

**Vol 39 No 16**

**October 9, 2023**

## **Northern Cook County** **Public Hearings**

- Before the Arlington Heights Plan Commission, Mylo Residential Arlington Heights Property, LLC (Joe Taylor, Compasspoint Development, LLC) has petitioned for planned unit at 116-20 W. Eastman. The petitioner is seeking a plan development to allow a 136-unit, multi-family residential development at the site. The developer earlier this year presented a plan for 150-unit project. However, after an initial review, the developer has returned with this revised plan. Lincoln Properties is mentioned as possible manager. Hearing October 11
- Before the Arlington Heights Conceptual Review Board, Christian Pre-K Prep has petitioned for approval of a day care center at 308 N Evergreen Ave. Hearing: October 11
- Before the Evanston City Council, there is a petition for approval of a planned development at 504-14 South Blvd. PIRHL Developers LLC is seeking approval to rezone the parcel to from general residential use to residential use plan development to allow for the construction of a 60-unit, mixed-use income project. To approve the project, the city will need to allow for setback variance as well as a height variance for five-story structure. Planners have

approved the project. The site ownership is both the city of Evanston as well as the Housing Authority of Cook County. Hearing: October 9

- Before the Evanston Land-Use Commission, Northwestern University has petitioned for approval of a special use for a plan development at 1501 Center St— or the site of the existing Ryan Field stadium. Plans call for the construction of a new stadium with 35,000 spectator capacity. Evanston will need to approve variances that include parking, landscaping, and open areas. Hearing: October 11
- Before the Palatine Planning and Zoning, CJ Johnson, Latitude Building and Development LLC, has petitioned for approval of a final planned development at 874- 920 N Quentin Rd. Plans call for a 6-lot, 13-unit development. The planned development is for a 6-lot subdivision. Hearing: October 24

## **Southern Cook County** **Public Hearings**

- Before the Lemont Village Board, Richard Rymek of R/J Rymek Co (for the owner) has petitioned for approval of an Annexation Agreement Amendment 12300 S Bell Rd. The purpose of the request is to add desired Conceptual Plans to the existing Agreement for the 8.3-acre subject property with

an underlying B-3, Arterial Commercial District zoned property. The project is called "Sun Hill Plaza." Hearing: October 23

- Before the Palos Hills Plan Commission, Askar Askar has petitioned for approval of a special use at 8082- 86 W 111th St. Plans call for a Fitness Center/Gym at the site. Hearing: October 23

## Chicago

**In Chicago**, *DL3 Realty* intends to file an application for site plan review to redevelop 1021- 1325 W 119th St. This property is to become a 413,000 sq ft. industrial warehouse building. The proposal also requires approval of a planned development. As per local code, a community presentation will take place.

### Public Hearings

- Before the Chicago Plan Commission, Dom Acquisitions LLC has petitioned for approval of the rezoning of 6521 S Blackstone Ave. The property is currently zoned Residential Multi-Unit District and is within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The petitioner is seeking to construct a 4-story residential building, with 14 residential units, and 14 parking spaces.
- Before the Chicago Zoning Board, **Also**, PTS Corp has petitioned for approval of a special use to establish an adult use cannabis dispensary at 605 N Clark St. **Also**, The Brow

Laboratory, LLC has petitioned for approval of a special use to establish a body art service (semi-permanent make-up) facility at 1425 W 18th St. **Also**, Anastasia Nails and Spa Inc (d.b.a. Banana Nails) has petitioned for approval of a special use to establish a nail salon and 6711 N. Northwest Highway, Floor 1. **Also**, Lemon Chicago, LLC has petitioned for approval of a variation to establish a public place of amusement license to provide live music, performances and charging at the door at 1600 W. Grand Ave. **Also**, Atheer M. Majeed, Gold Scissors Inc, has petitioned for approval of a special use to establish a hair salon 1064 W Bryn Mawr Ave. **Also**, Kimberly Soto, Jireh Nails and Spa, LLC, has petitioned for approval of a special use to establish a nail salon at 5723 W Belmont Ave. **Also**, Olga Susana Luna, Susy Beauty Salon Ltd, has petitioned for approval of a special use to establish a hair salon at 2750 N Oak Park Ave. **Also**, Lakeesha Spears, Barbarette Girls Enterprise, LLC, has petitioned for approval of a special use to establish a hair salon at 1455 W 103rd St. **Also**, KDP Chicago Cortland, LLC has petitioned for approval of a proposed side four-story addition to an existing five story transitional residence use building that is being converted to residential use with 7 efficiency units and 31 residential units with

thirty-four off-street required accessory parking spaces at 3601 W Cortland St. **Also**, City of Chicago Department of Water Management has petitioned for approval of a variation (setback) related to an existing one- and two-story pumping station building with new one-story addition at 1015 S Central Park Ave/ 3500-58 W Fillmore St. **Also**, Yalman & Ergun, Inc has petitioned for approval of a special use to allow the expansion of an existing hookah lounge in a new one-story rear addition in an existing one-story building at 7021 N Clark St. **Also**, 2127 W 18th St Buyers, LLC has petitioned for approval of a variation (setback) at 2127 W 18th St. Plans call for a proposed third floor addition, new side stairs and to convert from four units to seven residential units at an existing two-story residential building. (There is a parallel for a transit served location to allow the conversion.) **Also**, Dawat-E-Islami Inc has petitioned for approval of a special use to establish a two-story religious assembly facility at 6829 N Western Ave. **Also**, Pulaski Food Enterprises, Inc has petitioned for approval of a special use to establish a single lane drive-through facility to serve an existing restaurant and convenience store at 2 S Pulaski Rd. (There is a parallel petition for approval of a setback variance along Madison

St for a proposed single-lane, drive-through facility to serve an existing restaurant and convenience store.) **Also**, Kollel Ohel Torah, 3705-11 W Devon Ave, has petitioned for approval of a variation (setback) for a proposed three-story religious assembly use building with twenty-seven off-street accessory parking spaces. **Also**, Lux Living 4U, LLC has petitioned for approval of a special use to establish residential use for a street-level for a two proposed four-story, seven-unit residential town house buildings each with proposed driveway access at 3244-54 S Martin Luther King Jr Dr. **Also**, Shaan 95th and Jeffrey, LLC as petitioned for approval of a special use to establish a single lane, drive-through to serve a proposed fast-food restaurant proposed for 2115-25 E. 95th St. (There is a parallel review of a variance (setback) along E 95th St for a proposed one-story restaurant with a single drive through facility with on-site parking.) **Also**, Mastoura Corp (Christina Kalliris) has petitioned for approval of a special use to establish a cannabis infuser facility at 2355-57 N. Damen Ave. **Also**, James Masterson, Thomas Wolcott, LLC, has petitioned for approval of a variation (setback) for a proposed three-story south side addition with four units and two rear parking spaces: expansion

of the first restaurant in the existing two-story mixed-use building with one residential unit resulting in a three-story mixed-use building with five residential units. The project is at 1055-59 N Wolcott Ave/ 1849-59 E Thomas St. **Also**, GTOA Real Estate Investments, LLC has petitioned for approval of a special use to establish a street-level residential use in an existing four-story, to be converted to a four dwelling unit building. The project is located at 1343 N Western Ave. **Also**, Chicagoland Materials, LLC has petitioned for approval for a special use to establish a Class V recycling facility for the collection of excavated soil / dirt, concrete, bricks, and landscape material to be operated in conjunction with an existing retail/ wholesale landscape business. The project is to be located at 4556 W Roosevelt Rd. **Also**, Green & Randle, LLC/ Nature's Grace & Wellness, LLC (co-applicants) has petitioned for approval of a special use to establish an adult use cannabis dispensary at 2601-07 W Cermak Rd. **Also**, Little Ripper Skateboarding, LLC has petitioned for approval of a special use to establish a sports and recreation participant facility for skateboarding at 4319 N Knox Ave. **Also**, Branch House, LLC has petitioned for approval of a special use to establish a transitional residence which is located within a residential

district at 12124 S Normal Ave.

**Also**, G.P. Green House, LLC has petitioned for approval of a special use to establish an adult use cannabis dispensary on the first floor 620 N Fairbanks Ct.

**Also**, 2037 N Kenneth, Inc has petitioned for approval of a special use to establish residential use at street-level for a proposed four-story, 8-unit residential building at 2351 W Flournoy St. **Also**,

ReNu IL d.b.a., Renu, LLC has petitioned for a special use to establish an adult use cannabis dispensary within an existing one-story brick building. The petitioner will provide 13 parking spaces at 3215-25 N Western Ave/ 2345-57 W Melrose St. **Also**, Hookah 312, LLC has petitioned for approval of a special use to establish a hookah bar at 5762 N Milwaukee Ave. **Also**,

1423-1425-1427 N Sedgwick Street, LLC is seeking approval of a residential project at 1421 N Sedgwick Ave. Plans call for a six-story, 23-unit residential building with nine parking spaces and rear raised decks. The petitioner will require approval of a variation (rear setback). **Also**, Taneka Daniels has petitioned for approval of a special use to establish an outdoor patio to be located on the rooftop to serve a proposed restaurant on the ground floor of a parcel at 5405-11 W Madison St.

## **DuPage County**

### **Public Hearings**

- Before the Itasca Plan Commission, Sorensen Landscape and Specialty Design has petitioned for approval of a small business at 412 N Oak St. Hearing: October 3
- Before the Woodridge Plan Commission, there is a petition for approval of an amended site plan for the Wastewater Treatment Plant at 7900 Rte 53. **Also**, the City is to grant a major amendment to the final plat for the Farmingdale Village Townhomes at 8405 Woodward Ave. Plans call for a 77-unit townhome at the site. M/I Homes is the petitioner. Hearing: October 5

## **Lake County**

### **Public Hearings**

- Before the Antioch Plan and Zoning Commission, there is a petition for approval of a special use for a solar arm at 650 E North Ave. Hearing: November 1
- Before the Antioch Corporate Authorities, there is a petition for approval of the site plan for a Kia Dealership at the northwest corner of Rte 173 and Brown Rd. **Also**, there is a petition for approval of a site plan presented by Ash Pallet Management LLC for property located at 710 Anita Ave. **Also**, there is a consideration of a site plan review for a fire station (No 2) at 700 Deep Lake Rd. **Also**, the Village has been

asked in September to consider a conceptual plan for a 64,618 sq ft. assisted living facility on approximately 5.9 acre is located at 991 E Rte 73 which is adjacent to the Red Wings subdivision.

- Before the Deerfield Village Board, the Village is to consider a special use permit for an amendment to the Deerbrook Shopping Center. Plans call for a Floor & Decor Store taking 30,001 sq ft. with an address of 96, 114, and 118 Waekegan Rd. (The former Bed, Bath and Beyond site.) Hearing: October 16

## **McHenry County**

### **Public Hearing**

- Before the Cary Board of Zoning, Planning and Appeals, the municipality is finalizing its review of the East Cary Commercial Subdivision, Phase 2 which is located at 134 Northwest Hwy. (Bluestone Single Tenant Properties LLC is looking to subdivide a lot in the subdivision for "Extreme Clean Car Wash." Hearing: October 12
- Before the Cary Village Board, Tree Lined Partners, LLC has petitioned for approval of the development of property located at the southeast corner of S Rawson Bridge Rd and Hickory Nut Grove Ln. The Village would be required to annex the property for a municipal subdivision.

## **Kane County**

### **Public Hearings**

- Before the St. Charles Planning and Development Committee, the City is looking to donate a municipal-owned lot at Dean and N 15th St. The County is working with Habitat for Humanity of northern Fox Valley and receiving such locations for new projects. **Also**, Robert Rasmussen for Heritage Square phase 2 PUD is asked for change in use at 405 Illinois Ave. The project originally called for to office and to multi-family buildings covering one block. The number of units proposed within the plan development was limited at 13. However, Robert Rasmussen is looking to convert 405 Illinois Ave from offices to 8 apartment units. No changes will take place to the exterior of the project. Hearing: October 9

## **Will County**

### **Public Hearings**

- Before the Romoeville Planning and Zoning Commission, there is a petition for approval of a special use for Verilife (a.k.a., Midwest Compassion Center) at 412 N Weber Rd. The petition is for a Cannabis Dispensing use. **Also**, there is a petition for approval of plat of easement required for the proposed redevelopment of the old Northfield Block at 717 Parkwood. 721 Parkwood is the petitioner (Boyer-Rosene) Hearing: October 10

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

### **Public Hearings**

- Before the Yorkville City Council, there is a petition for approval of a petition for approval of a solar farm on 54 acres located east of Cannonball Trail and south of Galena Rd in the Bristol Ridge planned development. (Turning Point Energy LLC is seeking to build the Solar Farm

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