

James Hogue, Director of Planning
Village of Long Grove
Box 3110 R.F.D.
Long Grove, IL 60047

November 5th 2020

Subject: Establishment of an additional temporary use, to include a text amendment to Ordinance No. 2015-0-23 on the Geimer Property located at 2727 Route 53.

Dear Mr. Hogue

Per your request we are submitting the required documentation and requesting a public hearings before the Planning Commission as soon as schedule's permit. As noted above the purpose for the hearing is to consider a text amendment to the ordinance for the property that would include an additional temporary use for a dog kennel and training facility. We would like Kamp K-9 to be considered as the tenant for the site.

Pinnacle Capital 2727 LLC is the record owner of the property located at 2727 IL Route 53, which Property is legally described in Exhibit "A", attached to this application. The Owner proposes to lease a portion of the Property to Kamp K-9 LLC who will operate an Indoor Dog Kennel and training facility, as part of a retail sales enterprise. We have attached as exhibit "B" a copy of the business plan to introduce to you the scale and scope of the enterprise along with a letter of introduction from the CEO of Kamp K-9 LLC, Dave Jenner.

To that end, in accordance with the Village Board's October 27th recommendation, we are requesting a public hearings before the Planning Commission as soon as schedule's permit. We have attached as exhibit "C" a section of the Lake County Code of ordinances, Chapter 172 subsection B, which provides for Multiple pet permits. It is the tenant's intention to comply with the County code as it relates to Kamp K-9.

The Tenant will occupy unit C which has an indoor area of 10,000 sq. feet, in addition about 2,600 sq. feet of outdoor training area will be provided behind the building as illustrated on the preliminary floor plan attached as Exhibit "D". We have also attached a copy of the overall site plan exhibit "E" illustrating the existing building and the adjacent parking lot. This tenant will have a zoning requirement for 50 parking spaces, the existing parking lot has adequate size to accommodate the required parking. Noted on the plan is a table of land use which provides a listing of all tenants and the relevant site data pertaining to each user.

The following list reflects the details related to the participants providing documentation for this application:

Owner: Pinnacle Capital 2727LLC, 555 Corporate Woods Parkway, Vernon Hills, Ill 60061

Applicant: Dave Jenner, CEO Kamp K-9 LLC, 524 N. Central Ave., Highwood, Illinois 60040

Consultant: Land Use Planning, Kurt Wandrey, 4005 Royal Fox Drive, Saint Charles, Ill 60174

On behalf of Pinnacle Capital 2727 LLC, and Kamp K-9 LLC



Kurt Wandrey
Environmental Planning & Design