



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: Rezoning from R-1 to B-2 to allow a Contractor Shop, Traffic/Parking Study Variation - 2400 S Arlington Heights Rd.
PC#: 20-004– Round 1
Date: February 18, 2020

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any objections to the rezoning or traffic/parking study variation.

RECEIVED
FEB 18 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-004
Petitioner: Paragon Mechanical, Inc.
2400 S Arlington Heights Rd. Arlington Heights
(847) 321-9428
Owner: HVAC Equipment Sales LLC
707 W Victoria Ln. Arlington Heights, IL 60005
(847) 321-9428
Contact Person: Kevin Polka
Address: 707 W Victoria Ln.
Arlington Heights, IL 60005
Phone #: (847) 321-9428
Fax #: _____
E-Mail: kevin@pmcomfort.com

P.I.N.# 08-16-4000-035-0000
Location: 2400 S Arlington Heights Rd.
Rezoning: x Current: R-1 Proposed: B-2
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 102,911 SQ. FT.
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

FIRE PREVENTION

See attached


Director

2/5/20

Date



**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 2/5/2020

P.C. Number: 20-004 Round 1

Project Name: Paragon Mechanical LUV

Project Location: 2400 S. Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. All currently adopted codes shall apply.
2. A key safe (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
3. Exit signs shall be illuminated at all times and have emergency power backup.
4. Buildings shall have approved address numbers.
5. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
6. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

Date 02-05-20

Reviewed By:

Fire Safety Supervisor/Fire Marshal

RECEIVED

FEB 05 2020

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PUBLIC WORKS DEPARTMENT

2

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	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

no
Comments


 Director

3-03-20
 Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ NO _____

Sanitary Sewer _____ NO _____

Storm Sewer _____ NO _____

b. Surface Improvement

Pavement _____ NO _____

Curb & Gutter _____ NO _____

Sidewalks _____ NO _____

Street Lighting _____ NO _____

c. Easements

Utility & Drainage _____ NO _____

Access _____ _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____
 4. SITE PLAN ACCEPTABLE? _____
 5. PRELIMINARY PLAT ACCEPTABLE? _____
 6. TRAFFIC STUDY ACCEPTABLE? _____
 7. STORM WATER DETENTION REQUIRED? _____
 8. CONTRIBUTION ORDINANCE EXISTING? _____
 9. FLOOD PLAIN OR FLOODWAY EXISTING? _____
 10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ X _____
 _____ N/A _____
 _____ N/A _____
 _____ SEE COMMENTS _____
 _____ X _____
 _____ X _____
 _____ X _____
 _____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A (NO PLANS)

DATE OF PLANS: 2/14/2020 SUBMITTAL

Director VILLAGE ENGINEER

Date


2/14/2020

PLAN COMMISSION PC #20-004
Paragon Mechanical LUV
2400 S Arlington Heights Rd
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

Traffic

12. Please provide additional information on the expected deliveries. How often will deliveries be expected onsite? What vehicles (Single Unit 30' truck, Semi, etc.) will be used to make these deliveries?
13. The property would likely experience a decrease in traffic entering and exiting the site for Phase I. The Engineering Division will not require a parking study for Phase I.
14. The scope of work for Phase II has not been clearly defined. A traffic and parking study may be required prior to permit issuance for the Phase II redevelopment.


Michael L. Pagones, P.E. 2/14/2020
Village Engineer Date

RECEIVED
FEB 14 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Paragon Mechanical LUV
2400 S Arlington Heights Rd

Round 1 Review Comments

02/18/2020

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems and may even reduce vehicle traffic compared to the current occupants of the building.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

A. O' #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. Hay #557
Supervisor's Signature

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FEB 18 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

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(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments from this Department

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FEB 14 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 2/13/20
Environmental Health Officer Date

James McCalister 2/13/20
Director Date

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YES NO

1. _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. _____ COMPLIES WITH THOROUGHFARE PLAN?
3. X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. _____ X _____ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. _____ X _____ SUBDIVISION REQUIRED?
6. _____ X _____ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

Please see attached comments.

[Signature]

2-14-20

Date

Planning & Community Development Dept. Review

February 14, 2020



REVIEW ROUND 1

Project: 2400 S. Arlington Heights Rd.
Paragon Mechanical LUV

Case Number: PC 20-004

General:

7. The Plan Commission must review and approve the following actions:
 - a. Rezoning from the R-1 and B-3 Districts into the B-2 District.
 - b. Land Use Variation to allow a Contractor Shop in the B-2 District.
 - c. Variation from Chapter 28 of the Municipal Code, Section 5.1-11, to allow an area of B-2 zoning that is smaller than the 4 acre minimum allowable size for the B-2 District.
 - d. Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.
8. The Comprehensive Plan classifies this site as "Open Space" and the South Arlington Heights Road Corridor Plan outlines that this site is suitable for commercial uses. The proposed contractor shop is not compatible with this land use designation or the Comprehensive Plan.
9. Please be aware that this property is included in the proposed South Arlington Heights Road Tax Increment Financing District and is a gateway for future redevelopment in the area.
10. What are the proposed days and hours of operation for Paragon. Do any "emergency" 24-hour service calls take place?
11. How many total vehicles does Paragon own? Please list total number as well as vehicle type (van, box truck, compartmental truck, etc.). What type of vehicle is the "runner" truck that would be stored on site? Please note that all onsite storage must be located within a building, including the "runner" vehicle and any other vehicle that would be stored onsite overnight. Non-overnight truck parking and loading should occur at the rear of the site.
12. While it is understood that most major parts are manufactured off-site and dropped off directly at a job site, please list the type of materials or tools that would be stored on the site (fittings, furnace, boilers, ignitors, used/spare parts, etc.). Please clarify where these items would be stored.
13. Does Paragon have any trailers?
14. The project narrative had a note about the future "Phase II" plans, which said "See Figure 1". However, there was no figure 1 included in the submittal.
15. Please provide an electronic copy of the legal description for the site.
16. Please outline current and future plans for the accessory improvements on site:
 - a. Accessory garage with 2 overhead doors
 - b. Accessory garage with 1 overhead door
 - c. Salt dome
 - d. Children's area for safety training (will this be open to the public if remaining?)

Building:

17. Certain areas are measuring out to different sizes than as indicated on the plans. What is the overall square footage of the building? Please review the following and clarify the true gross size of each space:
- a. Office Area (left vacant): 2,707 sq. ft.
 - b. Office Area (occupied): 3,412 sq. ft.
 - c. Training Area: 1,122 sq. ft.
 - d. Interior Garage/Storage Area: 5,150 sq. ft.
18. Previous correspondence indicated that the site would have a showroom. However, this is not reflected on the submitted floorplan. Is the showroom a part of the current or future plans?
19. Please note that the existing accessory buildings are non-compliant with regards to zoning requirements (size, height, etc.). Any change to these buildings in the future will likely require special zoning actions.
20. Are there any basement or mezzanine areas not shown on the floorplans?

Site & Landscaping:

21. Approx. 25 of the parking spaces along the southern boundary of the property appear to encroach outside of the property boundaries and onto property under the jurisdiction of the IDOT Tollway. Are there any easements/agreements (formal or informal) that allow for the encroaching parking spaces?
22. Per the Illinois Accessibility Code, only 3 handicap parking stalls are required in parking lots with less than 76 parking spaces. Additionally, handicap parking stalls can now be designed to share an accessibility aisle. Given these new allowances, you could pick up additional parking spaces via minor restriping of the parking lot if needed. The existing size and width of the parking rows/spaces, and parking lot landscaping is likely legal non-conforming. Substantial changes to the parking lot and layout would likely trigger the need for compliance with current regulations or variation must be sought.
23. Should the proposed contractor shop be allowed, certain landscape upgrades would be necessary to comply with current landscape standards and to improve this gateway into Arlington Heights as identified in the South Arlington Heights Road Corridor Plan. See attached landscape comments from Derek Mach. In addition, the existing dumpster is not located within an enclosure area and is visible from the public ROW. A code compliant dumpster enclosure should be constructed as part of this process.

Prepared by:

Paragon Mechanical - LUV
2400 S. Arlington Heights Road
PC #20-004
February 13, 2020

Landscape Comments

- 1) Provide a landscape plan that identifies the existing and proposed landscaping.
- 2) Per Chapter 28, Section 6.15, a 4 inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree at the end of each parking row.
- 3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.