

Vol 39 No 15

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Northern Cook County **Public Hearings**

- Before the Des Plaines Plan Commission, Mykola Tsakniv has petitioned for approval of an automobile service repair use in a commercial district at 607 E. Oakton St. Hearing: September 26
- Before the Oak Park Zoning Board, Driven Car Wash LLC has petitioned for approval of the construction of a car an express car wash facility at 6000- 020 Roosevelt Rd. Hearing: October 11

Southern Cook County

In Berwyn, the Chicago Metropolitan Agency for Planning (CMAP) will provide consultant assistance to the City of Berwyn to develop a plan that satisfies the Title II obligations regarding the public rights-of-ways. The Village is to develop a self-evaluation of non-compliant right-of-way, helping communities identify improvements that will make sidewalks; crosswalks; curb ramps; landings; parking lots and associated structures; transit stops; stations and shelters; accessible and easier to navigate. CMAP also will encourage local staff to go beyond the base level of compliance and integrate key principles of universal design into their planning processes.

In Tinley Park, *Krema Coffee Roasters* is looking to lease space in the Oak Park Avenue Train Station. If approved, the lease will be for five

years.

Public Hearings

- Before the Chicago Heights Corporate Authorities, there is a petition for approval of an option to purchase property at 148 W Joe Orr Rd. This city-owned vacant land is being optioned by Buddy Bear Car Wash.
- Before the Chicago Heights Plan Commission, another chance recovery home has petitioned for approval of a special use permit for 546 Shell Ln. Hearing: October 12
- Before the Hillside Planning and Zoning Board, Harsh Bmbra has petitioned for approval of a special use to allow the operation of a hotel at 4575 N. Frontage Rd. Hearing: October 10
- Before the Matteson Corporate Authorities, the Village is to review the proposed "Market Square Crossing" which is proposed for area bounded by I-57 on the west; Crawford Ave/Governors Hwy on the east; and with: ",,, Lincoln Highway as the primary eastwest thoroughfare with the bulk of the proposed district falling south of it, and with northern sections of the proposed boundary falling between Crawford Avenue and Kostner Avenue," Hearing October 16
- Before the Tinley Park Plan Commission, West Point Builders Inc (for Tinley Park Main St., LLC) has petitioned for approval of a special use with final plat for property located at 67th Ct and

North St (Harmony Square). Plans call for a five-story, mixed-use building fronting North Street with commercial use at street-level and 63 residential units above. Hearing: October 5

- Before the Tinley Park Plan Commission, Cassie Beno, Tinley Bowl, has petitioned for special use for substantial deviation of the Hickory Creek Business Center at 7601 183rd St. Plans call for development of a concessions building and athletic courts. Hearing: October 19

Chicago

Public Hearings

- Before the Committee on Zoning, Landmarks and Building Standards, there is a petition for the rezoning of 3023-43 W Fifth Ave from commercial to residential multifamily; 3049-3127 W Fifth Ave; 3064-3134 W Fifth Ave; and 141-43 S Troy St from commercial to residential multifamily; 3001-3013 W Fifth Ave from commercial to residential multifamily; 6702-6760 W 65th St to single-family residential; 3509-3515 S Halsted St from residential to community shopping district; 3519-59 S Halsted St from residential to community shopping district; and 319 E 103rd St from commercial to residential single-family. (Aldermen initiated requests) **Also**, under Chicago Title Land Trust (John Steward Beneficial Owner), there is a

petition for approval of a special use permit in a Light Industry District at 5726 N Northwest Hwy. Plans call for "outdoor fleet storage of trucks and containers as a principal use" at the site. An existing storage and office building will remain. **Also**, Toaste Foods LLC (Aimed Gonzalex Colna et al.,) has petitioned for approval of a Neighborhood Commercial District at 197 N Lincoln Ave, 345 W Armitage Ave. The petition would allow the proposed deli to acquire a packaged goods liquor license. **Also**, Arsalan Hamidi has petitioned for approval of a subdivision at 2014-16 N Bissell St which is zoned Residential Multi-Unit District. The petitioner is seeking a two-lot subdivision at the site with the northern maintaining the existing four-unit residential building. The resulting southern is for a new three-unit residential building. **Also**, AGC Holdings Inc has petitioned for approval of the construction of a mixed-use project at 6558 N Milwaukee Ave. Plans call for a new three-story, nine-unit residential building with onsite parking for nine vehicles. **Also**, 5338 N Lincoln LLC has petitioned for approval of a community shopping center district zoning at 5338-40 N Lincoln Ave. Plans call for A new mixed-use building with a commercial unit on the ground floor and 9 residential units on the upper floors. **Also**, HCGK 4306 LLC (Herbert J Beres et al.,) has petitioned for approval

of outdoor activities at 4306 N Central Ave. This is a location of a crafty beaver home center which is seeking to conduct some commercial activities outdoors. **Also**, Adam Lukas has petitioned for approval of a mixed-use at 2736 W Chicago Ave. Plans call for the conversion of a first floor to an artist's live-work space and continue residential unit on second floor. **Also**, John Puskarz has petitioned for approval to build two new single-family homes at 3015 N Normandy. **Also**, Onni 352 N Union Chicago LLC has petitioned for approval of a modified plan development at 354 N Union Ave. Presently the site has an apartment complex offering 373 residential units. The change with us allows 56 residential units to be used as hotel rooms. **Also**, GMO LLC has petitioned for approval of the subdivision of 2469-2471 N Clybourn Ave, a site that is zoned for Residential Multi Unit District. Plans call for two, 3-story, 3-unit residential buildings. **Also**, Rockstar Pets Inc has petitioned for approval of a special use within an industrial district at 1717-23 N Ashland Ave. Plans call for the operation of a dog kennel, dog enrichment, and dog training center in an existing building. **Also**, Chicago Title and Land Trust has petitioned for approval of motor vehicle repair shop facility at 4903 W Diversey Ave. SB 1001 Time LLC has petitioned for approval of a mixed use at 1001 N Milwaukee Ave. Plans call for

the conversion of the office spaces on the 4th floor of the existing mixed-use building into four residential units for a total of 12 units. **Also**, 370 N Carpenter LLC has petitioned for approval of a residential business planned development at 370 N Carpenter. Plans call for a 29-story, building with 390 residential units, 390 bicycle parking spaces, and 156 vehicular parking spaces above 6,670 sq ft. of street-level retail/commercial uses, together with accessory and incidental uses. **Also**, Vanessa Beckoff Ferrero and Colin Hudson has petitioned for approval of a subdivision at 911 N Mozart. The petition will create two zoning lots: one zoning lot at 913 N Mozart is to remain vacant for future development, and the lot at 911 N Mozart is to remain an existing 3-story multi family. **Also**, TNFLS LLC has petitioned for approval of a mixed-use district is zoning for 1626-1632 N California Ave. Plans call for Two retail/office spaces and two residential units or live-work units at street level, four residential units on the second floor, and one residential unit on the third floor, with five enclosed off-site parking spaces. Building Height and floor area to remain as existing. **Also**, Moises and Francisca Cervantes have petitioned for approval of a mixed-use at 713-715 W 19th Pl. Plans call for the creation of a two-lot subdivision which will allow the petitioner to construct a two-story building with two

units and two parking spaces on Lot 54 and to allow five residential unit density on lot 55. **Also**, Lawndale Christian Health Center has petitioned for approval of a neighborhood District commercial use at 3800-3818 W Ogden Ave. The rezoning is to allow a proposed 3-story medical clinic building providing on-site parking. **Also**, 6545 S Pulaski LLC has petitioned for approval of a neighborhood shopping District at 3948 W 66th St. The zoning will allow for an accessory parking lot to serve an existing eating and drinking establishment. **Also**, Modern Structures Co has petitioned for approval of a single-family residential District at 5210-5212 S Luna Ave. Plans call for a two-lot subdivision at the site. **Also**, Raul Rivera has petitioned for approval of the operation of a new restaurant at 5173 S Archer Ave. **Also**, Little Village Environmental Justice Organization has petitioned for approval of a special use at 3657 W 31st St; 3101-3111 S Lawndale Ave. Plans call for a "Shared commercial kitchen for neighborhood food programming and meeting space for youth education in agriculture." **Also**, Casa Grande Management LLC has petitioned for approval of a mixed-use zoning for 4239 W Cermak Rd. The petitioner is seeking to to convert the front 1-story commercial building into two residential units and continue the rear six residential units for a total of 8 units. **Also**,

Olympus Properties LLC has petitioned for approval of a motor vehicle related District at 4724-44 S Cicero Ave. The rezoning is to allow accessory outdoor storage to store commercial containers on property. Containers outside to serve restaurant supply store adjacent to this property located at 4752-58 S Cicero. **Also**, Habitat for Humanity Chicago has petitioned for approval of a single-family residence at 656 W 123rd St. **Also**, The Bowa Group, Inc has petitioned for approval of two flat zoning at 6536 S Dorchester Ave. Plans call for the construction of a two-unit residential structure at the site. **Also**, Top Cat EV LLC has petitioned for approval of zoning sufficient for charging stations to be located at 8957-59 S Western Ave. **Also**, 6453 S Bell LLC has petitioned for approval of a community shopping district at 6453 S Bell Ave. Plans call for the renovation and reuse of the property as a day care with accessory uses. **Also**, ATG, LLC and Lariba Group LLC have petitioned for approval of a community shopping district at 6058 W 63rd St. Plans call for the re-use of the first floor as retail use as an ice cream parlor and one residential unit on the second floor. **Also**, Banks Max Properties LLC as petitioned for approval of a Light Industrial District zoning for 447 E 111th Pl. Plans call for the establishment of a vehicle storage and towing business with

the ability to store vehicles outside. **Also**, Thrive Exchange LLC has petitioned for approval of a residential business planned development at 7901-11 S Exchange Ave; 2933-41 E 79th St; 7850-72 S Exchange Ave; 2908-30 E 79th St; 7839-45 S Escanaba Ave. Plans call for a two-phased development: phase 1 will include the construction of a new 6 story mixed-use, affordable housing building within the southwest parcel of the southwest parcel of the site. (Thrive Exchange South). Phase 2: will include the future construction of a mixed-use, affordable housing building withing the northwest corner of the subject property (Thrive Exchange North) **Also**, Empire Tire Corporation (d.b.a. Auto Empire) has petitioned for approval of a motor vehicle related District at 6700 S Wabash Ave. Plans call for auto storage lot as an accessory use to the tire shop and auto sales business located at 6707 S State St.

DuPage County

Public Hearings

- Before the Lisle Corporate Authorities, the Village is to reconsider an ordinance authorizing preliminary approval for the construction of "The Lisle" This mixed-use development is to be located at the southeast corner of Main St and Ogden Ave (4701 and 4705-729 Main St). F&C Development is seeking approval of a mixed-

use building that includes 198 residential units, 6 live/work units, 22,887 sq ft. of commercial space and 482 space parking garage.

Lake County

Public Hearings

- Before the Waukegan Community Development Commission, there is a petition for approval of a conditional use to allow for a landscaping business at 2015 N Lewis Ave. Also, there is a petition for approval of a liquor license and gaming license for The Tap Room at 36 N Genessee St. Also, there is a petition for approval of the Riviera Nayant Seafood Corp (Class E) restaurant at 2670 Belvidere Rd. Hearing: October 2

McHenry County

Public Hearing

- Before the Woodstock Corporate Authorities, the City is to create a new license for "Duke's Wood Fired Kitchen (d.b.a., Duke's Inferno). Hearing: October 3

Kane County

In Kane County, local officials are moving to a December decision on a new health department facility. Officials have been reviewing various aspects of a new facility including space needs, location, and the possibility of needing to build a new facility as opposed the renovation of an existing facility. This process will go through a technical recommendation in early October; a policy recommendation in late

October culminating in a County Board decision in early December. Tentative plans show the need for a 48,500 sq ft. facility with financing to range between 35 and \$40 million. Other decisions to be made will be architectural design versus design build and approval of conceptual plans and location.

the final section of Creekside Crossing Unit 5-7 with the land located south of Crossing Drive and east of Indian Boundary Road. The lot sizes range from 10,800 sq ft. to 37,557 sq ft. Average lot size is 13,459th square feet hearing: October 3

Will County

Public Hearings

- Before the Plainfield Plan Commission, there is a petition for approval of the "Lockley Park" subdivision proposed for the southeast corner of 143rd St. in Steiner Road. Plans call for 168 townhome units as a preliminary plan. M/I Homes of Chicago is the petitioner. **Also**, there is a petition for approval of a planned development at 24505 W. Village Center Rd at the southeast corner of W Village Center Dr and S VanDyke Rd. This PUD is for the Marnette mixed-use development. Dandelion Development LLC is looking to develop the mixed-use at the southeast corner of the intersection. Plans call for a 9000 sq ft. commercial space at street level with 84 apartment units in two buildings. This building has met with support from local officials. Hearing: October 2
- Before the Plainfield Village Board, Lennar Communities of Chicago has petitioned for approval of the final plat of Creekside Crossing, Unit 5C. This portion of the subdivision is to be located on 12.5 acres and offer 32 single-family lots. Unit 5C is

(Selected stories from KENDALL, LaSALLE, KANKAKEE, GRUNDY, AND DeKALB)

Public Hearings

- Before the Oswego Plan Commission, Jose and Silvia Martinez have petitioned for approval of the annexation of 3.175 acres located at 1038 Harvey Rd. The site is both a residence and a landscaping business. Hearing: October 5 (Kendall)

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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