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Northern Cook County

In Village of Barrington, the Village is looking to work with BLA, Inc the first phase of engineering needed for the streetscape improvements coming to the Village of Barrington's Central Business District.

Public Hearings

- Before the Cook County Board, the County is finalizing its review of a petition for a Class 6(b) designation for property located at 2050-060 Janice Ave in Melrose Park. The site has been vacant for one month and is used as an industrial warehouse and distribution complex. Earlier this year the Village supported the petition for the county incentive program. Dayton Street Partners is the petitioner. A Class 6b) designation is for an unused or underused industrial property and is part of an incentive program authorized by the County.
- Before the Cook County Zoning Board, there is a petition for approval of a special use to operate a commercial private indoor recreational facility at 3600 Techny in Northbrook. Avalon Equities Techny, LLC, is the petitioner on the proposal Hearing: November 1
- Before the South Barrington Plan Commission, Projades has petitioned for approval of a subdivision for property located at 10 S. Friedman Rd. Hearing: November 1
- Before the Arlington Heights Village Board, at committee level, Gina Choi, Golf VX, has sought feedback on the conceptual plan to allow an 11,938 sq ft. amusement facility at 622-44 E Rand Rd. This would be a Southpoint Shopping Center recreational use that will allow for a golf simulator along with a restaurant with liquor service. Village officials have been supportive of the concept though they have made no specific decision. **Also**, Lux Living LLC has petitioned for approval of an amended plan development for the Arlington downs. This amended PUD will allow for a 411-unit residential building on lots two a and 16 of the Arlington downs master plan located along 3400 W. Stonegate Blvd. The Village Board has encouraged before plan to be presented to the community. **Also**, Ramen USA has petitioned for approval of a variance for a facility for bakery products. The use would be located in 1616 sq ft. within a business District at 926-28 W. Algonquin Rd.
- Before the Arlington Heights Corporate Authorities, Mocerri & Roszak has petitioned for approval of a mixed-use commercial and multifamily

building located at one, 11, and 15 E. Algonquin Rd/2355 S Arlington Heights Rd. The petitioner is seeking approval of the architectural design for an eight-story, mixed-use building offering 300 residential units and 25,000 sq ft. of commercial space. The building would be located on a section of 16.4 acres at Arlington Heights and Algonquin roads. This will be a multi-phased project with the present architectural design for a building and 3.65 acres (phase 1). This site is presently occupied by three commercial buildings in the five-office building all of which are vacant. **Also**, Village officials are looking at the design of a supportive housing development. Jordan Bartel, Full Circle Communities, has presented plans for 25-unit apartment complex to be located at Grace Terrace, 1519-625 S. Arlington Heights Rd.

- Before the Evanston City Council, Northwestern University has petitioned for planned development which would replace Ryan Field 1501 Central St. The existing stadium would be razed. In its place a 35,000-patron facility would be built at 116 ft. There would be 1408 parking spaces which would include a parking lot off-site. Amenities of the stadium would include such

things as locker rooms, training rooms, a kitchen, and club spaces. Local planners have recommended approval of the project. Hearing: October 30

- Before the Evanston City Council, PIRHL Developers, LLC and the City are finalizing an agreement that will allow for the construction of a 60-unit, mixed-income housing development at 504-14 South Blvd. Hearing: October 23
- Before the Evanston Land-Use Commission, there is a petition for approval of a variance to allow a small addition for Meals on Wheels of Northeastern Illinois at 1723 Simpson St. Hearing: October 25
- Before the Schaumburg Zoning Board, Twenty Lake Holdings (c/o Fred Thaete, Cage Engineering) has petitioned for approval of the construction of an 83,124 sq ft. office warehouse building. The land was once considered a portion of the Daily Herald production facility site along Albion Avenue. The parcel is to have a future address of 1050 Albion Ave. The Village will need to approve site plan and landscape variance as well as final plat approval. **Also**, South Paw Dog Grooming has petitioned for approval of a special use for a dog grooming facility with parking variance at 810 Morris Ave. **Also**, Kensington Development

Partners has petitioned for approval of a 97,100 square-foot entertainment/restaurant building along with a 900-parking space garage ("The petitioner is proposing construct a new 89,300 gross square foot entertainment establishment which primarily features a multi-level indoor electric go-cart track, along with a bar/restaurant, bowling alley, laser tag room, ride simulator room, and various amusement/video games. A 7,800 gross square foot second floor mezzanine area features private rooms for parties and events along with additional bathrooms.") This project is within the Woodfield Regional Center Design Overlay District. The project name is "Andretti Karting." Hearing: October 25

- Before the Schaumburg Village Board, the Village is endorsing the proposed "North Meacham Pedestrian Bridge Concept." ("Completed in 2020, the North Meacham Road Corridor Plan was developed to create a cohesive vision for the Meacham Road right of way in order to establish Meacham Road as a distinct corridor, unify the east and west sides of the 90 North District and balance the needs of motorists, pedestrians and cyclists. The plan included a number of implementation recommendations including the

construction of a pedestrian bridge over Meacham Road. A bridge will provide pedestrians and bicyclists a comfortable crossing between the east and west sides of the corridor and is envisioned to be coordinated with adjacent land uses to create a seamless user experience and to provide access to a variety of destinations within the District.") Hearing: October 24

Southern Cook County

Public Hearings

- Before the Cook County Board, the County is offering: "The Climate Resiliency Development Program will support five communities in suburban Cook County in developing individualized Climate Resiliency Plans that identify efforts to bolster the community against climate threats and reduce the human and economic toll of climate change and natural disasters. This agreement is for the first phase of a two-phase program. Phase I includes a community-driven planning and prioritization process in which communities will set goals and identify projects to bolster resiliency. Communities that participate in the planning phase will have the opportunity to receive services to implement portions of their plans in Phase II. Such services will be identified in

future agreements." The five communities are Justice, Lynwood, Markham, Franklin Park, and Bellwood. **Also**, the County is finalizing a review of a Class 8 application submitted by U-Haul Co. of Illinois 4103 Holbrook Rd. in Glenwood. Glenwood supported the application earlier this year. The company is to use the site for warehousing and storage. A Class 8 designation is for commercial property which the County offers an incentive program for re-use or renovation.

- Before the Berwyn Zoning, Planning and Development Commission, the municipality is looking to allow for a parking lot as a special use on property located at 3309 S Home Ave. The site was purchased by the community when a home on the property was destroyed by fire. Now, an adjacent business, as contract purchaser, is looking to place a parking (off-street parking area) with a new zoning as mixed-use district. **Also**, JL Vibes LLC has petitioned for approval of the creation of a private parking area for shared use of certain businesses located at 1213 S. Grove Ave. Hearing: November 15
- Before the Forest Park Planning and Zoning Commission, Patrick Buckley (d.b.a. Cill Dara) has petitioned for approval of a variance

(setback) at 836 Circle Ave (vacant lot). Hearing: November 20

- Before the Forest Park Corporate Authorities, the municipality is to hold a hearing on a redevelopment plan and project area designated as the "circle Harlem TIF district." The redevelopment area is located at Harlem, Lathrop Avenue, south of the CTA line. Hearing: November 13
- Before the Oak Lawn Planning and Zoning Commission, Sierra wide has petitioned for approval of a tattoo parlor at 10522 S Cicero Ave. Hearing: November 6
- Before the Tinley Park Plan Commission, the Village has petitioned for approval of zoning— south of 173rd St, east of Oak Park Ave, and north of North St from Downtown Core Zoning District to Civic Zoning District— to allow for proper zoning for the future "Harmony Square Plaza" development along with site plan approval. Hearing: November 16

Chicago

Public Hearings

- Before the Chicago Plan Commission, Onni 352 Union Chicago LLC has petitioned for approval of an amended plan development for property located at 354 N. Union Ave. and 357 N. Halsted St. Plans

call for the addition of "hotel" as a permitted use with 56 units. Also, there is an amended open space plan for the project. **Also**, Thrive Exchange LLC has petitioned for approval of the rezoning of 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 from Neighborhood Commercial Business District to a planned unit development. There will be two Sub-Areas within the planned unit development: one to construct a new six-story, mixed-use affordable housing project with 43 units (Sub-Area A) and a second later phase. As now proposed this later phase would also be a mixed-use, affordable housing complex but for which there is no specific date set.

- Before the Chicago City Council, at committee level, the City is to consider an amendment to the redevelopment agreement with Imani Senior Village Phase 1 LLC. Plans call for 70-unit senior complex at 9621 S College Grove Ave. The amendment involves financing through HUD. **Also**, there is a petition for approval of the restructuring and redevelopment agreement (TIF financing) and additional city funds to be granted to Austin United alliance LP. This petition

involves a multi-family, mixed-use development at 5206 W. Chicago avenues, 5200-224 W. Chicago Ave.

DuPage County

In Glen Ellyn, Dominick Cannata, Legacy Shops of Glen Ellyn LLC, has presented a conceptual plan for the possible re-use of an existing one-story, multi-tenant commercial building located at 1182-184 Roosevelt Rd. Plans call for a multi-use building that will allow for two restaurants, a salon, and other retail uses. The petitioner would also ask for a special use for a drive-through associated with one of the restaurants at the site. This location is along the north side of Roosevelt Rd between Surrey and Royal Glen drives.

Lake County

Public Hearings

- Before the Beach Park Plan Commission and Zoning Board, Crecencio and Josue Padron have petitioned for approval of a conditional use permit for contractor's equipment storage yard along with a caretaker unit within the overlay district located at 12454 W Wadsworth Rd. Hearing: November 2
- Before the Gurnee Planning and Zoning Board, Veterans Assistance Commission of Lake County has petitioned for special use to allow an office at 5626-652 Northridge Dr.

- Hearing: November 1
- Before the Lake Forest Plan Commission, Carmine Iosue, Iosue Investments LLC, has petitioned for approval of a mixed-use development at 1015-45 Waukegan Rd. The proposed development includes a four-story, multi-family residential building, detached garage, coffee shop with drive-through, surface parking area, and a pedestrian/vehicular circulation site. Hearing: November 8
- Before the Round Lake Beach Planning & Zoning Commission, Rodolfo Vasquez, A.B. Auto Car Service Garage, LLC, 1327 Fairfield Rd, has petitioned for approval of a repair shop as a special use in the Village. Hearing: November 2

McHenry County

Public Hearing

- Before the Crystal Lake Planning and Zoning Commission, Professional Resource Development LLC has petitioned for approval of the annexation of a parcel located at the southeast corner of Randall Rd and Meredith Dr (a.k.a. Ackman Road). Plans call for 2541 sq ft. limited-service restaurant with drive-through; 4256 sq ft. dental office; and some restrictions on future use(s) at the site. The final plan development is up for review

by City officials. Hearing: November 15

- Before the City of McHenry Planning and Zoning Commission, there is a petition for approval for the continued operation of a horse stables with outdoor horse arena at the Hickory Creek Farm which is an operation on 12.2 acres south of the MacCullom Lake Rd and Lake Shore Dr intersection (4400 Lake Shore Dr). The petition is to revert the zoning of the site to agriculture allow the use to continue. Hearing: November 15
- Before the Spring Grove Planning and Zoning Commission, Warner Properties, LLC as contract purchaser, has petitioned for a special use permit to operate a building materials retail business with outside storage as well as the use of certain equipment outside and property located at 2221 Pierce Dr. Hearing: November 15

Kane County

Public Hearings

- Before the Elgin Corporate Authorities, the City is reviewing a request by Courtyard 40, LLC for additional financing for the redevelopment of 40 DuPage Court. The firm has undertaken the re-use of the site's five-story office. Plans call for 40 apartments with street-level

commercial use. However, the original plans from 2021 have out of date cost estimates, and the firm is asking for additional financing through local TIF district.

Will County

Public Hearings

- Before the New Lenox Village Board, JLG Architects and the Village are finalizing an agreement with a site plan and master plan for a Sports Park and Field House. The Village is at conceptual stage. **Also**, the Village is considering working with Tracy Cross & Assocs on the future of the types of housing that the Village can expect to see in the coming years. Hearing: October 23

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

Public Hearings

- Before the Yorkville Corporate Authorities, QuickTrip Convenience Store and Gas Station has petitioned for approval of a fuel station and convenience store development at the northeast corner of routes 47 and 71. The project is to be located on two parcels totaling 5.51 acres. In addition, the development will offer fuel for both cars and trucks, have a retail store, and a made to fresh

order food service. There is in the remaining 1.23-acre parcel at the site which may become a carwash at a future date. **Also**, Alexander L. Berman, on behalf of Kendall Holdings I, LLC, has petitioned for approval of final plat of resubdivision approval for Lots 4 & 5 of the Kendall Marketplace Commercial Development. ("The lots, consisting of approximately 3 acres, are proposed to be resubdivided into three (3) new ~1-acre parcels and abrogate an existing ten (10) foot public utility easement. Platted as new commercial out lots located at the northwest corner of US Route 34 and Isabel Drive, the lots will have access from Edward Lane and utilized for future commercial land users with appropriately sized lots within the larger retail development.") Hearing: October 23 (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