

February 3, 2022

Village of Long Grove
3110 Old McHenry Road
Long Grove, Illinois 60047

Attention: Village President Bill Jacob and Village Board Members

CC: Greg Jackson gjackson@longgroveil.gov

Reference: Proposed Redevelopment NW corner of Lake Cook Road and Route 53.
2798 Route 53, Long Grove

President and Board Members,

Thank you for the opportunity to review the proposed redevelopment. We value your time and feedback.

We are proposing to redevelop this property, which has been owned by our Long Grove based family for over 20 years. The property is believed to be included in the TIF district and we would like to develop it into a Modern Self-Storage facility.

Our family has an extensive history in commercial and industrial construction in the Midwest going back over 30 years. We have built ground up buildings and completed 1000's of tenant improvement projects. We have another Modern Self-Storage facility, KEEP.Rentals in Sycamore, Illinois which we own and operate.

What is a Modern Self-Storage facility?

A Modern Self-Storage is a facility you feel very comfortable at and is a safe place to store your valuables in an environment similar to being in your home. Our design includes the following specifications:

1. Epoxy floors which seal moisture from entering and allow for easy maintenance.
2. Digital access via Bluetooth app or key fobs to enter the building and your unit for added security and convenience to the users.
3. LED lighting for bright well-lit areas and energy efficiency.
4. De-humidifying separately from the heating and cooling systems allowing us to maintain a humidity level at or below 40%. Mold needs over 50% humidity to grow, so we eliminate the possibility of mold growth. This also protects textiles, photos, artwork, furniture, etc. from moisture damage while being stored.
5. Heating and cooling covering all units to keep the valuables and clients comfortable. This also helps to protect the building systems and customer valuables.
6. Security cameras in all public corridors and around the exterior of the property. This adds comfort to customers knowing there are cameras to help deter incidents.
7. Music throughout the building as a comfort to the customers while they are in and out of their units.
8. Wi-Fi for customers use while at the site.

Why is this a good use of the property?

Over the years we have looked at several ideas for this site, and we find there are some physical limitations making it difficult to find a fit. This property is surrounded by unincorporated Lake County to the North and the West, Cook County/Palatine to the South across Lake Cook Road and only connects to Long Grove to the East across Route 53. This is ultimately the furthest West part of Long Grove making this property minimally impactful to Long Grove.

Our proposal shows a single entry/exit with right turn in and right turn out of the property located at the furthest North area of the property off Route 53. This helps keep the traffic away from the Lake Cook Road intersection. We have planned for the building to run parallel Route 53 with no exterior overhead doors visible from Route 53. The only overhead doors from the exterior will be on the back, northwest elevation, of the building on the lower level.

The attached progress/preliminary renderings show elevations which we believe align with the style of other buildings in Long Grove such as Menards and Sunset Foods.

Overall Building Features

This site is planned to have the following building specifications:

1. Three story facility with the lower floor having direct access from the NW elevation. The street view from Route 53 shows the middle and upper floors appearing to be 2 story from the street view.
2. The building height is planned to be below the 35' height from top of foundation on the street view elevation.
3. The building will have at least 2 elevators for access to each of the floors along with at least 2 staircases.
4. The building will have a rental office onsite.
5. Additional specifications are still being developed.

What are we asking from the Village of Long Grove?

1. We believe we need to change the zoning for the property from R2 residential to a zoning which allows this use. We believe this would be HR1.
2. We believe we need review and approvals from the Village Board, Zoning Committee, Planning Committee, Architectural Committee, and City Council.
3. Additional information about the terms and conditions for the TIF district.

Common Questions & Answers:

1. Is this a source for sales tax revenue?

Answer:

This is not a sales tax type of business. We believe the more important value will come from the commonly seen growth to the area. We have seen land sit empty for years with nothing being developed, then you see several businesses open in a short amount of time. We believe our development with help to see growth on the Menards outlets which in turn brings tax dollars.

2. What are the hours of operation?

Answer:

The plan is to have "Office Hours", which are planned to be 9am-6pm M-F and Saturday 9am-2pm. The tenants will be able to access their units 8am-8pm 7 days a week under normal conditions. We do offer extended hours for special conditions such as a late day move-in.

3. What type of signage is required?

Answer:

We are planning a monument sign near the entry and signage on the building. Size and details are still being design based on final building exterior.

4. Will there be vehicles stored outside the building?

Answer:

We do not have any plans for exterior storage, at this time. We might in the future consider a truck rental service, which would require the rental trucks to be on the exterior of the building. If this is the case, they would be parked in the rear lot and not near the roadway.

5. Does this business or building have an environmental impact?

Answer:

This business does not produce sounds, smells, wastewater, hazardous waste, or much energy consumption. The building is very energy efficient in design and the business uses very little power. The existing property is mostly grassy area with limited trees and shrubs, so the new landscape round the building will bring a fresh new look to the property.

6. Why is it named KEEP.Rentals Modern Self-Storage?

Answer:

The KEEP is a safe room in a castle where people store their valuables. We believe we are offering a safe, modern storage area for people to keep their valuables.

Progress / Preliminary Renderings and Site Plan Below.



Rendering 1: North Elevation



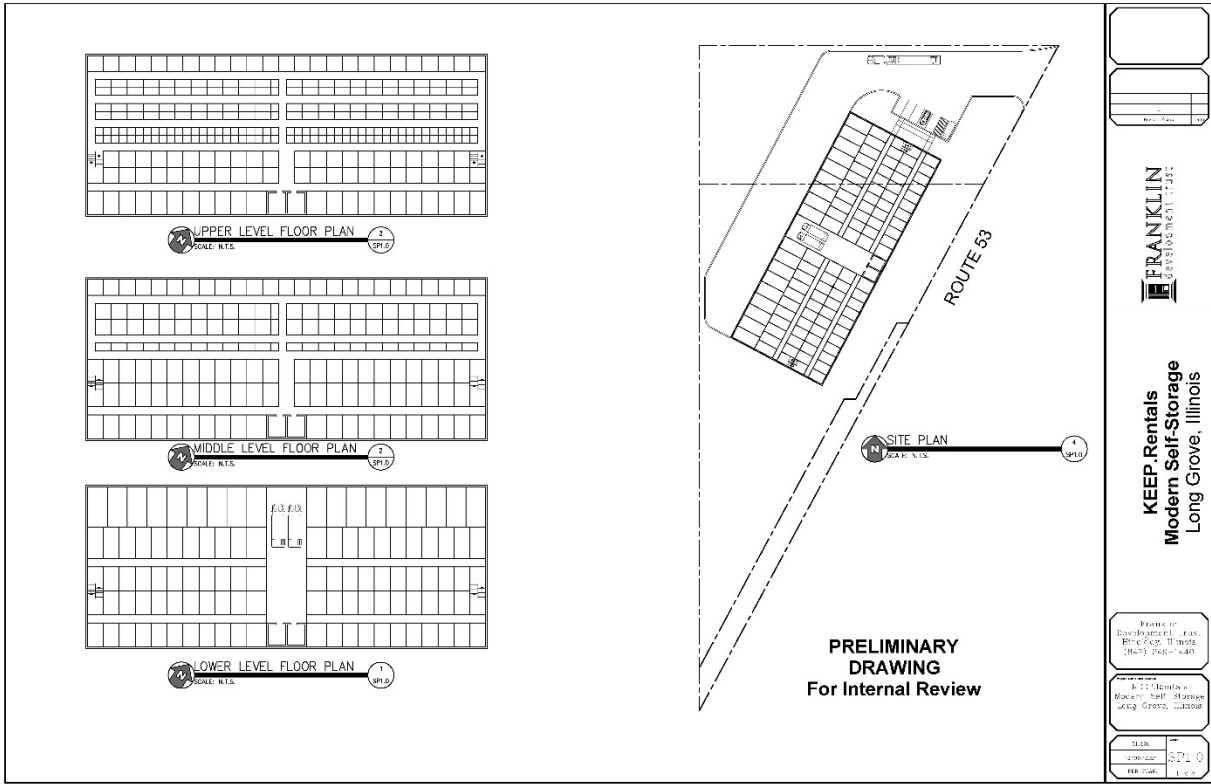
Rendering 2: East Elevation



Rendering 3: South Elevation



Rendering 4: West Elevation



Proposed / Preliminary Site Plan:

Thank you for your comments, review, and consideration.

Douglas Olson