

Item #2:

**Request For Referral O PCZBA - Zoning Amendments
Maximum Non-retail In HR-1 Highway Retail Zoning District**

JACK SHUM DEVELOPMENT, LLC

GENERAL CONTRACTING · LAND DEVELOPMENT · PROPERTY MANAGEMENT

July 28, 2014

David Lothspeich, Manager
Village of Long Grove
Box 3110 R.F.D.
Long Grove, IL 60047

Subject: Minor amendment to the "Sunset Grove Planned Unit Development"

Dear David,

On behalf of Sunset Grove LLC, I would like this letter to serve as a formal request for a minor amendment to the previously approved Sunset Grove Planned Unit Development, in accordance with the Long Grove Zoning Ordinance, Section 5-11-18 (Planned Unit Developments) Subparagraph (1) adjustments to final plat during development, Subparagraph (2) Minor Changes.

We are asking the Village to consider a modification to Section 3Q - Non Retail Use Restriction. The original restriction allowed no more than 16,000 square feet of the leasable floor area of the Property to be used for non-retail uses. Sunset Grove currently has 13,024 sq. ft. of non-retail space leased with six (6) tenants and 81,799 sq. ft. of retail space leased with 11 tenants. Coldwell Banker Commercial has submitted a Letter of Intent to lease 5,473 sq. ft. of space in Building A. To secure this prestigious international real estate brokerage firm for the shopping center and the village, we would request the Village amend the PUD Non Retail Use Restriction limit to 18,500 sq. ft.