

Village of South Elgin
Community Development Department

10 N. Water Street
847-741-3894
847-741-3959 FAX

Monday – Friday
8:30 a.m. – 5:00 p.m.
www.southelgin.com

NEW BUSINESS WORKSHEET

PROPERTY INFORMATION

Property Address: South Elgin, IL 60177
740 Schneider

BUSINESS INFORMATION

Common Business Name: GRP South Elgin
Corporate Business Name: GRP South Elgin, LLC DBA GRI Holdings, LLC
Business Address: 740 Schneider South Elgin, IL 60177 DBA
Business Email: rossmorreale@att.net
Business Phone: (312) 909 - 6980 Business Fax: () -

BUSINESS OWNER INFORMATION

Business Owner's Name: Ross Morreale
Business Owner's Address: 5875 Collins Ave, Miami Beach, FL 33140
Business Owner's Email: rossmorreale@att.net
Business Owner's Phone: (312) 909 - 6980

PROPERTY OWNER INFORMATION

Property Owner's Name: GRP South Elgin, LLC
Property Owner's Address: 740 Schneider South Elgin, IL 60177
Property Owner's Phone: (312) 909 - 6980

ADDITIONAL INFORMATION

Applicant (check): ☒ Property Owner ☐ Contractor ☐ Tenant ☐ Other: _____
I have read & understand the attached process detail. Initial: _____ Date: 2/3/22

In consideration of this application and attached forms being made a part thereof and the issuance of permit, I will conform to the regulations set forth in the Village of South Elgin Codes and Ordinances. I also agree that all work performed under said permit will be in accordance with the approved plans, specifications and plat diagram which may accompany this application, except for such changes as may be necessary and authorized or required by the Village of South Elgin. No work shall be conducted until a permit is issued and obtained. I will submit this work to the required inspections, before work is covered up, and prohibit the occupancy of any space until a Certificate of Occupancy or Letter of Completion has been obtained from the Community Development Department. The applicant has furnished the information contained herein.

Business Owner Signature: Ross Morreale Date: 2/3/22
Business Owner Name & Title (please print): Ross Morreale - Manager

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For Office Use Only

Submittal Checklist: ☐ Application Complete ☐ Submittal Worksheet

Permit #: 2022-82 Date Received: 2-3-22 Received By: LL PIN: 06

NEW BUSINESS WORKSHEET

BUSINESS DETAILS

1. Has the unit/building been vacant for more than 60 Days? ☐ Yes ☒ No ☐ Unknown
2. Type of proposed business (be specific: indicate type of services provided/products sold or made):
Craft Grow Cannabis Facility
4. Proposed occupancy date: July 2022 5. Square footage of business: 40,139
6. Number of parking spaces:

ADDITIONAL LICENSES

7. Will the proposed business sell tobacco or alcohol? ☐ Yes ☒ No
8. Will the proposed business sell secondhand items (resale)? ☐ Yes ☒ No
9. Will the proposed business have coin-in-slot amusement devices? ☐ Yes ☒ No

If you answered yes to any of questions 7-9, a license is required. Contact the Administration Department at 847-742-5780 regarding alcohol and coin-in-slot amusement device licenses. Contact the Police Department at 847-741-2151 regarding tobacco and secondhand store licenses.

SIGNAGE DETAILS

10. Will you be replacing exterior signage for the business? ☒ Yes ☐ No
11. Will you have grand opening signage? ☐ Yes ☒ No
12. Will you have temporary signage? ☐ Yes ☒ No

A permit is required for temporary and permanent signs. Submit a Sign Permit Application or Temporary Sign Permit Application for all proposed signage.

CONSTRUCTION DETAILS

13. Will you be making any alterations to the electrical system? ☒ Yes ☐ No
14. Will you be making any alterations to the plumbing system? ☒ Yes ☐ No
15. Will you be completing any other alterations, such as moving or adding walls or doors? ☒ Yes ☐ No

A building permit is required for nonresidential alterations. Submit a Nonresidential Building Permit if you selected yes to any of questions 13-15.

PROCESS DETAILS

Step 1: Submit the New Business Worksheet. For any questions regarding this worksheet, contact the Community Development at 847-741-3894.

Step 2: Pay the \$100 application fee and contact the Community Development Department to schedule a Property Maintenance Inspection. At the Property Maintenance Inspection, the inspector will verify code compliance of address numbers, gas/electric meters addressed, process ventilation, plumbing leaks, heating, electrical panel labeled, lighting fixtures, unobstructed path of travel, handrails/guardrails, emergency escape(s), electrical system hazards, process waste disposal, individual water meter, individual RPZ, fire resistance rated construction, and hazard group.

Step 3: Receive approvals from the following:

- A. **Building Approval:** Passed Property Maintenance Inspection, all required Permits have been completed.
- B. **Zoning Approval:** Verification that the use is allowed in the proposed location.
- C. **Finance Approval:** Verification that all outstanding balances have been paid (e.g. water/sewer bills).
- D. **Public Works Approval:** Verification of individual water meter and individual RPZ. (51.33)
- E. **South Elgin & Countryside Fire District (847-531-8641):** Passed Safety Inspection.
- F. **Kane County Health Department (630-208-3801):** Passed health inspections, for food only.
- G. **FRWRD Permit Approval (847-742-2068):** Receive permit from Fox River Water Reclamation District.

**Note: Approvals for A-E will be handled by the Community Development Department. Contact all others directly.*

Step 4: Receive Certificate of Occupancy and may now open your business. Welcome to South Elgin!



**VILLAGE OF SOUTH ELGIN
COMMUNITY DEVELOPMENT DEPARTMENT**

10 NORTH WATER STREET • SOUTH ELGIN, IL 60177 • PHONE (847) 741-3894 • FAX (847) 741-3959

NEW BUSINESS RECEIPT

FILE # 2022-00000082

ISSUE DATE: 2/7/2022

EXPIRATION DATE: 8/6/2022

PROPERTY ADDRESS: 740 SCHNEIDER DR SOUTH ELGIN, IL 60177

PARCEL NUMBER: 0626303009

PROPERTY OWNER NAME: GRP SOUTH ELGIN LLC

ISSUED TO NAME: GRP SOUTH ELGIN LLC

ISSUED TO ADDRESS: 740 SCHNEIDER DRIVE SOUTH ELGIN, IL 60177

DESCRIPTION OF WORK: NEW BUSINESS - GRP SOUTH ELGIN LLC DBA GRI HOLDINGS, LLC

FEE:

\$100.00

REQUIRED INSPECTIONS

CALL BY 4PM TO SCHEDULE AN INSPECTION FOR THE FOLLOWING BUSINESS DAY

To request an inspection, call with the permit type, permit number, property address, and type of inspection.

Inspections will be scheduled on a first come, first serve basis & failure to schedule inspections will result in penalties.

(847) 741-3894



Where tradition meets the future

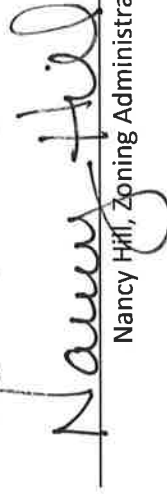
FINAL ZONING CERTIFICATE

VILLAGE OF SOUTH ELGIN

10 NORTH WATER STREET • SOUTH ELGIN, IL 60177

DATE:	February 04 2022	BUSINESS TYPE:	CANNABIS CRAFT GROWER
BUSINESS NAME:	GRP SOUTH ELGIN LLC DBA GRI HOLDINGS, LLC	FACILITY	
PROPERTY ADDRESS:	740 SCHNEIDER DR SOUTH ELGIN, IL 60177	ZONING DISTRICT:	I
PARCEL NUMBER:	0626303009	VARIATION:	
ISSUED TO:	ROSS MORREALE	SPECIAL USE:	ORD # 2020-08
ISSUED ADDRESS:	5875 COLLINS AVENUE MIAMI BEACH FL 33140		
PROPERTY OWNER:	GRP SOUTH ELGIN LLC		
OWNER ADDRESS:	740 SCHNEIDER DR SOUTH ELGIN, IL 60177		

This is to certify that the building, accessory structure or sign and use thereof has been inspected and found to substantially comply with the ordinances of the Village of South Elgin relating to building bulk and zoning regulations, or all changes that have been made are allowed by the Village Code, and have been approved by the Village Board as described above.


Nancy Hill, Zoning Administrator

NOTE: A new certificate is required if the use of the building, land or premises changes, or if alterations are made to the building, land or premises above described. A new certificate voids any certificate of prior date.