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Land Use Variation Information for 125 Boeger Drive, Arlington Heights

For the past year, Johler Demolition has been searching for property to order to conduct its day-to-day operations. We have been focusing on the Northern suburbs of Chicago for a location in order to stay close to some of the major roads, such as: I-90, I-294 and Route 53, to name a few. Our work is typically performed within a 50 mile radius of Chicago and ensuring that our main office is within this area is of central importance to us.

We believe that the proposed use we have for the property will cause minimal to no adjustment to the surrounding businesses, as this property has had landscape and/or construction type uses since it was originally constructed.

We came across the property at 125 Boeger Dr. several months ago and felt the building was well suited for our business needs, in terms of location, size and accessibility. While we do not currently own the property, we have an agreement in place to purchase the property from the current owner, pending the approval of the zoning change needed to facilitate our business.

The current M1 zoning held by the property would need to be changed to M2, in order to apply to our business and allow the sale of the property. This is due to the fact that Johler owns heavy equipment. It should be noted that while we do own several pieces of heavy equipment, the equipment is generally maintained and utilized at various job sites and would typically only need to be brought to the shop area of the building if a piece needed major repair that cannot be completed at the job site. Transporting heavy equipment is very costly, so it is financially beneficial to move the equipment as little as possible and when it is moved, to move it from one job site to another. To give an approximate number, our heavy equipment will be transported to and from the property around 15 times per year. In addition, the transportation of heavy equipment typically happens one half hour before sunrise to avoid any possible inconveniences to neighboring businesses and/or residences.

The current owner of the property operates their accounting business out of the building. Pending the sale of the property to Johler, Diamond & Huels Accounting firm would continue to occupy the entire first floor of the building (approximately 4,305 square feet) for at least an additional 10 years based on our agreed upon lease terms. Johler would occupy the entire second floor of the building (approximately 4,305 square feet). All other existing leases will be terminated once the sale is completed. Therefore, the Land Use Variation we are requesting would only apply to Johler Demolition.

Diamond & Huels employs five individuals at this facility. No more than seven employees from Johler will regularly reside at this property. There are currently 35 parking stalls on the property and two handicap parking stalls on the east and west sides of the property. Presently, there are designated parking spots on the east side of the building. Once Johler purchases the property, those signs will be removed and

the parking lot will be open to all employees. There are also an additional 21 parking stalls marked in the yard area of the property, three of which would be used by Johler shop employees (these employees are included in the total number of 7 Johler employees who will work out of the property).

There is an 8 foot chain link fence with privacy slats around the entire perimeter of the yard area, on the south side of the building. There are also two 2,000 gallon above-ground fuel tanks in the yard area. These tanks will remain on the property and Johler will utilize them for diesel fuel storage for our machines and vehicles. Johler will keep and maintain both the fence and fuel tanks. In addition, Johler will ensure that at no time will the yard usage block any fire department access to the property.