

SPECIAL USE PERMIT APPLICATION

Project Name: _____

For Office Use Only

Project Number: CD _____

Date Received: _____

PART I. REQUIRED DOCUMENTATION

- ☐ Completed and signed SPECIAL USE PERMIT APPLICATION
- ☐ Signed STAFF/CONSULTANT REIMBURSEMENT ACKNOWLEDGEMENT Form
- ☐ Signed CONSENT TO ON-SITE INSPECTION Form
- ☐ All required documentation for CLASS I SITE PLAN REVIEW
- ☐ APPLICATION FEES **\$100** (single lot under 10,000 sq. ft.)
\$200 (single lot at or over 10,000 sq. ft. or any multi-lots)
- ☐ MAJOR SITE PLAN REVIEW FEE **\$150**
- ☐ DEVELOPER REIMBURSABLE FEES **TBD during pre-application meeting**
- ☐ Proof of Ownership or Option (1 copy)
- ☐ Legal Description of Property and the Property's Plat of Survey (2 copies)
- ☐ NOTE: If the Special Use Application involves a Cannabis Business Establishment, contact the Community Development Department at (847)741-3894 for additional submittal requirements.

PART II. APPLICANT INFORMATION

NAME OF PROPOSED DEVELOPMENT: South Elgin CGF, LLC

Applicant Name:

Contact Person: Ross Morreale

Address: 123 E. Ogden Avenue, Suite 101A

City: Hinsdale State: IL Zip Code: 60521

Phone: 312-909-6980 Cell Phone: _____

Email: rossmorreale@att.net Fax: _____

Owner: (If different from Applicant)

Contact Person: Merulo Group and Schneider Exchange, LLC

Address: 9550 Firestone BLVD, STE 105

City: Downey State: CA Zip Code: 90241

Phone: _____ Cell Phone: _____

Email: _____ Fax: _____

Is the Applicant the owner of the subject property?

YES ☐ NO ☒

(If not, a letter from the Owner authorizing the Applicant to file the Application must be attached.)

Is the Applicant and/or Owner a Trustee or a Beneficiary of a land trust? YES ☐ NO ☒

(If yes, a disclosure statement identifying each Beneficiary of such land trust by name and address and defining his/her interest therein shall be verified by the Trustee and shall be attached hereto.)

PART III. PROPERTY INFORMATION

ADDRESS OF PROPERTY: 740 Schneider Drive, Elgin, IL 60177

PARCEL INDEX NUMBER(S): _____

AREA OF PARCEL (ACRES): 2.46

LEGAL DESCRIPTION: A legal description must be attached to this application.

PART IV. REASONS FOR THE SPECIAL USE PERMIT

1. Briefly, describe the special use that you are requesting.

The special use requested is to operate a state licensed craft grow facility in accordance with all state and local laws.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

PART V. FINDINGS OF FACT

The Village Board, Planning and Zoning Commission, and Zoning Administrator shall evaluate applications for special use permits with specific written findings based on each of the standards of this Section.

1. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public?

The proposed craft grow use will not endanger the health, safety, comfort, convenience, and general welfare of the public in any way as the entirety of the craft grow operations will be within the secure physical building completely out of public view. Illinois state law requires that all craft grow operations take place within a secure and locked facility out of public view.

2. The proposed special use is compatible with the character or adjacent properties and other property within the immediate vicinity of the proposed special use?

All adjacent and nearby properties are zoned industrial and accordingly have commercial or industrial uses. Although a craft grow facility is clearly a different use than nearby properties, due to the uniqueness of craft grows, the primary functions of a craft grow are very similar to other commercial uses like creating food products from raw materials, packaging finished products, selling and shipping finished products to wholesale customers. The previous tenant had very a similar use as a food processing facility.

3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use?

The craft grow use will not have any detrimental affects on the development or improvement of neighboring properties. The entirety of the craft grow operation will take place within the secure locked and enclosed facility out of public view.

4. The proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.

The craft grow facility will have adequate utilities, access roads, drainage, and any other necessary facilities for proper operations. The existing building currently has 4000 AMPS of power which is more than sufficient for the craft grow use. The existing access roads and drainage are sufficient for a craft grow.

5. The proposed special use is consistent with the intent of the elements of the Comprehensive Plan, this Unified Development Ordinance, and the other land use policies of the Village.

The Village adopted a special use ordinance for craft grows to locate in industrial zoned areas. The proposed site is within the designated industrial zoned area authorized by the Village ordinance and is therefore consistent with the intent of the Comprehensive Plan, the Unified Development Ordinance, and all other land use policies of the Village.

I, South Elgin CGF, LLC, hereby apply for review and approval of this application and represent that the application, requirements thereof, and supporting information have been completed in accordance with the Village of South Elgin Ordinances.

R. Moncal, manager
Signature of Applicant

01/22/2020
Date

If you have any questions or comments, please call Community Development at (847) 741-3894. The Community Development Department does not require submittal of social security numbers. Black out social security numbers on any documents prior to submittal.

STAFF/CONSULTANT REVIEW REIMBURSEMENT ACKNOWLEDGEMENT

The undersigned hereby acknowledges their obligation to reimburse the Village of South Elgin for the costs incurred by the Village staff and consultants to review the application attached to this Acknowledgement, including all of the supporting documentation and data, plans, specifications, drawings and other information as required by the applicable sections of the South Elgin Unified Development Ordinance. The applicant shall deposit into a specified account with the Village at the time of each application. The amount is determined by the Zoning Administrator.

Further, the undersigned represents themselves as having the authority to incur such obligations on behalf of the owner and/or property.

The undersigned further acknowledges that the Village will deduct from this deposit the costs for reviewing the application by the Village's consultants and Village staff at the rate established for each individual by the Village Board and reimbursable expenses incurred for publication, postage and other actual costs associated with this application.

It is further acknowledged that the Village may demand additional payment(s) if the costs incurred during the review of this application exceed the amount of the deposit accompanying this application and may stay all proceedings thereto until such additional sums are deposited with the Village in accordance with the South Elgin Unified Development Ordinance.

R Morreale - manager 01/22/2020
Signature of Applicant or Authorized Agent Date

Ross Morreale
Name (Please Print or Type)

South Elgin CGF, LLC
Company Name

123 E. Ogden Avenue, STE 101A
Address

<u>Hinsdale</u>	<u>IL</u>	<u>60521</u>
City	State	Zip Code

South Elgin CGF, LLC
Name of Development

Parcel Index Number(s)

*This form must be executed and accompany all Development Applications.
No Application will be accepted or processed without this completed form.*