

Northern Cook County



In Arlington Heights, local officials have indicated that the Village is asking for possible options for parking for a proposed multi-family development. *CA Ventures* has proposed the construction of an 87-unit facility along Sigwalt St between Highland and Chestnut avenues. As now proposed, the plan has 94 parking spaces which are located in an underground level as well as the first and second floors of the structure. This plan would be 31 parking spaces short of local code. The deficit would be supply by the adjacent municipal parking structure. However, some officials have expressed concern over the loss of parking for area retailers. The plan, as presented, was conceptual

In Evanston, the City has begun the process to sell a City-owned parcel for private development. The site, a parking lot presently called the "Library Parking Lot", is located at 1714- 720 Chicago Ave. With completion of the sale, a development team of Greg Stec and Bruce Larson will construct an 11-story office building at the site.

Public Hearings

- Before the Illinois Finance Authority, there is a petition for approval of a plan to issue \$21 million In Revenue Bonds for the "Lodge of Northbrook, Inc" project. The money will be used for a senior project to be located on

11.7 acres which is seen is Phase III of the existing project. This phase is for a three-story, 18-unit senior facility. Also under consideration is Phase IV which is a 60-unit independent living facility and eight, two-bed assistant living units in a three-story structure to be built on 5 acres at the site.

- Before the Evanston City Council, the City is to consider a special use for a PUD and convenience store. Plans call for a 9-story, 242-unit residential building. This project would be built at 831 Emerson with a special use to allow a 3300 sq ft. commercial space at street level. Tim Anderson , Focus Development, is representing the development team for the project. Hearing: April 24
- Before the Hoffman Estates Village Board, the Village is to consider the annexation of 145 acres located at routes 59 and 72. This land is part of a 185-acre residential community that, under conceptual plans, would have 1325 residential units and 200,000 sq ft. of commercial space. Other taxing bodies in the area have expressed concern over the density of the development. This concern has continued to be voiced even though a request for a TIF District for the proposal has been dropped. Hearing: April 24
- Before the Glenview Plan Commission, the Jewish Community Centers of Chicago has petitioned for approval of a Conditional Use Permit to allow the

construction of an accessory structure, playground and associated modifications of camp facilities at 3050 Woodridge Rd. Hearing: May 9

- Before the Oak Park Village Board, District House LLC has petitioned for approval of amendments to the agreement which approved a five-story, mixed-use development which will have 4450 sq ft. of street-level retail, 28 condominium units, and 37 parking spaces. The amendment relates to responsibility for the streetscape associated with the project. Also, OP South Boulevard LLC has petitioned for approval of an additional building plans which are to be submitted (new construction methods) which will need to be reviewed. (Both petitions approved). **Also**, Two Brothers Restaurant Group LLC has petitioned for approval of the issuance of a new liquor license (B-5) in the community along Marion St near Lake St. Hearing: April 17
- Before the Palatine Plan Commission, Salt Creek Properties (project to be transferred to DR Horton) has petitioned for approval of a 10-unit townhome development as a PUD at 1000 N Auburn Woods Dr. Hearing: May 2
- Before the Schaumburg Zoning Board, there is a petition for approval of a "Foundation Landscape Variation," site plan amendment for parking lot, and a parking deck at 1501 W Woodfield Rd. Schaumburg Corporate Center is the petitioner.
- Before the Schaumburg Zoning Board, School of Rock has petitioned for approval of a special use at 1409 Wright Blvd. Hearing: May 3
- Before the Skokie Plan Commission,

4900 Madison, LLC/8260 Elmwood LLC has petitioned for approval of the subdivision with transit mixed-use district zoning for a parcel located at 4900-920 Madison St. A portion of the property will be used for a walkway that will connect the Skokie Valley Trail to sidewalks along Madison Street and Elmwood Street. In addition, the petitioner has requested a three-lot site plan approval at the property. The site plan would allow for a child day care; a mixed-use building with street level commercial use (seven multifamily units above), and a private playground. **Also**, Jetco has petitioned for approval of a special use permit for seasonal outdoor sales (garden etc) at 9449 Skokie Blvd. Hearing: May 18

- Before the Skokie Zoning Board, Kimley-Horn and Associates (c/o BlitzLake Partners) has petitioned for approval of variances (signage fronting Dempster and Carol streets) within a business district. Hearing: May 17
- Before the Wheeling Plan Commission, Helms Performance Group, Inc, has petitioned for approval of a 6(b) property tax exemption for the industrial facility at 290 Larkin Dr. The 6(b) program is offered by Cook County for the re-use of vacant industrial property. The County requires support from the municipality in which the project is located. Hearing: May 1



Public Hearings

- Before the Country Club Hills Zoning

Board, there is a petition for approval of the annexation of a parcel on the west side of Cicero Ave, north of 173rd St (4950 W 173rd St). The area is an industrial district. Hearing: May 9

- Before the Matteson Plan Commission, Eric Mantel's "Save The Music Guitar Program," 100 Towncenter Dr, has petitioned for approval of a special use. Hearing: May 4
- Before the Markham City Council, the City is considering the " rezoning its entire C-1 Neighborhood Shopping Districts, C-2 Community Shopping Districts and C-3 Hotels – Office - Research Districts to exclude non-revenue generating businesses." Hearing: May 10
- Before the Orland Park Plan Commission, there is a petition for approval of a special use permit for Teas & Things Sip & Go Cafe. Hearing: April 25
- Before the Orland Park Plan Commission, Freddy's Frozen Custard & Steakhouse has petitioned for approval of a special use permit to construct a restaurant with drive-through facility in the General Business District at 7402 W 159th St. **Also**, there is a petition for approval of Bluff Pointe Subdivision for a parcel located along the west side of Wolf Rd, near 171st St. Plans call for a plat for 49 single-family homes on 26 acres. Included in the plan would be two detention ponds as outlots. **Also**, there is a petition for approval of the Gateway Plaza at 143rd St and LaGrange Rd (14301 S LaGrange Rd). Plans call for the construction of a 15,000 sq ft., two-story mixed-use building. **Also**, there is a petition for approval of a PUD upon annexation of a parcel located at 15610 S LaGrange

Rd. Plans call for the construction of a five-lot commercial planned unit development that will include three restaurant/retail outlots along LaGrange Road and a retail anchor building. The project requires a portion of the property to be annexed into the Village, subdivided and then rezoned from Residential District to COR Mixed Use District to establish the planned unit development via a special use permit. Hearing: May 9

- Before the Tinley Park Plan Commission, James Richert, Banging Gavel Properties, has petitioned for approval of a special use permit for a restaurant, private events area, and outdoor patio. **Also**, Ken Lindberg , HOH Architects (for St. Stephen Deacon & Martyr Catholic Church, Archdiocese of Chicago, has petitioned for approval of a variance height to allow the construction of a proposed addition at 17500 84th Ave. **Also**, McDonald's USA LLC has petitioned for approval of a variance (signage) related to site plan approval at 17171 Harlem Ave. Hearing: April 20

Chicago



Public Hearings

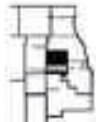
- Before the Chicago City Council, at committee level, there is a petition for approval to support a 6(b) tax incentive for property located at 1719 W 35th St. The 6(b) program operated by Cook County is to encourage the re-use of vacant industrial buildings. **Also**, there is a petition for approval to support a 6(b) tax incentive for property located at 1455 W Willow St.

- Before the City of Chicago, at committee level, there is a petition for approval of an intergovernmental agreement with the Chicago Board of Education for TIF assistance for the New South Loop Elementary School.

Civic

In Chicago, the Department of Aviation has made a "request for proposals" for a Branded Hotel Operator Management Services at Chicago O'Hare International Airport. The offer is to become the operator for two on-airport hotels. An existing Hotel was developed in 1970. It is the only hotel on Airport-owned land and is an Upscale hotel which currently offers 860 rooms and approximately 44,000 sq ft. of meeting space. It is directly connected to Terminals 1, 2, and 3 by walkway, and by the ATS to Terminal 5. CDA will develop the New Hotel near Terminal 5, with an anticipated construction start of 2017. The anticipated opening date of the New Hotel is 2020. The anticipated effective date for a new Management Agreement is the third quarter of 2017.

**DuPage
County**



Downers Grove has approved the redevelopment of a senior complex at Fairview Ave and 66th St. Calling for expansion of *the Oak Trace* senior complex, plans call for the construction of a four-story, health care center, a five-story residential independent-living building, and 13 residential villas. Finally, the plan includes a renovation of the existing building. (Though the plan was approved, local reports indicate that seniors who live at the site, say they would be illegally

displaced by the project.)

Naperville has approved a continued industrial use for a parcel at 433-35 Spring Ave but for a limited period. *Richard Kramer* wants to operate Paul Davis Restoration from the location. Adjacent to the warehouse, Ozinga operates a concrete plant. Plans call for the Restoration business to operate until the concrete plant site can also be purchased by Richard Kramer. Once both sites are purchased, the land would be redeveloped as a residential subdivision. This residential use would bring the site into conformance with the surrounding area. However, the time period offered by the City, as a condition for the proposal, is shorter than desired by the petitioner.

Public Hearings

- Before the Downers Grove Plan Commission, there is a petition for approval of the rezoning of 4801 Main St; 4824-832 Highland Ave from residential to neighborhood-scale institutional and public district. Plans call for the expansion of a parking lot as part of the petition. Hearing: May 1
- Before the Elmhurst City Council, at committee level, Elmhurst Extended Care Center has petitioned for approval of variance to allow the renovation of the facility at 200 E Lake St. The facility is to be expanded to meet ADA standards— standards that require common areas for disabled residents. (The facility purchased adjoining properties to allow for the changes to the building.) Hearing: April 24
- Before the Glen Ellen Architectural Review Commission and Plan Commission, TMC Illinois 2, LLC (for CVS Pharmacies) has petition for conceptual plan approval for a final PUD for Roosevelt Glen Corporate

Center Which is located at the southeast corner of Roosevelt Rd and Nicole Way. Plans Call for 13,111 sq ft. pharmacy with drive-through. Hearing: April 26

- Before the Hinsdale Plan Commission, there is a petition for approval of an adjustment to an exterior appearance and site plan for a parking deck To the Proposed Hinsdale Middle School which is to be built at 100 S Garfield Ave. The petitioner is Community School District 181 and his co-applicant with the Village of Hinsdale for the proposed parking deck. The project would be located at 100 South Garfield Ave.
- Before the Wood Dale Library District, the District is to hold a hearing on the determination of financing for a renovation project associated with the local library building. The cost of the project is estimated at \$4.2 million. The district has \$2.7 million in the special reserve fund and \$1.5 million can be paid over a ten-year period. Hearing: May 15

**Lake
County**



In Buffalo Grove, new plans by the local Park District to expand Prairie Grove Park will require changes to the redevelopment of a section of the Link property located near Buffalo Grove Rd and Bradwyn Ln. *K. Hovnanian Homes*, which controls the 50-acre Link property, has proposed the construction of 214 residential units. However, the Park District now wants to acquire land from the Link parcel as well as a right-of-way from the Village that would allow the expansion of Prairie

Grove Park. This expansion will require changes and resubmission of the plat for the single-family subdivision.

Public Hearings

- Before the Deerfield Plan Commission, Gateway Fairview, Inc, owner of Deerbrook Shopping Center, has petitioned for approval of a Special Use for a 41,966 sq ft. for an Art Van Furniture store in the former Sports Authority space. The petitioners are proposing to change the existing facade for the new Furniture store. **Also**, Norcor Cadwell Associates has petitioned for approval of an amended Cadwell's Corners Commercial PUD to permit restaurants within a specified limited area of the Shopping Center. Specifically, the petitioners are requesting the following: to allow restaurant uses within only a specific limited area located at the south end of the shopping center. The petitioner proposes to allow restaurant uses within the premises identified south of and adjacent to the Pet Supplies Plus store and extending to the newly constructed tenant spaces that face south toward Lake Cook Rd. The total area square footage of this area is approximately 12,900 sq ft. Hearing: May 11
- Before the Grayslake Plan Commission and Zoning Board, Circle K (Heartland Division) has petitioneds for approval of a special use to allow a gas station and car wash in a general business district at the southwest corner of Lake St and Rte 83. Hearing: May 8
- Before the Lake Forest Plan Commission, IP Properties Lake Forest, LLC, landowner, and Waterway Gas and Wash Co, petitioner, have petitioned for approval of a special use permit for a gas station with carwash

at 1015-45 South Waukegan Rd. **Also**, Peter Childs, 1441 McKinley Road, has petitioned for approval of a subdivision to create two condominium units. Hearing: May 11

- Before the Lake Zurich Village Board, there is a petition for approval of an amended TIF District (parking) as it affects DiPeiro's Ristorante. **Also**, Franco's Pescheria has petitioned for approval of the needed licenses to open a restaurant (with liquor license) at 471 S Rand Rd.
- Before the Mundelein Planning and Zoning Commission, The Office Clubhouse LLC, as owner, and Denmac Properties LLC, as petitioner, have petitioned for approval of a special use to operate a banquet facility at 914 N Lake St. Hearing: May 3
- Before the Waukegan Planning and Zoning Commission, Gregorio Hernandez has petitioned for approval of the rezoning of 17 and 19 S Dilger Ave. The rezoning would be from residential to B3 General Commercial Use. **Also**, Felix Orlando and Celis Ruis (Belvidere Benny, LLC) have petitioned for approval of a conditional use for a detailing carwash to be located at 1405 Belvidere. **Also**, Oportun, Inc./2000 Grand Avenue, LLC has petitioned for approval of a conditional use to allow a financial institution to located at 2000 Grand Ave. Hearing: May 11
- Before the Zion Corporate Authorities, there is a petition for approval of the proposed redevelopment plan to be known as the Sheridan Rd/Route 173 Redevelopment Project Area. This RPA consists of land generally located along both sides of Sheridan Rd between 18th St and 24th St to the South, and the properties along both sides of 21st

St between Sheridan Rd and Emmaus Ave. Hearing: May 16

**McHenry
County**



In Algonquin, *DKI Inc* has won conceptual support for a proposed senior complex. The developer is looking to build the complex along Wentworth Dr, south of W Algonquin Rd. Preliminary plans show a proposal for 60 units. This site will need to be rezoned from commercial to residential to allow the project to be built.

In Fox River Grove, local reports indicate that Village Trustees have granted an extension for the first phase of a redevelopment project. *Grove Residents LLC* has been working with the Village for some time to create a large mixed-use project in the community's central business district. Recently, Trustees received a request for an extension to August 31 to get control of the necessary parcels on which to build the first phase. While Village officials approved the extension, officials also asked what options the community will have if the project does not break ground.

Public Hearings

- Before the Algonquin Planning and Zoning Commission, Calatlantic Group has petitioned for approval of revisions to the final plat of a 13.8-acre parcel which is the Glenlock subdivision. The subdivision is located west of the routes 62 and 25 intersection. Hearing: May 8
- Before the Algonquin Village Board, Spectrum Algonquin, LLC, petitioner, and Northside Community Bank, landowner, have petitioned for approval of the annexation of 30.3 acres which are located on the south

- by Harnish Dr, west of Randall Rd, and east of Einkeke Blvd. Hearing: May 9
- Before the Huntley Plan Commission, RUBY-02-HNTLYCMRCL, LLC has petitioned for approval of a preliminary PUD with underlying Shopping District Zoning. The parcel is a 55-acre site located east of Rte 47, north of Powers Rd. **Also**, BBQ King Huntley LLC has petitioned for approval of a preliminary and final plat with special use for a restaurant and site plan. Plans call for a 10,187 sq ft. retail building at 11708 Coral St. Hearing: May 8

Kane County



East Dundee has approved a tax incentive package for a new service station. *Speedway LLC* is to build a auto service center in the Terra Business Park at the northwest corner of Christina Dr and Rte 72. Plans call for a fueling center, a 4600 sq ft. convenience center, and a "Speedy Cafe." The project is part of an existing TIF District, and officials agreed to share a portion of the special district funding for the project.

Public Hearings

- Before the Kane County Zoning Board, Brundige 25 LLC has petitioned for approval of an amended PUD to allow for cell tower to be built at the northeast corner of Brundige and Keslinger roads. Hearing: May 9
- Before the Aurora City Council, Fox Valley Property Services LLC has petitioned for approval of a four-lot subdivision at 1900 E New York (south side of New York St, west of Welsh Dr). One lot is to be used for a 4380 sq ft. used car dealership; lot 2 is for a 14,000 sq ft. retail building; and lot 3

will be a 25,261 sq ft. mini-storage complex (buildings that will be constructed away from the frontage of the property.) The final lot is to be dedicated to the local Forest Preserve. **Also**, the City is finalizing a contract with Kane McKenna and Assocs Inc for the study of a feasibility for the establishment of a TIF District for an area of Galena Blvd, Stolp Ave, Downer Pl, and the Fox River. This area might be removed from an existing TIF for the community's central business district (TIF No 1).

- Before the Aurora Planning Council, N3 Real Estate has petitioned for approval of a restaurant with drive-through at 1382 Butterfield Rd (near Kirk Rd). **Also**, East Aurora School District 131 has petitioned for approval of a special use for Educational Service at 250, 254, and 300 E Indian Trail Rd.
- Before the Sugar Grove Plan Commission, there is a petition for approval of a major change to a PUD to allow a drive-through development (restaurant) at 412 N Sugar Grove Pkwy. Hearing: May 3

Kendall County



Public Hearings

- Before the Montgomery Planning Commission, Earthmovers Credit Union has petitioned for approval of a special use for a drive-through at 2195 Baseline Rd. **Also**, Electric Guard Dog has petitioned for approval of a variance related to a development being undertaken by Old Dominion Freight Line at 2105 Aucut Rd. Hearing: May 4

Will County



Joliet officials are seeking developers for two buildings which the City owns. One building is at 141 E Jefferson St. This 18,000 sq ft. building is near the Slammers' stadium. Also, the building is seeking interested parties for the Loughran Building at 1 E Cass St. The City is offering a similar incentive package for the buildings' re-use— a package reportedly worth approximately \$300,000.

Public Hearings

- Before the Frankfort Plan Commission/Zoning Board, Gander Builders has petitioned for approval of the establishment of a PUD for a three-unit townhome complex at 12 Smith St. Hearing: May 11
- Before the Homer Glen Plan Commission, RDK Ventures (d.b.a. Circle K) has petitioned for approval of a special use (hours of operation) at 12819 W 143rd St. **Also**, Chipotle Mexican Grill Inc has petitioned for approval of a special use permit (alcohol sales) at a restaurant at 14114 S Bell Rd. Hearing: May 4
- Before the Plainfield Village Board, McHale Enterprises Inc and J. Edward Land have petitioned for approval of the conceptual plans for two residential developments. One is Brummel Farm which is located north of 127th St, west of Book Rd. The second is Riverstone which is south of 127th St, west of Naperville-Plainfield Rd. The conceptual plan for Brummell is 164 single-family homes (87 detached and 77 attached) on 55.2 acres. As part of the development plan, a path connection from a park to

the west will cut through the development to 127th St and the DuPage River. Riverstone is for 207 homes (167 single-family detached and 40 duplex units) on 128.5 acres. The plan is to include a path connection through the development to 127th St along the west bank of the River. Both conceptual plans have received support from the local Plan Commission. Hearing: April 24

Civic

PI Tower Development LLC has petitioned for approval of the installation of a telecommunications tower located at 25210 W Rte 30 **in Plainfield**. The height of the tower will be 38.1 meters above ground level.

Directory

- 1441 McKinley Road, LLC (Peter Childs
1414 Kathryn Ln, Lake Forest, IL 60045)
4900 Madison LLC (Yadegar Arda; Tony Varda
www.swiftchildcare.com)
Banging Gavel Properties
www.banginggavel.com
BBQ King Huntley LLC (Jason Szmurlo; Nicole
Szmurlo 800 Bach Ct, Woodstock, IL
60098)
BlitzLake Partners www.blitzlake.com
Brundige 25 LLC (Gerard Keating 719
Shady Ave, Geneva, IL 60134)
CA Ventures 161 N Clark St, Ste 4900,
Chicago, IL www.ca-ventures.com
CalAtlantic www.calatlantichomes.com
Circle K (Heartland Division) 550 Warrenville
Rd, Ste 300, Lisle, IL 60532
Community School District 181 115 W 55th
St, Clarendon Hills, IL 60514
www.d181.org
Denmac Properties Lawrence Goodwin 558
Killarney Pass Circle, Mundelein, IL
60060
District House LLC (Ranquist Development Inc
et al., 2319 West Erie St, Chicago, IL
60612)
DKI, Inc (Daniel Kotcher 220 W Huron, Ste
500E, Chicago, IL 60654 312/280-

1010)
 DR Horton 800 S Milwaukee Ave, Ste 250,
 Libertyville, IL 60-048
www.drhorton.com
 Earthmovers Credit Union
www.earthmovercu.com
 East Aurora School District 131 www.d131.org
 Electric Guard Dog
www.electricguarddog.com
 Elmhurst Extended Care Center
www.elmhurstextendedcarecenter.com
 Focus Development 211 Waukegan Rd, Ste
 220, Northfield, IL 60093 847/441-0474
www.focusrealestate.com
 Fox Valley Property Services LLC (Mike Setork;
 Mashalaah Sertock 1667 E New York St,
 Aurora, IL 60505)
 Freddy's Frozen Custard LLC 1445 N Rock Rd,
 Ste 210, Wichita, KS 67206
www.freddysusa.com
 Gander Builders 815/693-9288
www.ganderbuilders.com
 Gateway Fairview Inc 300 N Lake Ave,
 Ste 620, Pasadena, CA 91101
 Grove Residences LLC 707 Skokie Blvd, Ste
 100, Northbrook, IL 60062
www.gartpartners.com
 Helms Performance Group Inc 2810 Old
 Willow Rd, Northbrook, IL 60062
 847/729-9292
 HOH Architects www.hohgroup.com
 IP Properties Lake Forest LLC (Alexander
 Stuard 150 Field Dr, Ste 100, Lake Forest,
 IL 60045)
 J Edward Land (Riverstone; representative for
 McHale) John E Luczynski 3N680 James
 Fenimore Cooper Ln, St Charles, IL 60175
 Jewish Community Centers of Chicago
www.jccchicago.org
 K. Hovnanian Homes, Inc www.khov.com
 Kane McKenna 150 N Wacker Dr, Ste 1600,
 Chicago, IL 60606
www.kanemckenna.com
 Kimley-Horn www.kimley-horn.com
 McDonald's USA LLC 4320 Winfield Rd,
 Warrenville, IL 60555 60/836-9090
 N3 Real Estate www.n3realestate.com
 Norcor Cadwell Associates (Newcastle Properties
 1030 W Higgins Rd, Ste 360, Park Ridge,
 IL 60068 847/ 685-9800)
 Oak Trace (Lifespace Communities 4201

Corporate Dr, West DesMoines, IA 50266
 50266 www.lifespacemunities.com
 OP South Boulevard LLC (Lincoln Property
www.lpc.com)
 Oportun, Inc www.oportun.com
 PI Development 2855 LeJeune Rd, 4th Fl,
 Coral Gables, FL 33134
 RDK Ventures (Mac's Convenience Stores
 4080 W Jonathan, Moore Pike, Columbus,
 IN 47201 812/379-9227)
 RUBY-02-HNTLEYCMRCL (Rubloff Development
 Group LLC 6723 Weaver Rd, Ste 108,
 Rockford, IL 61114
www.koenigrubloff.com)
 Schaumburg Corporate Center
www.schaumburgcorporatecenter.buildingengines.com
 Speedway Corporate 500 Speedway Dr,
 Enon, OH 45323 937/863-3000
 Stec, Gret (c/o www.rmschicago.com)
 TMC Illinois 2, LLC (TM Crowley & Assocs) 501
 Pennsylvania Pkwy, Suite 160,
 Indianapolis, IN 46280
www.tmcrowley.com
 Two Brothers Restaurant Group LLC (James V
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www.twobrothersbrewing.com)
 Waterway Gas and Wash Co 727 Goddard
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www.waterway.com

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