



May 15, 2025

Ross Morreale
GRP South Elgin, LLC
740 Schneider Drive
South Elgin, IL 60177-1160

RE: 740 Schneider Drive
Special Use Permit

Dear Mr. Morreale:

On March 16, 2020, the Village of South Elgin approved a Special Use Permit for your property located at 740 Schneider Drive (PINs 06-26-303-008 and -009) for a Cannabis Craft-Grower use and the Special Use Permit was approved with conditions as set forth in Ordinance 2020-08 (enclosed).

According to the *Section 156.03.C.3 Special Use Permit* of the Village Code, the special use permit shall expire and be revoked if the use has not commenced, or a building permit has not been obtained for the use within 18-months after approval of the special use permit. While you were able to obtain a building permit and work did commence, work ceased on the property prior to completion. The last inspection completed by Village inspectors was on 11/30/2022. The building permit and a subsequent permit extension issued on 8/31/2023 have expired. **This letter serves as notice the Special Use Permit granted for your property for a Cannabis Craft Grower has expired. At the June 16, 2025 Village Board meeting, staff will recommend to the South Elgin Board of Trustees that they take action to revoke Ordinance 2020-08 and said Special Use Permit.**

You may apply for a new Special Use permit for a cannabis craft grower for the subject property.

Application forms are available on the Village's website:

https://www.southelgin.com/government/departments/community_development/planning_zoning/applications_-_planning_zoning.php

Please be aware, construction work is not allowed to resume in the building without a valid building permit issued by the Village. The illegal or improper use of the building may result in unnecessary penalties and fines.

Should you have any questions or need additional information please contact the Community Development Department at 847-742-5780.

Sincerely,

Nancy Hill
Director of Community Development

Attached: Ordinance 2020-08