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Northern Cook County **Public Hearings**

- Before the Glenview Village Board, the Village is to consider the dissolution of the Waukegan Road/ Golf Road TIF District. Conclusion date is slated for December 31, 2023. Hearing: October 17
- Before the Glenview Development Adjustments Commission, Youth Services (c/o Amy O'Leary) has petitioned for approval of a Conditional Use Permit to allow building and parking lot modifications to the existing structure and parking lot, a conditional use in the P-1 Public Lands District. The project is located at 3080 W Lake Ave. Hearing: November 1
- Before the Oak Park Zoning Board, OP Office Partners LLC has petitioned for approval of no parking spaces at 1010 Lake St. Hearing: November 1
- Before the Schaumburg Corporate Authorities, Woodfield Financial Center I has petitioned for approval of a special use for a College at 1375 E Woodfield Rd. The firm wants an educational use to occupy the entire 6th Floor of the Office building. A nursing college (educational use) is only allowed as a special use in an office building. Also, the Village is finalizing Pickeball Courts at Olympic Park at 1675 Old Schaumburg Rd. Schaumburg Park District is the petitioner. Hearing: October 10
- Before the Schaumburg Zoning Board, Palfinger has petitioned for approval of outdoor use (training at their North American Headquarters at 2324 Palmer Dr. **Also**, Mike Ryan has petitioned for approval of a special use for a training facility in a manufacturing district. Fastball USA Training Center will wishes to operate a recreational use at 1261 N Wiley Rd, Unit G. **Also**, Dan Zorrilla, Laurie Children's Hospital, has petitioned for approval of a site plan for a 75,000 sq ft. building at 1994 N Roselle Rd. The proposal would be located in the Woodfield Regional Center Design Overlay District. **Also**, Marc Meyers, ARCO/Murray has petitioned for approval of a 83,124 sq ft. speculative warehouse with 4200 sq ft. of office space. Hearing: October 11

Southern Cook County **Public Hearings**

- Before the Orland Park Village Board, at committee level, Trustees are to review conceptual development plans for the "Downtown Orland Park Term Sheet." Edward Realty Co and the Village are discussion conceptual plans for the Village's "Triangle Property" or the section of the Village central business district hat has not been redeveloped. This parcel is at LaGrange Rd, Southwest Hwy, and 142nd St. The project consists of "Parcel A"

(mixed-use); "Parcel B" (mixed-use); "Crescent Park Parcel" (Entertainment venue oriented); "Parcel H" (medical use); Hero's Park; "Parcel F" (existing garage, new restaurant); and "Parcel C" (day care). Finally, the plan adopts a parking map of existing and reduced parking sites with overall slots estimated at 1158. This Option being reviewed is called "Option 2." Hearing: October 16

- Before the Tinley Park Village Board, the Village is finalizing a nominal lease agreement with Com-Ed. (Robinson Engineering, Ltd. is in the process of completing the construction plans for the multi-use path from the south side of 179th Street to the Dog Park. This path is to be located in the Com Ed right of way south of 179th Street to a point where it curves west and aligns with the north property line of the Tinley Park District Canine Campus.) Hearing: October 17
- Before the Tinley Park Plan Commission, Cassie Beno (for Tinley Bowl) a Special Use for a Substantial Deviation of the Hickory Creek Business Center for the development of a concessions building and athletic courts at 7601 183rd St. The project is up for site plan recommendation. **Also**, Iftekhar Syed of Tinley Park Properties LLC (d.b.a., Splish Splash Car Wash) has petitioned for approval of a special use at 7130 171st St. Plans call for the conversion of an existing nonconforming manual bay car wash to an automated tunnel car

wash. **Also**, West Point Builders, Inc. on behalf of Tinley Park Main Street, LLC has petitioned for approval of the mixed-use development West Point at Harmony Square. (A Text Amendment to the Zoning Ordinance is also proposed to facilitate the development by relocating a segment of the "Street-Level Commercial Required" designation in the Legacy Downtown Core Regulating Plan.) The project includes a five-story mixed-use building on North Street with commercial space on the first floor and 63 residential units located above. Additionally, the development includes 63 townhome units at the former site of Central Middle School. Site Plan and Final Plat approval are also being considered at the meeting.

Chicago

Public Hearings

- Before the Chicago Community Development Commission, Earle School LLC is working with the City's Department of Housing on a redevelopment agreement for property at 6121 S Hermitage Ave. The redevelopment project is located within the 63rd/Ashland TIF district. **Also**, BandWith Music Ltd is working with the Department on a redevelopment agreement for 134 S California Ave. The site is within the Midwest TIF district. **Also**, Homan Housing LLC is working with the Department on a negotiated redevelopment agreement for

property located at 3303 W Flournoy S; 3431-33 W Flournoy St; 3517 W Flournoy St; and 3553 W Lexington St in the Midwest TIF District. **Also**, Reynoso Insulation Inc is seeking approval of a purchase of property at 1946-48 W 63rd St. in the 63rd/Ashland TIF district. Hearing: October 10

DuPage County

Public Hearings

- Before the DuPage County Zoning Board, 9200 Kingery LLC has petitioned for approval of a conditional use for a plan development at 9200 S Kingery Rd and 10S410 Rte 83. The request involves the rezoning of the site for a gas station, convenience store, and carwash. This is a request by QuickTrip. Hearing: October 12
- Before the Burr Ridge Plan Commission, Naddaf-Coda Motors has petitioned for approval of a special use amendment that would expand a 7400 sq ft. additional space for outdoor overnight storage (existing special use) to 10,100 sq ft. Hearing: October 16
- Before the Darien Planning Commission, there is a petition for approval of a special use plan development and subdivision plat on 7.34 acres at 2941, 2963, and 2985 87th St. This project, called the Woodland Glenn Development, calls for a 17-lot subdivision of duplex units (34 total residential units). Woodlawn Glenn Development LLC is the petitioner. Hearing: October 18

Lake County

Public Hearings

- Before the Lake Villa Plan Commission, C&T Foxtrot, LLC has petitioned for approval of a conditional use for the establishment of a Dunkin restaurant with drive-through. The project is to be located in the Lake Tower Crossing plan development which is located along the west side of Tower Dr, south of Grass Le Rd. Hearing: October 19
- Before the Libertyville Corporate Authorities, Focus Acquisition Co LLC is working with the Village on an exchange of property. Focus, as contract purchaser, is looking to construct approximately 250 residential units in the building near the Metra station. This residential project will include a surface and structured on-site parking as well as stormwater management. As part of this proposal, the two parties are looking to exchange land in the area. However, Libertyville is requiring that Focus either reconstructs or reconfigures parking for the nearby Metra station as well as undertake specific improvements. The firm is to also remediate contamination of the site. (The Village owned parcel is the southwest portion of property located at 200 Lake St. in zero Lake Street. Focus is the contract purchaser of 400 Lake St.) Hearing: October 24
- Before the Round Lake Beach Planning & Zoning Commission, Crown Castle has petitioned for

approval of a wireless telecommunication facility which will include a tower at 1655 Wood St. Hearing: November 2

- Before the Waukegan Planning and Zoning Commission, Joshua Mercado has petitioned for approval of the vacating of a portion of a right-of-way of Western Ave known as "New York Avenue south of W Beach Rd." November 9
- Before the Waukegan Community Development Committee, Robert Cooper and Jackie Ferguson have petitioned for approval of the annexation of 35704 N. Garrick Ave (residential parcel). Hearing: November 6

McHenry County

Public Hearing

- Before the Crystal Lake Planning and Zoning Commission, Melissa DaRosa has petitioned for approval of a rezoning with commercial development on 6 acres located at 1501 Carlemont Dr. The 6 acres are a vacant site located by Alexandria Blvd to the north, Angela Ln to the south, and Randall Rd to the east. A conceptual plan for the project was submitted earlier this year and received favorable input. As now proposed, the project would be for lots: Lot 1 of 4000 sq ft. for a quick to serve restaurant and drive-through; Lot 2 would be a 5726 sq ft. lot for a carwash; Lot 3 would be a 3600 sq ft. lot for a quick service restaurant with drive-through; and Lot 4 which would be for a multi-tenant

building offering both restaurant and retail space. **Also**, Sandra Kerrick has petitioned for approval of a townhome subdivision to be located on approximately 5 acres located at 1201 Pardon Rd. Plans call for a 48-unit development. ("Derbyshire is a Luxury 48 Unit Townhome Community that consists of 3 "Villages", one at each of 3 major street frontages. The "Villages" are positioned around a large amenity area with a "Dog Park" plus Basketball and Pickle Ball Courts, a Children's Play Area, and a Gazebo with a Bar-B-Que and Picnic Area.")

- Before the Spring Grove Planning and Zoning Commission, Mary and John Reese have petitioned for approval for a drive-through to be allowed at 2450 N Rte 12. A drive-through at the location will require a special use permit. There is a retail complex at the site. Hearing: November 1

Kane County

Public Hearings

- Before the Aurora City Council, at committee level, the Andy Faville, TD Hangar LLC, has petitioned for approval of the lease agreement at the Aurora municipal Airport to allow for the construction of an airplane hangar. **Also**, the City is moving forward on an agreement with Penn Entertainment on the new location for the firm's Aurora Casino. Earlier this year, municipal officials began working with the firm for a new location as the existing site at 1 W New York St saw a decline in value. Now,

the City and Penn Entertainment are to relocate the recreational venue to 18.7 acres along Farnsworth Ave at Bilter Rd, Church Rd, and Corporate Blvd– – the main access being off Farnsworth. The City will need to consolidate several parcels to create the location. Once approved, Penn Entertainment will build a complex that will include 1200 gaming positions, sports book, 12,000 sq ft. of ballroom space, 12,500 sq ft. of event courtyard space, and 4500 sq ft. of meeting area. The project will include such amenities as a full-service spa, bars, and restaurant space. Finally, the project will include 1731 parking spaces with a portion of these slots being part of a parking garage. **Also**, Amore Mio (J&G Corp) has petitioned for approval of the consumption of liquor (new license unofficially) at 31-33 W New York St. Hearing: October 11

Will County

Public Hearings

- Before the Will County Planning and Zoning Commission, Urfan Malik, UNH Investments, LLC has petitioned for approval of a special use permit for a trucking terminal to be located on vacant property located along the east side of S. Cicero St in Monee.
- Before the Joliet Plan Commission, NP Compass Building 4 LLC, as contract purchaser, has petitioned for approval of the annexation of three parcels located at 19940 W Noel Rd; 19922 W Noel Rd; and

19808 W Noel Rd. Plans call for a subdivision with industrial zoning to allow for a future cold storage facility. The site is north of W Noel Rd, south of Busch Rd. The petitioner wishes to subdivide 69.506 acres for the purpose of developing a cold storage facility. The cold storage building would be approximately 589,388 sq ft. The subdivision would result in the creation of two new lots. Lot 1 would be approximately 49.9 acres in size and be located north of W Noel Rd and west of S Bush Rd. This lot would contain the cold storage building, in addition to 211 car parking stalls and 376 trailer parking stall. The remaining acreage, comprising Lot 2, would be for storm water management. (This petition is also appearing before the local zoning code for variances related to construction material and parking.) The petitioner, Joliet Intermodal Holdings LLC, has petitioned for approval of the rezoning of a site at 4001 Brandon Rd to transload/transportation operations facility and container storage yard for Junction Collaborative Transports, a logistics company. The site is currently zoned Industrial Park which allows warehouse and distribution facilities. The attached conceptual site plan shows a 33,800 sq ft. warehouse and repair building, 542 trailer stalls, 30 tractor stalls, and employee parking. There is a 5-acre container stacking area on the west side of the site that can hold around 735 containers. Hearing: October 19

- Before the Joliet Zoning Board, Amerco Real Estate Co (AREC), contract purchaser, has petitioned for a special use for an indoor storage facility at 4200 W. Jefferson St. The petitioner is requesting approval of the following items, with intent to develop a U-Haul Moving and Storage Facility. The properties total approximately 7.47 acres in size and contains two lots. The site currently contain a hotel use with a bar and adjacent parking. Development of the proposed U-Haul facility would result in the razing of the hotel building, with two new main buildings that would be located on the western lot. Two existing access points onto W Jefferson St would remain with the addition to an existing cross-access lane to the west. The easternmost building would be built on a 39,038 sq ft. foundation and contain a 3-story, 42-ft. tall, building that would include self-storage and retail within a showroom. The second building would be 49 ft. with a footprint of approximately 27,451 sq ft. and be located on the west side of the property. This building would be used mostly for storage of moving containers or pods. **Also**, Abraham Garcia has petitioned for special use so that a future tenant can sell cars (used) with on-site repair work at 1101 N Broadway St. The site would have up to 20 display vehicles. Hearing: October 19
- Before the Joliet City Council, there is a petition for approval of a drive-through associated with the Starbucks at 1900 Essington. **Also**, Rock Creek Industrial LLC has petitioned for approval to allow the sales of new and used trucks an existing industrial Park at 34350 Ship Channahon Rd. (The 27.2-acre site is Lot 5 of the Ketone Business Center Subdivision, Unit 3. The Ketone subdivision is located at Houbolt Road between Route 6 and the DesPlaines River and contains industrial warehouse facilities and trucking-related uses.) **Also**, the City Council is finalizing its review of the amended development agreement for Rock Run Collection Subdivision. Cullinan Joliet LLC is seeking approval for a mixed use development at a future date at a site located northeast of I-55 and I-80. The 207.36-acre parcel is presently undeveloped. (The City and the developer have worked on "... administrative guidelines will provide the developer with flexibility to adapt to ever-changing market conditions, while the enhanced, site-specific development standards will help usher in a high-quality, mixed-use development for this catalytic site.") Hearing: October 17
- Before the Plainfield Plan Commission, Plainfield the Public Library has petitioned for approval of a special use to construct a drive-through window as part of the renovation of a facility at 15025 S Illinois St. The drive-through service will ad 4000 sq ft. to the existing 27,000 sq ft. branch. Hearing: October 17
- Before the Lockport City Council, committee of the whole, Aldermen

are finalizing their review of the estimates associated with an economic incentive package is for the development of a mixed-use at 923 S State St. Fore Real Estate Holdings LLC has been reviewing its options for a redevelopment project and the city-owned property at 923-929 S. State Street. This site, presently a parking lot, is to become a mixed-use project. The firm is looking to build a three-story development. However, cost of the project has risen since the original discussion, and both parties are reviewing the economic package associated with the project which will be financed from a TIF district. **Also**, Michael Stockwell, Lennar Home Builders, has presented a conceptual plan for townhome project. Plans call for a 148-unit development to be located on 27 acres north of 151st St and west of I-355. ("The applicant is seeking feedback from the City due to the change in product from single family detached homes to single family attached homes. Upon approval of a Concept Plan, the special use permit for a PD will need to be amended (or replaced with a new special use permit as requested by the applicant)"). The local Plan Commission gave unanimous support to the conceptual plan. **Also**, R&T Property, Ltd (for J&A Sales) has petitioned for approval to build a 30,000 sq ft. industrial building. The petition includes a special use permit plan development. The project encompasses Lots 19 & 20 of

Prime Business Park which total 4.6 acres. The parcels, located at 16760 Prime Blvd, will be re-subdivided shifting the north lot line. The applicant will develop the lot along W Salem Ln and sell the remaining (consolidated) lot to a future user. J&A sales is a manufacturer of gasket products.

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

Earlier this month, *The Drake Group* presented conceptual plans for a residential development located south of Wolf's crossing Road and east of Douglas Road. The firm sought input on a proposed development that will offer 219 townhome units and 126 it detached single-family units. The property is to be located on 80.5 acres. Local staff indicated that they saw the plan as consistent with the community's comprehensive plan for the **Oswego** area. (Kendall)

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