

Vol 39 No 18

October 23, 2023

Northern Cook County

The Village of Bartlett has begun the review of a petition submitted by AGI Trucking. The firm is looking to build a 15,900 sq ft. office and warehouse facility on 4.4 acres known as Lot 15 of the Brewster Creek Business Park. Included in the plan is 62 trailer and semi trailer parking slots. The review will take place before the planning officials for a special use to allow the outdoor parking. *Triumph Design Build* is representing the petition.

In Elmwood Park, the municipality in early November will consider approving a special tax district. This District, designated as the "North Harlem TIF" will be located by W Schubert; W Wellington Ave; Harlem Ave (and alley); and the boundary line for the Village (to the east).

In Hanover Park, the Village is reviewing an agreement with *Siainc, LLC* for purchase of Village-owned property located along and on the west side of Barrington Rd, south of Walnut Ave, north of Maple Ave, and east of Pine St (at 6772-794 Barrington Rd). Presently the property is improved with two buildings offering 113,000 sq ft, recently renovated space (Hanover Square shopping center) along with an unimproved lot. As the Village owned property is located within a tax increment financing district the village is put out notice for alternate bids.

Public Hearings

- Before the Elk Grove Corporate Authorities, the Village is to discuss a complete update to

the municipal zoning code to reflect current best practices. Hearing: November 7

- Before the Glenview New Development Commission, there is a petition for approval of the construction (public restroom facility) as a conditional use at Johns Park, 795 Zenith Dr. The Glenview Park District is the petitioner. Hearing: November 8
- Before the Niles Planning and Zoning Board, Tim Powers, Public Works, has petitioned for approval of the construction of a new salt dome at the public works campus at 9849 W Touhy Ave in Niles. **Also**, SvigosAsset Management Inc has petitioned for approval of the addition of a vehicle operations facility at 5990 Touhy Ave. The Village will need to approve a special use within an mixed-use district to allow the facility to be built. **Also**, Elizabeth Preuss of Park Ridge has petitioned for approval of a special use to allow an office use at 6881 N Milwaukee Ave. Hearing: November 6
- Before the Niles Corporate Authorities, the Village is looking to work with HR Green Inc. and phase 1 services for the engineering's portion of the Howard Street bridge replacement project. This project involves the complete removal and replacement of a deficient bridge presently caring Howard Street over the North

branch of the Chicago River. **Also**, Niles Crosby's LLC and the Village are finalizing an agreement on development of the vacant former Wildwood Tavern Restaurant. The discussion is about the level of TIF incentives that will be required to offset the extraordinary costs for the redevelopment of the property. ("The developer envisions investing over \$3.5 million into a complete redevelopment of the interior and exterior of the property to revitalize the blighted restaurant and put it back into productive use. Wildwood Tavern Restaurant closed in December 2022.")

- Before the Schiller Park Zoning, Planning and Appeals Commission, there is a petition for approval of a public parking area within an industrial area located at 9500 Ainslie St. Hearing: November 8
- Before the Schiller Park Corporate Authorities, the Village is working with two firms on future projects: conceptual design services by Hitchcock Design for a "Park's Master Plan" and a municipal complex pre-design with William Associates Architects.
- Before the South Barrington Plan Commission, there is a petition for approval of a subdivision for 61 E Palatine Rd. Sundance SB LLC Is the petitioner. Hearing: November 1
- Before the Wheeling Village Board, JP Wheeling LLC has

petitioned for approval of support from the village and a application to Cook County for a Class 6(b) property tax exemption. The tax exemption is for an industrial building and 90 E. Marquette Dr. **Also**, Max-Starr Realty LLC has petitioned for approval to transfer the ownership of an industrial building at 742 Glen Ave to "742 Glenn SB, LLC" for which Cook County has approved a Class 6(b) tax exemption. **Also**, we see a animal hospital's, as lessee, has petitioned for special use to allow an animal hospital to locate at 751 N. Milwaukee Ave. The site is zoned for commercial mixed use. Hearing: November 1

- Before the Wheeling City Council, the City is looking to approve a special use for the operation of a recreational and instruction facility at 286 W Palatine Rd (Foxhole Training System). Hearing: October 16
- Before the Wheeling Plan Commission, there is a petition for a minor site plan change for Kids Island Learning Center III at 135 N Milwaukee Ave. **Also**, there is a petition for approval of a minor modification to existing self-storage building at 900 S Milwaukee Ave (facade) for Public Storage. **Also**, Northwest Mosquito Abatement District has petitioned for approval of a major site plan and building appearance for anew building with related improvements. Hearing:

October 25

Southern Cook County

Public Hearings

- Before the Burbnk Zoning, Planning and Development Commission, Properties Investment Group LLC has petitioned for approval of a drive-up window at 5900 W 79th St. The Municipality will need to approve a special use for the project. Hearing: November 7

Chicago

Public Hearings

- Before the Chicago Corporate Authorities, there is an intergovernmental agreement between the Chicago Park District and the City to transfer control of seven parcels along Sacramento Ave and W Lawrence Ave to allow for the expansion of Ronan Park. This expansion will be financed through a tax increment financing district presently in place. **Also**, the City is to sell for a nominal price property at 2358 S Whipple St (former firehouse) to the National Museum of Mexican Art. Plans call for a community center for art programming. **Also**, the City is negotiating the sale (\$80,000) of municipal property at 4032 S Michigan Ave to Hyde Park Self Storage, Inc. **Also**, SSNS Construction, Inc is working on the purchase of municipal property at 674-8698 S Vincennes Ave, 842-852 W. 87th St, 835-851 W 86th Pl for commercial development of car

wash, gas station, parking, restaurant with retail space. The sale of the site will be as is with an underlying redevelopment agreement.

DuPage County

Public Hearings

- Before the Elmhurst Development, Planning & Zoning Committee, Elmhurst University has petitioned for a conditional use permit for a final plan development at 190 S. Prospect Ave. Plans call for the construction of a new health services facility. Hearing: October 23
- Before the Itasca Village Board, the Village and Holladay Properties have been working on a redevelopment agreement for Itasca Station located at 115-25 W. Orchard St. The agreement includes such areas as groundbreaking by mid-2024; construction of a five-story, 124,800 sq ft. mixed-use building; will offer 87 upscale apartments; amenity space at street level; 4300 sq ft. of retail space; and a 4300 sq ft. amenity deck. For its part, the developer is seeking changes to such areas as required parking.
- Before the Naperville Planning Commission, Inhun Baek, kingdom martial arts, has petitioned for approval for a variance from local code regarding parking (161 required; 140 provided) at 1112 S. Washington St. The site is zoned for office and commercial

use. **Also**, Scooter's has petitioned for approval of an off-street parking variance for property located at 1931 Glacier Park Ave. Hearing: October 18

Lake County

Public Hearings

- Before the Buffalo Grove Planning & Zoning Commission, Christopher Enright, has petitioned for approval of variances related to the construction of a Belle tire at 704 E. Lake St., Road. Hearing: November 1
- Before the Buffalo Grove Planning and Zoning Commission, there is a petition for approval of a planned development with variance (signage) to allow the construction of a Lazy Dog Restaurant with Covered Patio at 51 McHenry Rd. This is the redevelopment of a former IHop Restaurant in the Grove Shopping Center. **Also**, there is a peititon for approval of a a planned development called Bison Crossing. ("Shorewood Development Group (Shorewood) and Double Eagle Development (Double Eagle) are purchasing and redeveloping approximately 16-acres of land located at the southeast corner of Dundee Road and Old Arlington Heights Road, commonly known as the former Rohrman car dealership sites. The property, which is located at 915-945 Dundee Road, is currently zoned B-4 Business, Service, Wholesale

District and developed with three car dealership buildings that have been vacant for over 10 years. The developers are planning to demolish all three of the existing buildings and redevelop the site into a new mixed-use development called Bison Crossing The subject site is proposed to subdivided into three lots: Lot 1 (5.61 acres), Lot 2 (4.89 acres), and Lot 3 (5.69 acres). In Phase I of the project, Shorewood will develop Lot 1 into a 50,354 square foot Tesla Sales, Service, and Delivery (SSD) Center and Double Eagle will develop a multi-family residential building on Lot 3. Shorewood intends to develop Lot 2 into a multi-tenant commercial use as part of Phase 2 of the project, which will be completed at a later date.") Hearing: October 18

McHenry County

Public Hearing

- Before the Woodstock Plan Commission, Ryan E Peters has petitioned for approval of the rezoning of 708 McHenry Ave to allow for a self storage facility. The site will have to be rezoned to retail with a special use permit. **Also**, New Direction Addiction Recovery Services has petitioned for approval of a six-unit apartment complex at the northwest corner of Borden and Kishwaukee Valley Rd. **Also**, Jack Pease, Super Aggregates, has petitioned for approval of an extension of a mining and

extraction operation for two years. This operation is located at 10210 S Rte 14. Hearing: October 19

Kane County

Local reports indicate that the *Crown Community* project proposed for Sugar Grove will not be considered until the new year. In 2019, the Village was presented with a plan that called for density of development on 760 acres at I-88 and Rte 47 that brought out intense local reaction. Now the firm has indicated a more balanced plan—that has taken into account local input—is being finalized. However, the Village has not received the plan and so has indicated it will be a 2024 issue.

Public Hearings

- Before the Kane County Zoning Board, there is a petition for approval of zoning at 308W653 Huntley Rd, Rutland Township, to allow for a solar facility. Also, RJF Elburn LLC & TJF holdings LLC (c/o TPE IL KN188 LLC) has petitioned for approval of a special use along the north side of Harter Rd at Esker Dr in Sugar Grove Township. Plans call for a solar facility. Hearing: November 15
- Before the Algonquin Village Board, at committee level, there is a petition for approval of a special use permit for, Marta Truskolaska, 123 Learning Center Daycare at 2651 W. Algonquin Rd. Hearing: October

17

- Before the Algonquin Village Board, Kopetsky Properties, LLC are to be designated the preferred developer for the Algonquin State Bank Property at 221 S Main St, within the Downtown Tax Increment Financing Redevelopment Project Area. The Village is undertaking the negotiation of a redevelopment agreement with the firm. Hearing: October 17

Will County

Public Hearings

- Before The Crete Plan Commission And Zoning Board, there is a petition for approval of the annexation of a parcel located at 25608 S Dixie Hwy. Upon annexation, the site will be rezone from Will County limited industrial to a new zoning classification in Crete called "Highway service District." Included in the petition is a special use permit to allow the construction and operation of a storage facility at the site. HSS Crete LLC (Hearthfire Self Store) is the landowner.
- Before the Homer Glen Plan Commission, Ronald McGrath, Tria Architecture (for Homer School District 33C) has petitioned for approval of the rezoning of a parcel located at 15711-733 S Bell Rd. The site is to be rezoned from agricultural use the Public Building; special use for an educational facility; and site plan approval. Hearing: November 2

- Before the New Lenox Zoning Board, Chris Manolitwsis, AJ's Hot Dogs, has petitioned for approval of variances at 342 W Maple St, Unit 8. (This petition has also come up before the local Plan Commission for a change to the underlying zoning district.) Hearing: November 7
- Before the New Lenox Plan Commission, Megan Kucala, 2R2B LLC, has petitioned for approval of a Special Use for Physical Culture and Health Services on a 1.5-acre parcel located at 2360 East Lincoln Hwy. Hearing: November 7
- Before the Wilmington Planning and Zoning Commission, Thomas Outsen, Wilmington Autoplex, 303 E Baltimore St, has petitioned for approval of the rezoning of the southeast corner of Baltimore and Kankakee streets. This rezoning is from light commercial to general commercial use. Hearing: November 2

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

In Kendall County, County officials at committee level are reviewing Future Land Use maps in regard to possible changes to the zoning of Route 47 in Lisbon Township to commercial from agriculture. As noted by officials, "some of the land owners in the impacted areas have organized a group to discuss farmland protection and are exploring creating agricultural conservation zones."

Local officials have been in discussion how developers are looking in the Rte 47 corridor not only in Lisbon but Kendall Township.

Manhattan has made known its intent to submit an application to the state for a loan related to improving the local infrastructure. Plans call for the construction of a water treatment facility at Well Number 7. This project will include new water main extension to West Manhattan-Monee Rd. Well Number 7 is located at the southeast corner of Century East Park. (Kendall)

Public Hearings

- Before the Braidwood Planning and Zoning Board, Allie D'Orazio, D'Orazio Ford and Arnie Bauer Chevrolet, 1140 N. Division St, has petitioned for approval of a subdivision of the site: "Braidwood Commercial Subdivision, Phase 1." Hearing: November 6 (Kankakee)

Directory

2R2B LLC 24521 S Legoria St,
Manhattan, IL 60442

D'Orazio Ford
www.dorazioford.com

Double Eagle Development 13075
Manchester Rd, Ste 250, St
Louis, MO 63131

Elmhurst University 190 S.
Prospect Ave., Elmhurst, IL
60126 www.elmhurst.edu

Enright Architects 628 E Parent
Ave, Ste 100, Royal Oak, MI
48067

Hearthfire
<http://www.hfirestorage.com>

Hitchcock Design 22 E. Chicago
Ave, Unit 200 a, Naperville, IL
60540

Holladay Properties T Drew Mitchell
1 Walker Ave, Ste 300,
Clarendon Hills, IL 60514
HR Green Inc www.hrgreen.com
Hyde Park Self Storage, Inc 5155
S. Cottage Grove Ave., Chicago,
IL 60615 773/955-5500
JP Wheeling LLC Daniel Foley;
Ivica Krpan 2416 E. Oakton
St., Arlington Heights, IL 60005
www.cobraconcrete.com
Kopetsky Properties, LLC Paul
Kopetsky 1332 Lowe Dr,
Algonquin, IL 60102
Lazy Dog Restaurants LLC (c/o GPD
LLC Jared Taylor Golden
Property Development
www.goldenpropertydevelopm
ent.com) Dewayne Mitchell
3337 Susan St, Ste 100, Costa
Mesa, CA 92626
www.lazydogrestaurants.com
Max-Starr Realty LLC 540 Allendale
Dr, Wheeling, IL 60090
National Museum of Mexican Art

www.nationalmuseumofmexica
nart.org
Niles Crosby's LLC Douglas
Dunlay; Michael Dunlay 1804
W Division St, Ste 2F, Chicago,
I L 6 0 6 2 2
www.4starrestaurantgroup.com
Northwest Mosquito Abatement
District 147 W Hintz Rd,
Wheeling, IL 60090
www.nwmadil.com
Shorewood Developement Group
860 N Milwaukee Ave, Ste 100,
Buffalo Grove, IL 60089
224/532-2401
Siainc, LLC Yder Syed
33W859 Fletcher Rd, Wayne, IL
60184
SSNS Construction Shahida Khan

23 Rolling Hills Dr., Barrington,
IL 60010
Sundance SB LLC Naim J Elias II
21660 Wfield Pkwy, Deer Park,
I L 6 0 0 1 0
www.overlandgroupinc.com
Super Aggregates
www.superaggregates.com
Svigos Asset Management Inc 1 W.
Dundee Rd., Suite 200, Buffalo
Grove, IL 60089
TPE development, LLC 3720 S.
Dahlia St., CO 80237
www.turningpoint-energy.com
Tria Architecture 901 McClintic
Drive, Suite 100, Burr Ridge, IL
6 0 5 2 7
www.triaarchitecture.com
Triumph Design Build 425 N.
Martingale Rd., Suite 1280,
Schaumburg, IL 60173
VCA Animal Hospital
http://www.vcahospitals.com
William Associates Architects
500 Park Blvd Ste 800, Itasca,
Illinois 630/221-1212
Properties Investment Group LLC
Yazan Alsayed 5057 Avocet
Ln, Pensacola, FL 325114

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