

Response Letter to Village Comments Round 3

Response to the follow Questions are listed below with pictures for reference

36.

d) The proposed estimate for the suggested landscape of which is mostly behind the building and out of site from the general public will be in excess of \$50,000 as discussed with several landscaping companies (see exhibit A). This type of commitment in time and resources will for sure delay the proposed redevelopment of the property and which is the goal for everyone. This expense would be wasted time and resources that can be better spent in the redevelopment phase of this project. Please see revised proposal for redoing the landscaping which will be phased;

Phase 1

Will be the installing of 18" tall landscape fencing along Arlington heights Rd similar to what was given as an example to me by the village which is in front of the village hall. See attached picture noted as Figure 1. In addition to the landscape fence along Arlington heights road we will replant two new shade trees at both end of the building to replace the current trees that do not look so healthy. See attached figure 2 and figure 3

Figure 1 Below



Figure 2 Below (North East Corner of Building Currently)



Figure 3 below (South East Corner of Building)



It was also brought to my attention that part of the reasoning behind the TREE's and landscape is to lessen the negative impact on the environment from excessive asphalt. Please take note to the green area of the property which we are happy to preserve and previously known as bicycle safety town. See figure 4 for a picture of the current greenery within this area of the property.

Figure 4 Below



Phase II of the landscape would be conditional on the fact that if we do not present to the village a comprehensive plan for redevelopment by September 20, 2023 then we would proceed with the proposed phase II landscape. See attached revised survey with the proposed landscape work. This phase would only be implemented in the event that we do NOT present a comprehensive plan for complete redevelopment by September 20, 2023. In the meantime Phase I will be implemented within 24 months of this approval process.

Please see exhibit B for a representation of the proposed landscape

37)

Our business requires little to no commercial vehicles to be onsite at this location and is very different what you are assuming us to be. We are fine with this request from the village.

38)

Though your requirements for parking are within what we have it is more excessive than we need. The "Training" room would never fit 100 people and could if needed be vacant and depending on the situation may. The point is that we do not want to incur unnecessary expense that would delay the redevelopment of this property as a whole. We would like to not have to redo any sidewalks and or major work until time comes to implement the plans for the redevelopment of the property.

40)

We can work with the village to enclose the dumpster in a manner that is best for the village and suitable for the garbage company.

41)

I do not think it is fair to hold Paragon Mechanical at the proposed location to any other standard other than the current written sign code. We deserve the right to place signage in the same manner as any other business in town and feel that anything less than that will be unconstitutional. See photos from neighbors which have signs figure 5 and 6. we expect to be treated fairly and with the same manner as anyone else would in this area. The sign code language is difficult enough as it currently stands to make it more stringent would be completely unfair and a major problem for us moving forward with any aspect of this project. We respectfully ask that you simply let the signage department deal with the

signage of this property separately from the rezoning of this building. Specifically we should not be governed any different then what is written in the code regarding sign rules and regulations.

Figure 5





Proposal Date: 5/7/2020

Revision Date:

Proposed to: PARAGON MECHANICAL
KEVIN POLKA
2400 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL

Phone: 773-733-1570
E-mail: KEVIN@PMCOMFORT.COM

Work Proposal

Rosario Gambino & Son Landscaping hereby proposes to furnish materials, equipment and labor in accordance with the below specifications:

SCOPE OF WORK	Price
INSTALL (11) 4" SUNSET MAPLES TREES	\$13,500.00
INSTALL (100) 3' DOGWOODS	\$10,000.00
INSTALL 40 YDS OF TOPSOIL TO FILL IN ISLANDS	\$5,000.00
INSTALL 35 YDS OF HARDWOOD SHREDDED MULCH	\$3,500.00
INSTALL 11 ISLANDS WITH CONCRETE CURBS	\$35,000.00

Total Cost	\$67,000.00
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50 % Deposit is required before start of job. Any alteration or deviation from the above specifications will be billed as an extra charge over and above the amount listed on this contract. Full payment is due upon completion of services. A service charge of 2% per month will be added to all balances not paid within thirty days. All costs, including attorney's fees and court costs incurred in collecting overdue accounts shall be paid by the customer.

Jobs are scheduled after receipt of signed contract and deposit. Although all reasonable efforts are made to begin/finish work on schedule, timing may be affected by conditions beyond our control, including but not limited to weather conditions, material availability, and time required to obtain any necessary permits/permissions. This proposal is subject to revision if not accepted within thirty (30) days after proposal date. Please note that any buried cables, wires, sprinkler lines, etc. will be the responsibility of the customer in the case where they may be damaged while Rosario Gambino & Son is carrying out contracted services.

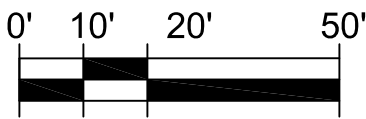
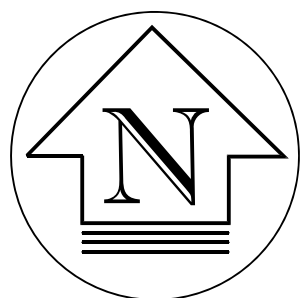
This proposal, if signed, creates a contract between us. Upon acceptance, please sign, date and return to our office with deposit.

Authorized Signature

Date

Customer Signature

Date



3' Tall Parking Lot Landscape Screen

Landscape Island

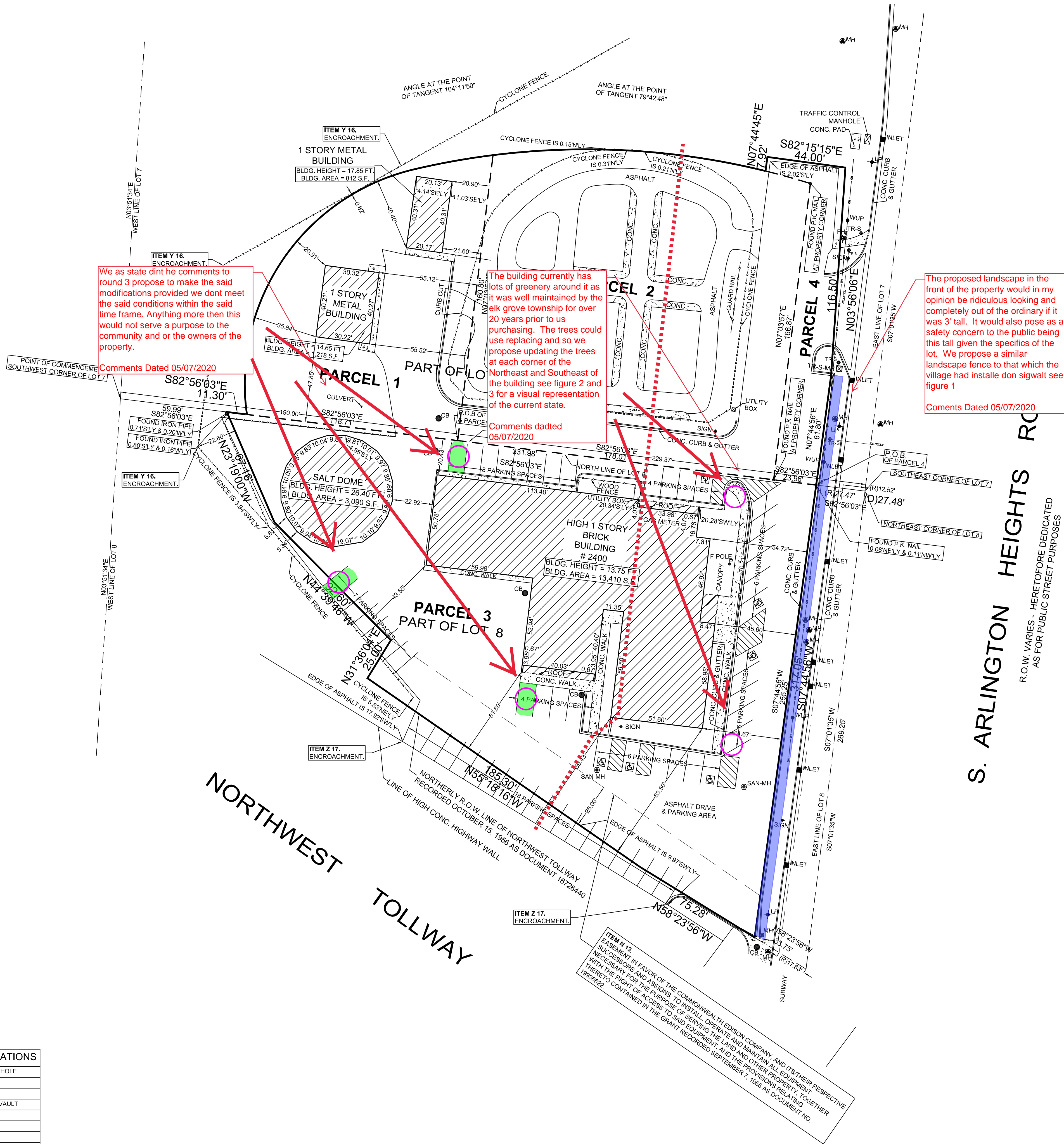
4" Caliper Shade Tree

Phase I/Phase II delineation. Improvements to the east of this line must be installed no later than 24 months from the approval of the rezoning. Items to the west of this line must be installed no later than September 20, 2023 only in the event that a comprehensive plan for redevelopment has not been submitted to the village prior to this date..

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY



LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	CB CATCH BASIN
	INLET INLET
	WV WATER VALVE VAULT
	FH FIRE HYDRANT
	TR-L TRAFFIC LIGHT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	TR-S-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	SIGN SIGN
	F-POLE FLAG POLE
	HANDICAPPED PARKING SPACE
	(D) DEED DATA
	(R) RECORD DATA
	(M) MEASURED DATA

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