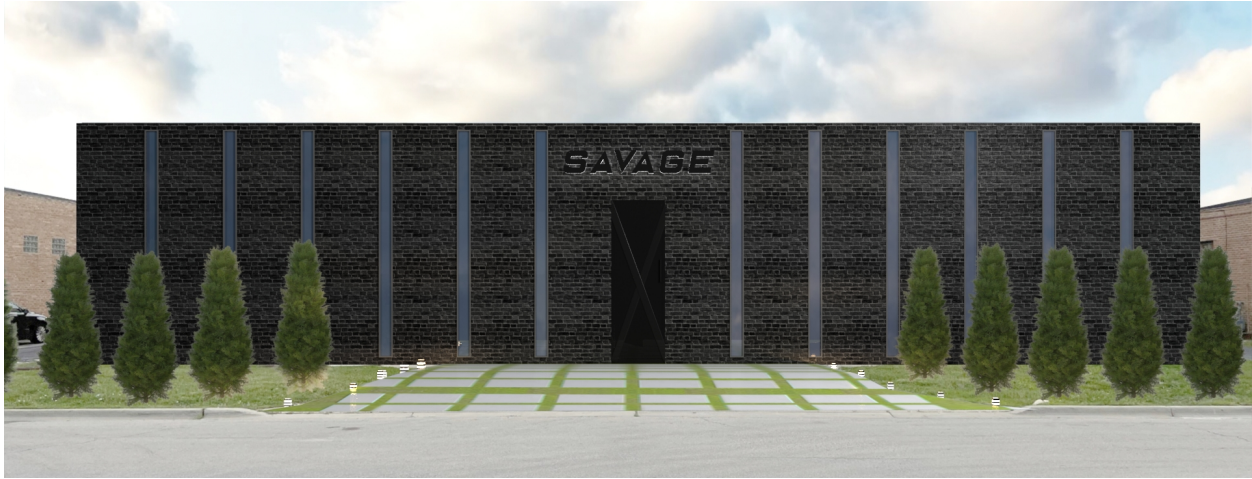


Project Narrative

SAVAGE Shop II: 979-981 Lunt Ave. Schaumburg, IL 60193



SAVAGE is a premier automotive customization company that takes best luxury and exotic cars in the industry and brings them to a whole new level. The vehicles that we mainly focus on are: Lamborghini Huracan, Aventador and Urus, Mercedes-Benz G63, Rolls Royce Cullinan and many others. We purchase brand new vehicles and perform a complete build-out including full wide-body kits, paint, wheels, tires, suspension, performance and other various upgrades. We then take these freshly built, brand new vehicles and sell them. The average cost of the vehicles we sell is approximately \$500,000. Along with all of this, we also take in customer vehicles and perform their chosen upgrades and service. We take extreme pride in our build quality as well as our attention to detail. If we do something, we give it 110% and that goes hand in hand with this new facility.

SAVAGE Shop II will be the next step in the growth of our business. We have been lucky enough to have a constant flow of new and returning customers, which is why we have chosen to expand our operations. Having a second, larger location in this area will drastically improve our ability to conduct our operations, decrease lead times on builds and create an overall improved customer experience. While we do not have many customers that come in to our shop, we know the value of a great first impression. That is why we are putting an extensive amount of time, money and resources into making this facility something that clients can be assured their vehicle is in good hands.

Savage Shop II is a building exterior and interior remodeling project located at 979-981 Lunt Ave., Schaumburg. The proposed building will contain programs such as entry lobby, offices, lounge, vehicle body shop and prep/spray booths. We will be using only the best materials and shop equipment on the market to make this a state of the art facility fit to work on these exclusive vehicles. The project is requesting special use and variations on the following items:

1. Special use permit for an Internet Auto Dealer.

2. Variation to allow parking in the required minimum 25 ft. setback from the front property line, due to the need of SAVAGE business operation.

This property has two existing drives, one on the East and one on the West side of the property. The drive on the West side of the property is shared the neighboring business. We receive multiple shipments from various carriers daily. Having these trucks pull in and around the building while we are pulling cars in and out of the building will cause many conflicts. Along with that, the width and turning space of the West facing drive is very tight. We have already had instances of trucks attempting to leave the rear of the property and hit the corner of the building and completely destroy the whole edge of the masonry. Another aspect to consider is the parking ordinance for the South side of Lunt Ave. There is no parking on that (South) side of the street, which is strictly enforced by service officers of Schaumburg. We have had multiple instances where deliveries are attempting to be made and officers have told drivers to move their vehicles. Furthermore, Lunt Ave. is a very busy street, and there is constantly traffic due to trucks taking up space on the main road.

To alleviate all of these conflicts and safety concerns, we have found it to be most practical and necessary to utilize the existing front center drive area as an unloading dock for our deliveries. All of our deliveries come in box trucks, therefore there is no need for a full length semi-truck loading dock. We have decided to implement a large front door to accommodate all of our large packages including body kits (bumpers, fenders etc), as well as large carbon fiber sheets that are used for various custom parts. This area will only be used for loading and unloading, not for parking for long periods of time. We believe, after much consideration and review, that this is the most efficient and logical way to handle this dilemma.

3. Variation to allow proposed landscaping area to be less than the required min. 20% of the total LOT, due to the nature of the site, existing parking and building.

The total lot area is 22,600 sf per the plat of survey. The existing parking and drive ways (9,170 sf) occupy 40.6% of the total lot area. The proposed building footprint (9,735 sf) occupies 43.0% of the lot. Even if the entire rest of the lot is assigned to landscape, the total landscaping area is 16.4% at most, which is still less than zoning requirement of 20%. This is not feasible since the building will need front entry pavement and sidewalks. To aid in the aesthetics of the property and to try to maintain a consistent look, we plan to use large pavers with grass in between for the front drive.

We are a small business looking to continue to expand and grow our company. We are very excited about our new facility and hope to get it up and running as soon as possible. With the help of the board, we can get this process started and continue to create jobs and revenue for our community.