

# Planning & Community Development Dept. Review

April 28, 2020



## REVIEW ROUND 3

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

Case Number: PC 20-004

### **General:**

35. The response to comments #25, #27, #29, #31, #4-#6, #9, #10, #12-#15, #18-#20 are acceptable.

36. The response to comment #26 is noted. Please see below:

- a. Regarding 26a: Your response is acceptable.
- b. Regarding 26b: Your response is noted. Please be aware that you may proceed with an application to the Zoning Board of Appeals should you disagree with the determination that your business is a contractor shop.
- c. Regarding 26c: Your response is acceptable.
- d. Regarding 26d: With regards to the proposed phased landscape plan, the Village is recommending that the site be brought into compliance relative to landscape requirements no later than September 30, 2020. However, if a phased approach towards landscaping is acceptable to the Plan Commission or Village Board, staff has drafted an alternative plan (attached). It should be noted that under this alternative plan, certain servicewalks may need to be removed or relocated and certain parking spaces would need to be eliminated. If handicap parking stalls are shifted or eliminated, the site would still need to comply with all applicable Illinois Accessibility Code regulations for handicap stalls and accessible routes. Finally, please note that since certain parking spaces along the southern side of the site encroach onto IDOT Tollway property, some of the required landscape islands and/or shade trees would need permission from the Tollway prior to installation. Additionally, the code required 3' tall landscape screen along Arlington Heights Road must receive IDOT approval prior to installation.

37. The response to comment #28 is noted. Staff continues to note that the Village recommends a condition of approval that would restrict any contractor vehicle (i.e. any vehicle, other than a standard passenger vehicle, that is owned by Paragon whether branded or not) from parking in front of the building. Such vehicles (whether during the day or overnight) will be allowed to park behind the building so as to not be visible from Arlington Heights Road or to park within one of the interior parking spaces.

38. The response to comments #30 is noted. Based on a re-evaluation of the parking requirements, the required parking calculations are shown below:

	Square Area / # of Vehicles	Occupancy/ Employees	Parking Ratio	Parking Required
Office Area	2,886	N/A	1 space / 300 sq. ft.	9.6
Office Area - Vacant (Phase II)	3,386	N/A	1 space / 300 sq. ft.	11.3
Storage/Vehicle Garage Area	5,150	9	1 space / 2 employees	4.5
Training Center	2,006	100	Place of Assembly (30% of Occupancy)**	30.1
Vehicles	2 vehicles		1 space / vehicle	2
Total Required				57
Total Provided				70*
Surplus / (Deficit)				13 spaces

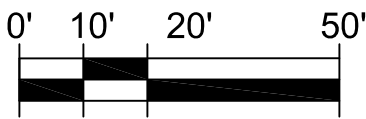
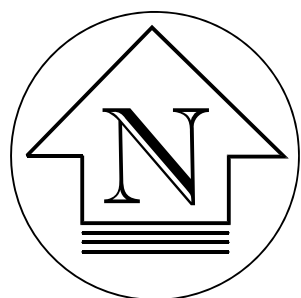
\* Includes 13 interior spaces (6 in in rear accessory structures, 6 in principal structure, 1 within Salt Dome

\*\* Classified as "Classroom" per Building Code - 1 occupant per 20 sq. ft.

39. The response to comment #32 is noted. Please see comment #36d.
40. The response to comment #33 is noted. Please see comment #36d. With regards to the dumpster enclosure, the existing salt dome can be used for said enclosure, provided the dumpster can be stored within the salt dome so that it is not visible from the street. Alternatively, should it be helpful, staff can recommend alternative locations to where a newly constructed dumpster enclosure would be viable.
41. The response to comment #34 is noted. Staff is evaluating a condition of approval that would allow only one ground sign (limited to 6' in height) to be installed on the subject property, which ground sign must be located along the Arlington Heights Road frontage and must be a monument style sign. No ground signs would be allowed on the onramp frontage or the tollway frontage. Additionally, wall signage would be restricted to the portion of the principal structure along the Arlington Heights road frontage. No wall signage would be allowed along the onramp frontage or tollway frontage, and no wall signage would be permitted on any of the accessory structures. Please note that these potential conditions of approval have not been finalized and are subject to change.

Prepared by:





3' Tall Parking Lot Landscape Screen

Landscape Island

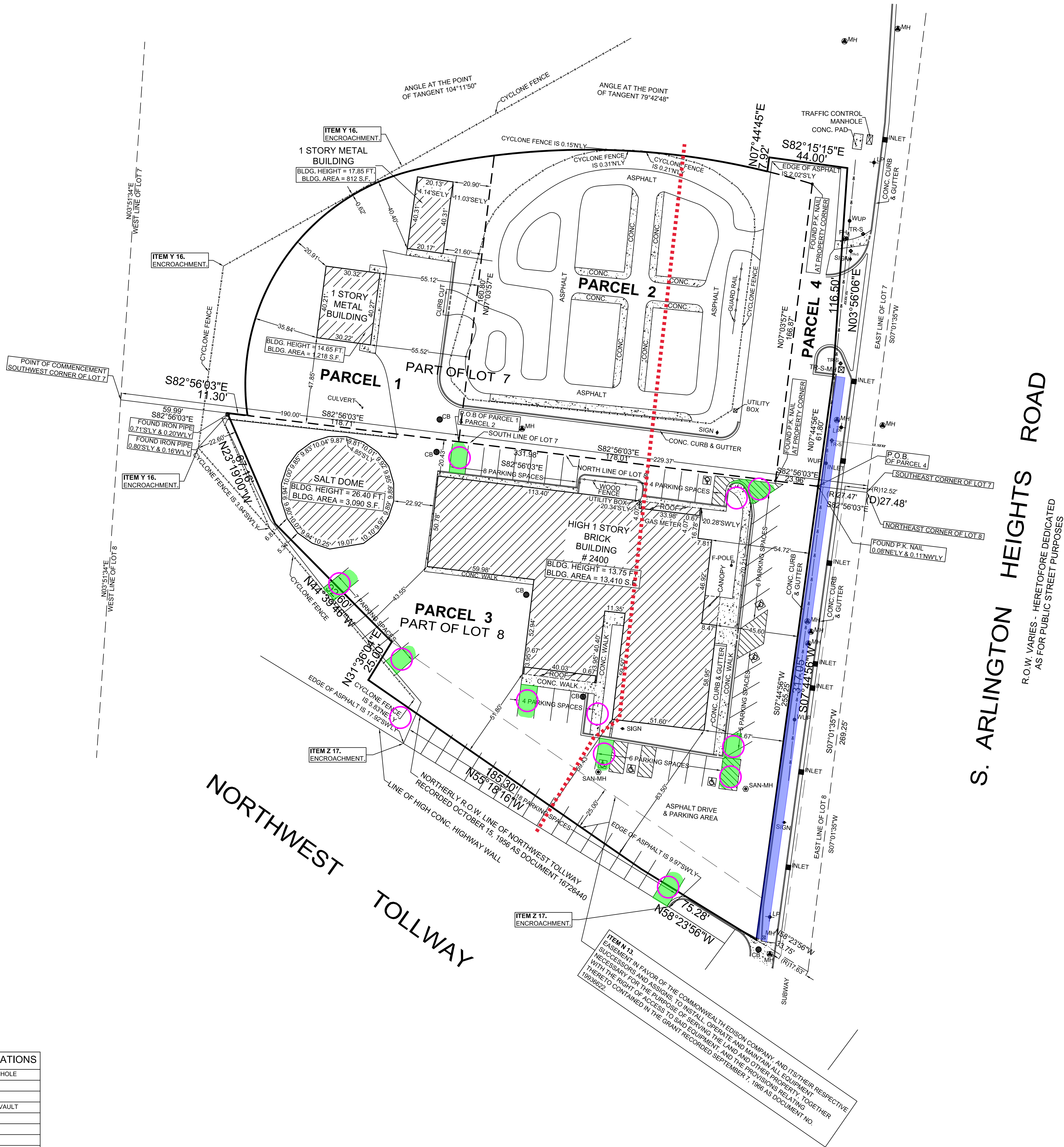
4" Caliper Shade Tree

Phase I/Phase II delineation. Improvements to the east of this line must be installed no later than September 30, 2020. Items to the west of this line must be installed no later than September 30, 2022.

# UNITED SURVEY SERVICE, LLC

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## ALTA / NSPS LAND TITLE SURVEY



LEGEND	ABBREVIATIONS
	SAN-MH
	CATCH BASIN
	INLET
	WV
	PH
	TR-L
	LP
	WUP
	TR-S-MH
	MH
	SIGN
	FF-POLE
	HANDICAPPED PARKING SPACE
	(D)
	(R)
	(M)

ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION

Paragon Mechanical

PC 20-004

April 28, 2020

1. The responses to comments 1-3 are noted. Should a phased approach be acceptable by the Plan Commission or Village Board, staff has prepared an alternative phasing plan. Per this alternative phasing plan, all Phase 1 landscaping must be completed by September 30, 2020 and Phase 2 landscaping must be completed by September 30, 2022.