

Greg Jackson, Village Manager
Village of Long Grove
Box 3110 R.F.D.
Long Grove, IL 60047

August 2nd 2023

Subject: Establishment of a Special Use Permit within the HR zoning district along with approval of a sketch plan which would allow for the defined list of special business uses that would occupy the property at 2727 route 53, Long Grove Illinois

Per our meeting, and your request, we are submitting the required documentation and are requesting a public hearing 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 HR zoning district ordinance related to the property that would include the attached list of Special Uses, we shared with you at our last meeting. We would also ask that the Village approve the sketch plan that we have submitted for review.

Included in this request, we ask that you extend the previous approvals for the existing temporary uses for the current tenants until such time that the sketch plan referenced above can be approved as a preliminary plan and eventually a final plat. We are asking that the timing for each of these efforts be as follows:

Sketch plan to Preliminary Plat: 3 years

This will give us the time needed to complete the background engineering studies required for a preliminary Plat and continue marketing the property for the new permitted uses contained in the Marketing Proposal study, prepared by Avalon Reality Associates.

Preliminary Plat to final Plat: 3 years

With the new list of permitted uses in place and the approval of the Preliminary plat, we can then complete the required studies for a Final Plat, to include the necessary detail related to each future tenants. This will also give us the time needed to work with IDOT and other local and county agencies.

The Following List reflects the details related to the participants providing documentation for this application:

Owner/Applicant: Pinnacle Capital 2727 LLC, 3315 Algonquin Road, Suite 600 Rolling Meadows, Illinois 60008

Consultant: Environmental Planning & Design, Kurt Wandrey, 4005 Royal Fox Drive, Saint Charles, Ill 60147, On behalf of Pinnacle Capital LLC.


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