



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

Fire Safety Review

Date: 3/5/2020 P.C. Number: 20-004 Round 2

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.

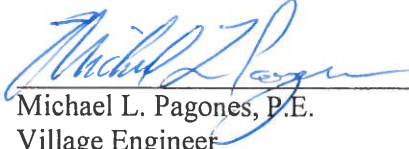
No additional comments.

Date 03-05-20

Reviewed By: 
Fire Safety Supervisor

**PLAN COMMISSION PC #20-004
Paragon Mechanical LUV
2400 S Arlington Heights Rd
Round 2**

15. The petitioner's response to comment nos. 11 through 14 are acceptable. The Engineering Division has no further comments.


Michael L. Pagones, P.E. 3/6/2020
Village Engineer Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-004

Project Name

Paragon Mechanical LUV

Project Location

2400 S. Arlington Heights Raod

Planning Department Contact Sam Hubbard

General Comments

Round 2

The Fire Department has no additional comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date March 5, 2020

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

**Paragon Mechanical LUV
2400 S Arlington Heights Rd**

Round 2 Review Comments

03/10/2020

- 1. Character of use:**
Nothing further.
- 2. Are lighting requirements adequate?**
Nothing further.
- 3. Present traffic problems?**
Nothing further.
- 4. Traffic accidents at particular location?**
Nothing further.
- 5. Traffic problems that may be created by the development.**
Nothing further.
- 6. General comments:**
Nothing further.

RECEIVED
MAR 10 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. Hays #557

Supervisor's Signature

Planning & Community Development Dept. Review

March 13, 2020



REVIEW ROUND 2

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

Case Number: PC 20-004

General:

24. The response to comments #1, #2, #4-#6, #9, #10, #12-#15, #18-#20 are acceptable.
25. The response to comment #3 is noted. However, based on the description of how the site will be used, the proposed use falls under the definition of "Contractor Shop" per the interpretation of the Director of Planning. Therefore, approval of a LUV to allow a "Contractor Office" with a variation to allow vehicle storage is not a viable option since your business falls under the "Contractor Shop" definition.
26. The response to comment #7 is noted. Please see below:
- Regarding 7a: Your response is noted.
 - Regarding 7b: Your response is not acceptable. Based on your request to allow Paragon Mechanical to operate on the subject property, Village staff has analyzed your business operations and determined that Paragon is considered a "Contractor Shop" due to the storage of materials and vehicles on the site. Therefore, in order to allow Paragon to operate on the site, a Land Use Variation for a Contractor Shop in the B-2 District is required. If you disagree with this interpretation, you can appeal to the Zoning Board of Appeals.
 - Regarding 7c: Your response is noted. The Village believes B-2 zoning to be the most appropriate for the subject property. Therefore, this variation is required. Staff is supportive of this variation.
 - Regarding 7d: Your response is noted. Per the recently submitted modified square footage of the uses within the building, a total of 68 parking spaces are required and 70 are provided on the site. Staff supports a variation to waive the traffic and parking requirement for this use. If parking is proposed for removal, please prepare a plan that outlines such.
27. The response to comment #8 is noted. However, the Comprehensive Plan classifies this site as "Open Space". The Comprehensive Plan cut-out on page 6 and 12 of the South Arlington Heights Road Corridor Plan displays the gray "Government" uses as a darker shade of grey. The very light shade of grey on the subject property is meant to correspond with "Open Space" in the legend.
28. The response to comment #11 is noted. Please answer the following: Out of the 9 vehicles owned by Paragon, which two would potentially be parked onsite overnight? Please note that staff is opposed to any contractor vehicle parking that is visible from public streets, either overnight or during standard business day operations. Should this project be approved, staff will likely recommend a condition of approval restricting any contractor vehicle parking (whether during the day or overnight) to occur only behind the building so as to not be visible from Arlington Heights Road or to park within one of the interior parking spaces.
29. The response to comment #16 is noted. It is recommended that you post signs at the entrance to the children's safety training area alerting the public that it is closed.
30. The response to comment #17 is noted. The required parking was updated based on the interior space sizes as outlined in your response.

31. The response to comment #21 is noted. However, there is no evidence of any recorded easement for the encroaching parking spaces on the Plat of Survey.
32. The response to comment #22 is noted. If you propose to eliminate parking, please provide a plan showing which parking areas will be eliminated and how handicap parking will be striped. Per the recent square footage sizes provided, the amount of onsite parking required is 68 spaces. There are 70 spaces onsite (including interior garage spaces), therefore, you would not be able to eliminate more than 2 parking stalls without requiring a Variation.
33. The response to comment #23 is not acceptable. Please note that staff will require the site landscaping to be upgraded to conform to current requirements as a means to help buffer the proposed use and to comply with the recommendations in the South Arlington Heights Corridor plan. Should you desire to propose a phased installation of the code required landscaping and dumpster enclosure, please provide a plan outlining how this would be accomplished.
34. Should the Plan Commission wish to make a recommendation of approval of this petition, please be aware that staff is evaluating the recommendation of certain signage restrictions based on the land use, which is not a permitted use within the zoning district.

Prepared by:



Paragon Mechanical - LUV
2400 S. Arlington Heights Road
PC #20-004
March 10, 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.