

RESPONSE TO VILLAGE OF ARLINGTON HEIGHTS (ROUND 1)

Building Department

Nothing was attached, per the comment.

Building and Life Safety

1) through 6) The building will remain as-is with no changes other than a reduction in parking spaces. Therefore, no new plans require submission. The existing plans have already been inspected and passed. We will remain in compliance with any updated codes.

Engineering Department

11) We are not presenting or submitting any immediate construction plans, and therefore no permits are necessary. When we get to this phase, we will provide plans and will abide by the required construction permitting process.

12) We rarely receive large deliveries at our office. Most equipment is delivered to the jobsite to be installed at a customer's property. UPS trucks come to our location regularly.

13) We will immediately reduce traffic in and out of the facility upon taking over occupancy of the building. We will also reduce the number of available parking spaces to minimize or eliminate the landscaping expense. The Phase II plan is to incorporate an entirely new facility and with new landscaping. All parking spaces will be eliminated and reconfigured during Phase II.

14) We understand that the need for a parking study would need to be re-evaluated when Phase II commences. (Several years away)

Arlington Heights Fire Department

1) through 2) There will not be a change in use of the building other than a reduction of the impact of vehicles on the property. The property is currently incorrectly zoned for residential use but has been treated and inspected as a commercial property for many years. We will continue to abide by safety codes.

Arlington Heights Police Department

- 1) We agree that the character of use is consistent with the area and there is no concern.
- 2) We agree.
- 3) We agree.
- 4) We agree.
- 5) We agree and are eager to help reduce traffic.
- 6) We will provide this information.

Health Services Department

No Comments

Planning and Community Development Department

1 & 2) We share a mutual objective to enhance the appearance of our lot within the corridor, given that we serve a high-end client base and therefore rely on our brand and appearance to reflect the same high standards. Our long-term goal will be to create one of the most visually appealing properties along the Southern Corridor.

3) The only variation we are requesting is to allow our Contractor Office to have two (2) branded midsize work vehicles onsite, out-of-sight, in the rear of the property, at any given time. While this variance request is not vital to the success of our operation, we feel as though it is realistic, and it would afford us some flexibility in unusual situations.

4) No Comment

5) No comment

6) No Comment

7a) The Village has expressed their desire for this property to be zoned as B-2. Our needs seem to conform with the Chapter 28 zoning code for a Contractor's Office within the B-2 district.

7b) We are **not** requesting a variation for a "Contractor Shop." Per the definitions described in Chapter 28 (below), our business falls more closely in line with that of a Contractor Office. We are only requesting a variance to allow two (2) mid-sized service vehicles to remain on site at rear of property to allow for business flexibility. We also do not store large equipment or materials on site, nor do we perform any manufacturing of any kind on our premises.

We are requesting a Land Use Variation to allow for a Contractor's Office to accommodate for no more than two (2) branded work vehicles to be temporarily stored onsite, in the rear of the building, out of site from Arlington Heights Road, overnight when needed.

Chapter 28 Definition 33

"Contractor's Shop: An establishment used for conducting administrative, clerical and general office (business) affairs, indoor repairs, maintenance and/or storage of a contractor's vehicles, equipment and materials, and may include the contractor's the contractor's business office and may include a design showroom. "

Chapter 28 Definition 32

"Contractor's Office: A room or group of rooms used for conducting administrative, clerical and general office affairs but not including design showrooms or any on-site storage of contractor's vehicles, equipment and materials."

We understand that our business is unique and difficult to classify with a broad definition. We do not have a need to permanently store vehicles onsite, we do not perform onsite repairs of any kind, we do not perform onsite maintenance of any kind, and we do not store raw materials of any kind. Our purpose in acquiring this location is the operation of our corporate headquarters. The facility will never house more than our clerical, sales, accounting, marketing, operational, and executive staffs. We believe there is a misconception with the term "contractor." We are not a general contractor and therefore have no need for large equipment and heavy machinery to be stored onsite, nor do we need any onsite storage for raw materials. All our technical work is performed offsite and all the products we sell are ready to sell upon purchase. We are looking to obtain a land use variation to gain the ability to allow for two (2) vehicles to be parked overnight as needed, out of line-of-sight from Arlington Heights Road.

7c) We are only requesting the B-2 zoning at the request of the Village of Arlington Heights. Our Contractor Office is permitted to operate, according to the Chapter 28 zoning regulations, in either a B-2 or the existing B-3 designation. We are happy to oblige whichever zoning preference the Village decides upon. The only logical consideration is that the property is obviously not appropriate for residential use, given it's location inside a highway on-ramp.

7d) There are currently 68 spaces available for parking of which we will never fill more than 15. We will immediately reduce the number of available parking spaces to avoid wasteful landscaping spending in the short-term.

8) The Comprehensive Plan does not classify this property as "Open Space" but rather as a "Government Property." This can be seen on Pg. 6 and Pg. 12 of the Comprehensive Plan. We agree that the site is suitable for commercial use. For the reasons stated previously, we are not a Contractor Shop but rather a Contractor Office. We believe in its current state, the use of the property is in accordance with the Comprehensive Plan. Furthermore, our Phase II goals will add to the beautification of the south corridor entrance. (Refer to rendering)

9) We are aware of the TIF and fully understand the vision for this area. As a high-end service provider, our values reflect the same desire for beauty and visibility. This is a benefit and one of our driving factors behind purchasing this property was its development during Phase II. (Refer to rendering)

10) The hours of operation for the office is Monday through Friday 7am to 5pm. All emergency appointments are resolved remotely and have no impact on the property. On-call technicians are dispatched from their personal residences directly to the jobsite.

11) Please see attached vehicle identification chart.

12) We store high value products at our headquarters like that of a retail store. Smart home products (Nest Thermostats, Smoke Detectors, Smart Locks, Ring Doorbells), some universal igniters and flame sensors, and the most common fittings and filters. Furnaces, boilers, and heaters are ordered for specific jobs as needed and delivered to the jobsite by the supplier. We do not store raw materials of any kind at any point. All our products are stored indoors, with no exceptions.

13) No, Paragon has no need for trailers.

14) We were referring to the "Conceptual Phase II Rendering." (Please see rendering)

15) Please see attached and previous sent to Sam Hubard.

16)

a) No immediate change. Future redevelopment will include the removal of this structure.

b) No immediate change. Future redevelopment will include the removal of this structure.

c) No immediate change. Future redevelopment will include the removal of this structure.

d) No immediate change. Future redevelopment will include the removal of this area. This area will not be open to the public.

17)

a) Office Area (Unoccupied) measured Space based on 1/8th Scale 3,386ft²

b) Office Area (Occupied) measured space based on 1/8th scale 2,886ft²

c) Training Area measured space based on 1/8th scale 2,006ft²

d) Interior Garage / Storage; Storage is 527ft² and Garage is 4,623ft²

18) We hope to incorporate a showroom for smart products and system displays in the second phase of this redevelopment project. The building will remain as-is in the interim.

19) We will likely remove these structures from the property during the second phase of this redevelopment. Please refer to the rendering for a visual representation of our vision.

20) No

21) Yes. Please see the attached plat of survey which outlines these easements.

22) We plan to eliminate most of the parking (handicap and regular spots alike) to match our minimal current parking needs. Given our plans for future redevelopment, we hope to avoid any wasteful landscaping spending as it pertains to parking. As previously stated, we require no more than 15 parking spots for our operation.

23) We would like to do only what is necessary to remain code complaint at this present time. The second phase of this project entails a complete demolition of the property with a new building and parking. Any monies spent in this first phase on landscaping would be lost as everything will be razed during the second phase. We understand that some work will need to be done to incorporate things like an enclosure for the dumpster which we will certainly accommodate.

Landscape Comments

1) We are not proposing any landscaping changes at this time. We will continue to maintain the landscaping which Elk Grove Village has implemented over the years until we proceed with Phase II. We feel with the elimination of parking to suite our immediate needs the only landscaping that is required would be the fencing in of the garbage can which we can and will do but don't need a landscape plan for this.

2) We will eliminate all parking rows subject to this requirement to avoid wasteful spending.

3) We will fulfil this requirement using a fence or a wall to get us by until we are ready to proceed with Phase II. No landscaping modification will be necessary in the immediate future.

