500 W Madison. **Also**, United Center Joint Venture, owner of 57.55 acres, at 1901 W. Madison

is seeking approval of a plan development for completion of redevelopment of the area. Representing the petition is Terry Savarise, United Center Joint Venture, www.unitedcenter.com. The application is to seek a mixed-use, multi-phased plan development that will have 9463 residential units; 1309 hotel rooms; a music venue; and various commercial uses. Signator for the project is UC Properties (Dolores Sikora, Red Top Parking). **Also**, Juan C Patino is petition for approval of the storage of buses at 225 W 89th St. This outdoor storage of vehicles is required by an existing business. **Also**, Hugo Aviles and Alma Guitierrez, Unlimited Transmissions & Repair,, have petitioned for approval of an auto repair shop with five service bays at 4617-23 N. Pulaski Rd. **Also**, North Park Elementary School Association has petitioned for a school use at 2015-33 W. Montrose Ave. There are multiple lots at the site. The petition would create a uniform use that would allow for a sports court, playground, a twos-story building for school use and a one-story building for commercial purposes. **Also**, JP Bartley, 4Corners LLC, have petitioned for approval of a new density standard for parcel located at 3751-59 N. Western Ave.; 2347-57 W. Grace St. Plans call for the demolition of a single-story portion of an existing one and three-story building. In its place a five-story addition will

be constructed. The new addition will contain 21 residential units and no commercial use. Once built, the existing structure will offer 31 residential units, 34 bicycle parking spaces, and 3426 sq ft. of commercial space. **Also**, Igor Michin; Gil Shcolyar has petitioned for approval of the rezoning of 3244-50 W. Bryn Mawr Ave. The petition allows for a portion of an existing building to be cleared with a portion of the façade to remain. New construction will be a four-story building that will allow for 30 residential units; 1413 sq ft. of street-level commercial space; and 27 parking spaces. The petition will need to include a variance for the height of the new structure. **Also**, Barbara Jensen; William Lynch have petitioned for approval of the reestablishment of the laundromat the building at 4415-53 N Pulaski Rd. **Also**, William K Flood, Jr, FFLL, LLC, has petitioned for approval has petitioned for outdoor storage of vehicles at 4814-822 W. Flournoy St. **Also**, there is a petition for approval submitted by the alderman for the rezoning of S Archer Ave; S Canal St; and W 23rd Pl to Neighborhood Mixed-Use District. **Also**, T & G Squared LLC has petitioned for approval of the rezoning of 1228 W Race Ave to convert the street-level commercial use to residential (three units total at site). **Also**, David Blitz has petitioned for approval of the expansion of uses at 3300 N

Clark St. Plans call for developing the property with a new 7- and 6-story mixed-use building containing approximately 11,500 sq ft. of street-level retail; 140 residential units above. The developer contends the site is qualified for transit served location. **Also**, Roman Popovych, 5824 N. Lincoln LLC, has petitioned for approval of the conversion of an existing building at 5824 N. Lincoln from six dwelling units to eight dwelling units. This involves the conversion of the basement. **Also**, Ross Babel, Fulton Peoria JV LLC, has petitioned for approval of the rezoning of 911-25 W. Fulton market; 200-212 N. Peoria St.; 900-24 W. Lake St.; and 201-33 N. Sangamon St to allow for an amended planned unit development. The site is presently under development and the amendment would allow for a use to be added to the existing PUD. The PUD will now allow up to 155 hotel rooms. **Also**, Alexandre Stoykov, 2113 N. Kenmore LLC, has petitioned for approval of changes to existing buildings at 2113 N Kenmore Ave. The principal building at the site (the front of the lot) would include a three-story addition to the rear. This would allow for a three-unit building to become a four-unit building. There would also be the inclusion of an open deck above the third floor. **Also**, Gary Hinds, OTS Investment Property Chicago LLC, has petitioned for approval of an

amended PUD at 2800 S Ashland Ave. This change is for the construction of a second data center building on the property. The site will exist of 366,000 sq ft. There **Also** be 80,000 sq ft. of office space and ancillary areas. An existing data center would remain. **Also**, Vladimir Galiley has petitioned for approval of the rezoning of property located at 2052 W. 21st St. to allow for the construction of a 4-story, 4-unit residential building at the site. **Also**, the City is to consider rezoning, by alderman introduction, the rezoning of W. 35th Pl.; S. Halsted St., W. 36th St., West 37th St., S. Halsted St., and W. 37th St. The rezoning would be to community shopping district. **Also**, Joseph Maslanka, Maslanka Investments LLC, 3144 N. Monticello Ave., Chicago, IL 60618 has petitioned for approval of a three-lot subdivision at 3325-31 N. Whipple St. This subdivision will allow for a lot at 3327 N. Whipple which will be developed with a three-story residential building containing three units. **Also**, under trust (c/o Matt Berenberg), there is a petition for approval of a redevelopment application for 2678 W Washington Blvd. The property is the former site of the Florence Crittenton Anchorage with historic structures. The development includes an addition to the three-story, main house which will have venues for arts, tech and media, fitness, and office space. A former dormitory would be for office use; and a

former coach house at the site would be expanded in the future for a café and studio space. **Also**, Jeff Fakhoury (Realtor with Pearson Realty Group), Omar Fakhoury, KJOS Properties LLC, has petitioned for approval of the rezoning of a two-story commercial building at 2144-56 N. Clybourn Ave. The rezoning would allow for a mixed-use at the site with commercial use remaining at street-level but nine residential units placed on the second floor. **Also**, Alec Greenberg, has petitioned for approval of the conversion of a building at 1220 W VanBuren St.

The petitioner is seeking rezoning to downtown residential district to allow for the conversion an adaptive reuse of the eight-story commercial building. This will allow for 112 residential units of which 47 will be efficiency and 65 residential units. But we 24 spaces for vehicles and 112 bicycle parking spaces. No commercial use is planned. To successfully convert the project, the petitioner is also asking for a 4500 sq ft. eighth floor building addition. **Also**, there is a petition before the City to designate "Mars Candy Factory" at 2019 N Oak Park as a landmark. **Also**, Oji Eggleston, The Renaissance Collaborative Inc, has petitioned for approval of a 71-unit elderly housing building with 24 parking spaces and no commercial use at 323-35 E 53rd St; 5300-318 S Calumet Ave. **Also**, Sustainabuild LLC (Stedi Investments Inc Igor

Petrushchak) has petitioned for approval of zoning sufficient to build a four-story, mixed-use building at 2754-56 W Chicago Ave. The building would have 1300 sq ft. of street-level commercial space with nine residential units above and nine parking spaces. **Also**, 208 LaSalle Owner LLC (c/o Jeff Breaden, The Prime Group et al.,) has petitioned for approval to allow 208 residential units at 208 S. LaSalle Street. This is a partial reuse of the building.

DuPage County

Public Hearings

- Before the Itasca Village Board, there is a petition for approval of a Class I site plan review for the construction of a data center at 1200-250 Arlington Heights Rd. NTT Global Data Centers is the petitioner. The data center will be a 441,363 square-foot facility on lots one and two of Hamilton Lakes East. **Also**, Velazquez Performance Exhaust Inc has petitioned for special use at 1200 W. Irving Park Rd. The special use is required for vehicle repair work.
- Before the Oakbrook Terrace Planning and Zoning Commission, Hamra Chicago LLC has petitioned for approval of variances for property located at 1S576 Midwest Rd. Plans call for an improvement of the site a restaurant with drive-through window. Petitioner is Hamra with the owner Wendy's Properties LLC. Hearing: October 15

Lake County

Public Hearings

- Before the Deerfield Village Board, the Village reviewed the Plan Commission's recommendation for final development plan for Walgreens redevelopment of 100, 102, 104, 106, 108, and 200 Wilmot Rd. There is a parallel petition for residential planned unit development by Pulte Homes for 300-304 Wilmot Rd and the Walgreens Daycare Building at 202 Wilmot Rd. Hearing: October 7
- Before the Deerfield Plan Commission, there is a petition for a self improvement facility and 7300 sq ft. of space in the Deerbrook Commerce Center at 151 S Pfingsten Rd. The petitioner, Fusion Dance Company (Studio 18), would relocate from Lincolnshire to the larger location. **Also**, there is a petition for approval of a personal fitness business as a special use in the Deerbrook Commerce Center at 151 S Pfingsten Rd. Movement revolution would like to occupy Suite V of the building. Hearing: October 1
- Before the Lake Zürich Planning and Zoning Commission, there is a petition for approval of an amended planned unit development for property located off Manchester Rd. The Village has approved both townhome and single-family units at the site. However no construction has taken place. Mike Naumowicz, with Kirk Rustman, has petitioned for change to the planned unit

development as it involves the single-family home section of the eight-acre subdivision. Plans call for 15 homes where the original PUD called for 9. This subdivision is called Meadow Wood East. Hearing: October 16

McHenry County

Public Hearing

- Before the Huntley Plan Commission, Northwestern Memorial Health Care has petitioned for approval of a planned unit development amendment for property at 10400 Haligus Rd. Plans call for a 78,364 sq ft. medical office building. Hearing: September 23
- Before the Lake in the Hills Planning and Zoning Commission, Francisco Gomez of Top Tier Tints LLC, has petitioned for approval of a special use at 9114 Virginia Dr, Suite 111. The special use is to allow the operation of an automobile tinting business. Hearing: October 14

Kane County

Public Hearings

- Before the Batavia Corporate Authorities, officials have been discussing a timeline for implementation of a "Master Plan for the Batavia Corridor of the Fox River." This study became an issue due to the Army Corps of Engineers or of an environmental study. Officials from Batavia indicated this study could indicate when a local dam removal is financed by the Corps. Also, the issue of ownership of the dam

which is considered problematic is being resolved. Though both (the City and the local Park District) have decided on a conceptual way forward, the Park District indicated that financing such a Master Plan would be wholly reliant on city resources for an extended period. The Park District has several years of projects in the pipeline. As such, City officials may consider investing in a feasibility study to determine the viability of a project. This way, they would have a basis for making a decision before conducting a more expensive engineering review.

- Before the Batavia Plan Commission, along with City Council members, officials will discuss the "South River Street Corridor Plan." Hearing: October 2
- Before the East Dundee Corporate Authorities, the Village Board is to decide on potential improvements to the village hall and police station parking lots. Hearing: September 23
- Before the Sugar Grove planning Commission/zoning Board Silverthorne development company has petitioned for special use for a planned unit development at the north east corner of the Bliss and Danny roads. Plans call for a single-family attached and detached residential project with the PUD medium residential district overlay. Hearing: October 16

Will County

Public Hearings

- Before the Will County corporate authorities, Robert Briggs, Modern Midways Inc, has petitioned for approval of a special use to allow vehicle storage, towing, sales and rental at 27007 and Garage Governors Hwy, Monee. **Also**, Apres LLC (William F Burfeind; Kara Burfeind) has petitioned for approval of a wine bar/tavern at 7238 W Benton Dr in Frankfort.
- Before the Lockport Village Board at committee level, Mike Airola, Sports Huddle, has petitioned for approval of a new addition to an existing commercial building which is part of the Lockport Plaza located northeast of 9th and 7th streets intersection. Hearing: October 2
- Before the New Lenox Plan Commission, the Village has petitioned for approval of the Crossroads Sports Complex which will occupy 110 acres at the southeast corner of Rte 6 and Cedar Crossing D. **Also**, Brandon Caldwell has petitioned for approval of a PUD plat cause of Avant Gardens (Banquet Hall) at 370 Veterans Pkwy. This is a 2.33-acre site at 370 Veterans Pkwy. Hearing: October 1
- Before the Plainfield Zoning Board, there is a petition for approval of 100 foot radio tower to be placed at 23810 W. 135th St. by the Plainfield Fire District. Hearing: October 1

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

Public Hearings

- Before the Morris Planning Commission, East Street Morris LLC has petitioned for approval of a variance (facade requirement) to build a commercial building at 1353 East St. Also, the Planning Commission will consider an amended Comprehensive Plan for the community and its FAP. Hearing: October 30

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(48 issues). (Publication f.k.a. NRS Development
Report/Chicagoland.) Address enquires to NRS, P. O.
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