KC1, INC.

201 Robert Parker Coffin Road
Long Grove, Illinois 60047
847-884-0131

October 12, 2015

Long Grove Village Board
3110 Old McHenry Road
Long Grove, IL 60047

Dear Long Grove Village Board:

This letter is in regards to the meeting on October 6th with the Long Grove Plan Commission and Zoning Board of Appeals (PCZBA).

The PCZBA voted to recommend denial of our petition for Karen's Corner. It was clear from the PCZBA member and audience comments that the basic objection to our proposal were the attached villas/duplexes, with many saying they would prefer single family homes instead.

We requested at the meeting and we are requesting from you, the Village Board, to submit a revised plan for all single family homes (see attached rough draft).

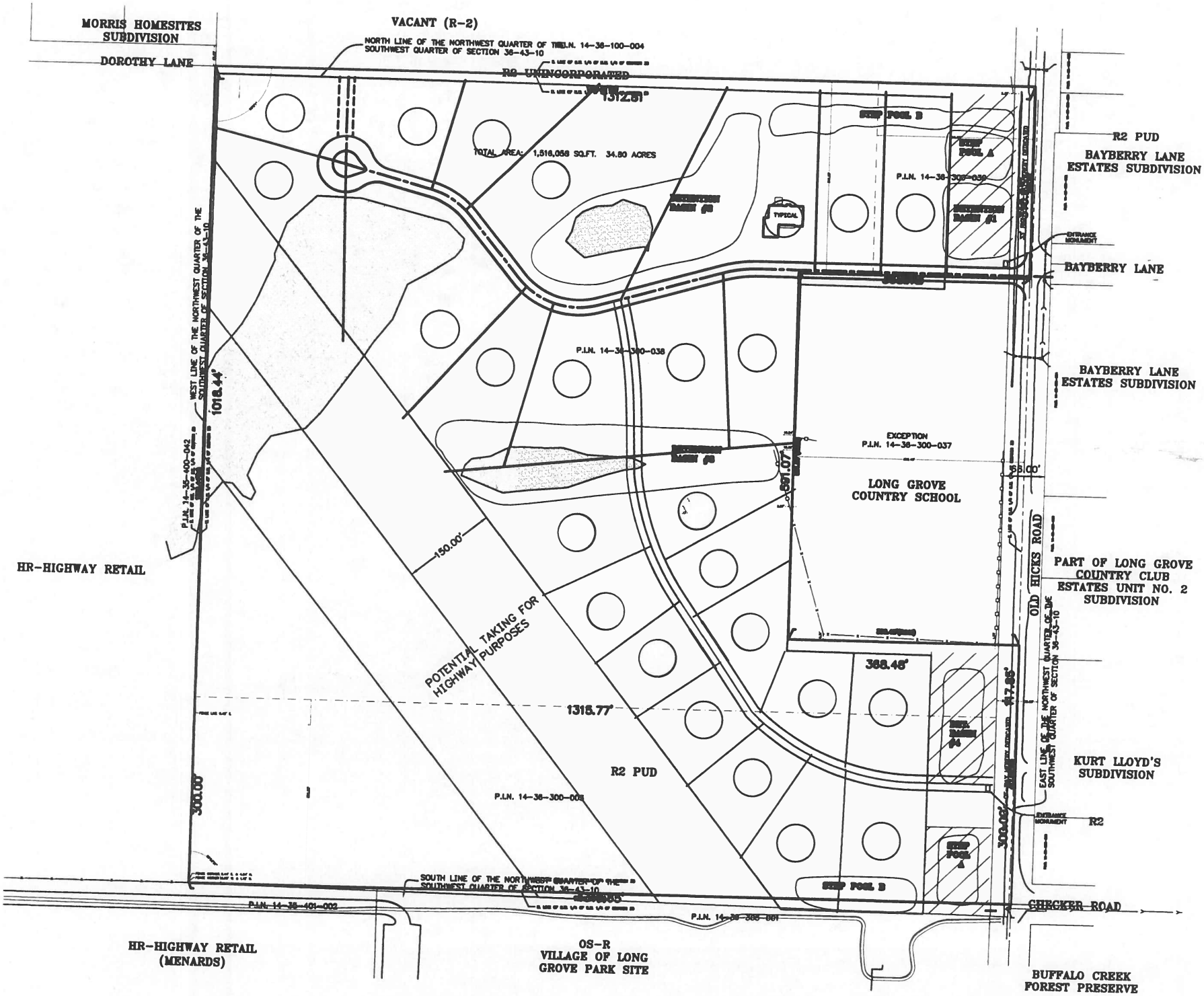
We believe that replacing the duplexes with single family homes, in an R2 PUD environment, with lots of at least 33,000 square feet, is similar enough with our original proposal to allow us to continue our petition instead of having to start all over from the beginning. This will be more efficient and save time for everyone. The number of lots will be open for discussion and we have attached the roads to have dual entrances, as suggested by the Village Planner.

We ask that the Village Board refer us back to the PCZBA and allow us to continue our petition for Karen's Corner in the manner that was recommended.

Very truly yours,

M DeMar

Mike DeMar
President
KC1, Inc.



MORRIS HOMESITES SUBDIVISION
VACANT (R-2)
NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36-43-10
P.I.N. 14-36-100-004
DOROTHY LANE
R2 UNINCORPORATED
1312.81'
TOTAL AREA: 1,516,058 SQ.FT. 34.80 ACRES
STEP POOL B
STEP POOL A
P.I.N. 14-36-300-039
R2 PUD
BAYBERRY LANE ESTATES SUBDIVISION
ENTRANCE MONUMENT
BAYBERRY LANE
TYPICAL
P.I.N. 14-36-300-038
BAYBERRY LANE ESTATES SUBDIVISION
WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36-43-10
1018.44'
P.I.N. 14-35-400-042
EXCEPTION
P.I.N. 14-36-300-037
591.07'
LONG GROVE COUNTRY SCHOOL
68.00'
OLD HICKS ROAD
PART OF LONG GROVE COUNTRY CLUB ESTATES UNIT NO. 2 SUBDIVISION
HR-HIGHWAY RETAIL
150.00'
POTENTIAL TAKING FOR HIGHWAY PURPOSES
368.48'
117.85'
1315.77'
EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36-43-10
KURT LLOYD'S SUBDIVISION
R2 PUD
P.I.N. 14-36-300-005
300.00'
ENTRANCE MONUMENT
R2
STEP POOL A
STEP POOL B
SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36-43-10
P.I.N. 14-35-401-002
CHECKER ROAD
HR-HIGHWAY RETAIL (MENARDS)
OS-R VILLAGE OF LONG GROVE PARK SITE
BUFFALO CREEK FOREST PRESERVE