



August 19, 2014

Mr. Bill Enright  
Ms. Latika Bhide  
Development Planner  
Village of Arlington Heights  
33 South Arlington Heights Rd.  
Arlington Heights, IL 60005

Re: Northwest Suburban Council, Boy Scouts of America  
Land Use Variation request for 617 E. Golf Rd.

Dear Mr. Enright and Ms. Bhide

The Northwest Suburban Council, Boy Scouts of America (“NWSC”) is in the process of selling its current property at 600 N. Wheeling Rd. in Mount Prospect and leasing approximately 7,861 square feet of office space at 617 E. Golf Rd., Suite 110 in Arlington Heights as their new council service center. The property in Arlington Heights is zoned O-T, and the NWSC respectfully requests a land use variation from the Village of Arlington Heights to allow approximately 2,000 square feet of the new council service center to be used as a Scout Shop.

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the O-T zoning district;**

Most of the existing tenants at the office complex at 617-657 E. Golf Rd are smaller businesses, with only 2 tenants occupying over 2,000 square feet, and the remainder occupying spaces under 2,000 square feet. The 7,861 square foot space in Suite 110 would be difficult to lease and would likely remain vacant for at least a year because larger tenants generally prefer multi-story office buildings or larger office complexes. The cost to subdivide the 7,871 square foot space into 3 or 4 smaller units would be substantial due to the need to add individual bathrooms to each of the subdivided spaces. The Boy Scouts’ size requirement matches the vacant space perfectly, the rent is within its budget, and the location is close to the center of the area served by the Boy Scout office.

- **The plight of the owner is due to unique circumstances;**

**Leasing**

**Sales**

**Tenant Rep**

**Management**



August 19, 2014

Mr. Bill Enright  
Ms. Latika Bhide  
Village of Arlington Heights  
Page 2

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The Scout Shop is provided as a service to members so they can obtain uniforms, handbooks, and merchandise used in the Scouting program. As a not-for-profit organization, the Boy Scouts do not wish to spend the higher rents associated with retail spaces when the space will be used primarily for office space.

- **The variation, if granted, will not alter the essential character of the locality.**

The Scout shop typically does not have more than 2 or 3 customers at any one time during weekdays so the parking demand is very low. During weekends, there may be 4 or 5 customers in the Scout shop at one time but the offices are closed so there will be less traffic than on weekdays. The office complex will continue to operate as an office center and will not take on the appearance of a retail center.

The property at 617 E. Golf Rd. offers the visibility and central location that the NWSC desires at a rent that fits the council's budget. Locating the council service center in a retail center would cause a hardship due to higher rents for retail spaces as well as the cost to build out 5,000 SF of office space.

The Boy Scouts look forward to working with the Village of Arlington Heights and to occupying their new space in Arlington Heights.

Sincerely,

Chicagoland Commercial Real Estate

Ray Okigawa