

RE: Proposed Land Use Variation Amendment, 2400 S. Arlington Heights Road

Zoning:

- Petition to modify Section 4, Condition #3 and eliminate Condition #8 by amending Land Use Variation #20-022
- Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to allow certain parking rows to terminate without the code required curbed landscape island including a 4" caliper shade tree.

Summary of Request:

In the time since the 2020 Land Use Variation was conditionally approved, at the very beginning of the pandemic, our team has worked diligently to balance a willingness to honor the wishes of the Village while also making prudent financial decisions with the best interest of our employees and local customers in mind. To date, we have satisfied all reasonable requirements set forth by Land Use Variation 20-022 but we are now approaching deadlines and objectives which have proved unreasonable if not completely irresponsible.

Within this appeal, we are requesting that the Village modify the requirements for the remaining suggested landscaping modifications while also eliminating a required timeline for future redevelopment. While we at Paragon are excited to be part of the vision for the South Corridor that was created in 2018, it must be understood and acknowledged that there has been no positive progress to date. In the time since Paragon has owned and operated out of the 2400 S Arlington Heights Road property, we have proven to be a visual improvement over the previous owners who had significant storage of raw materials and large commercial highway vehicles and busses operating daily. In addition, Paragon provides an occupied space in a significantly vacant area of the southern corridor. The reality of the property at 2400 South Arlington Heights Road remains that Paragon was the only bidder to present a valid purchase offer when the property was made available for sale to the public, and with the property listed once again, there is still no outside interest. Paragon stands before the Village once again, as a business with a proven track record of growth within and contribution to the community, and we are requesting that we finally be

treated as such by gaining the full support of the Village Staff, Plan Commission, and Trustees to move forward with Paragon Mechanical operating its business, comprised of office personnel and the storage of thermostats and filters, without further restrictions aside from reasonable landscape improvements.

It is our sincere hope that this explanation helps convey both our desire to cooperate with logical, well-constructed plans, and sound reasoning as to why the imposed timelines and conditional approvals, based on the submission of complete redevelopment plans, need to be entirely removed going forward. This is also not to suggest that any standard requirements should be waived, such as the installation of parking islands, but rather the implementation of a more reasonable plan that helps meet the requirements of both the village and the business operating out of the property.

Previously Completed (Landscaping Phase 1A Requirement):

Upon approval of Land Use Variation 20-022, we immediately removed the two large, dead trees from the property as requested. We then hired an architect to honor the first phase of landscaping installations requiring a 3' wall of vegetation, we submitted that plan to the Village and agreed to have installed the specific plants requested by the Village via e-mail correspondence. This installation was then completed as required in September of 2020 against the advice of two landscaping companies who warned that the salt from Arlington Heights Road would likely kill any plants installed along the roadway.

The plants did survive the fall 2020 season into winter but did not come back in the Spring of 2021. The plants did not die due to a lack of watering or maintenance, but rather because the viability of the plan was not considered by Village Staff during that approval process or during the Plan Commission meeting where this requirement was initially suggested. This ill-fated plan ultimately resulted in a complete financial loss for Paragon, upwards of \$10,000 when factoring in watering and labor costs in addition to the cost of the project itself. To make matters worse, the Village did not reciprocate any form of support, despite numerous attempts to schedule meetings, specifically with Mr. Perkins, regarding the continued improvement of this property. Meanwhile, the pandemic persisted which spiraled the economy into unprecedented turmoil. Despite our best efforts and the reality of the world we were living in, we

continued to receive no consideration or support from the Village as we did our best to navigate the restrictions imposed upon us early in the pandemic.



Modify Section 4, Condition #3 (Landscaping Phase 1B and 2 Requirements):

We are proposing a modified landscape plan in lieu of the original plan outlined in Land Use Variation 20-022. When our parking assessment was initially conducted prior to the start of the pandemic, we envisioned very different future for our business, both immediately and in the coming years. We provided expected building use (therefore parking space requirements) based on a pre-pandemic vision which directly affected the magnitude of the parking lot island installation requirements. The areas of our building that we envisioned as training areas, classroom areas, and future office space were never realized and therefore the parking lot assessment and the parking space requirements are now overexaggerated and unnecessary for our business. Our business realistically requires only 9 total parking spaces, but with the village chart for parking corrected to reflect present day, we believe code would require a total of 12 parking spaces as reflected in the following chart:

Current Use	Original Use	Square Area/ # of Vehicles	Occupancy/ Employees	Parking Ratio	Parking Required
Office Area	Office Area	2,886	9	1 space / 300 sq. ft.	9.6
Storage/Vacant	Office Area (Phase II)	3,386	N/A	1 space / 2 employees	0
Storage/Garage	Storage/Garage	5,150	N/A	1 space / 2 employees	0
Storage/Vacant	Training/Classroom	2,006	N/A	1 space / 2 employees	0
Vehicles	2 vehicles	2 vehicles		1 space / vehicle	2
Total Required					12
Total Provided					15

Proposed Plan:

We understand and are sympathetic to the Village's desire to show immediate improvement on the property, therefore, we would be amenable to immediately restriping the parking lot surface to include an agreed upon number of parking spaces along the north and south walls of the building (if deemed necessary) as depicted in the included site plan. We would request a Variation to exclude the construction of any new parking islands, both for the sake of safety and also to minimize the cost of the project that we feel will ultimately be undone with a future development. To further demonstrate our commitment to enhance the property in a logical manner, we would also offer to immediately remove "Safety Town" and plant grass seed in its place for additional green space. We feel this would not be a waste of funds as we will need to demolish "Safety Town" regardless, with a future redevelopment.

We feel as though this plan would be beneficial to Paragon as it would eliminate significant wasted cost, and it would allow the Village to show some small progress in the South Corridor when there is no progress occurring elsewhere. We also feel as though the original parking island plan presented serious safety concerns given the already limited maneuvering space surrounding the building, so this compromise would eliminate that risk as an added benefit.

Eliminate Section 4, Condition #8 (Redevelopment Plan Requirement):

Land Use Variation 20-022 Section 4, Condition #8 requires the submission of a complete Plan Commission application with a subsequent approval by July 20th, 2022. We request that the timeline be eliminated altogether for this condition as the deadline alone is causing a significant roadblock in the potential redevelopment funding process. Once we are ready for redevelopment, we will apply for all the necessary approval and certifications. The following items are specifically creating issues in securing the necessary funding:

1. For us to obtain the funding needed to finance the presently required redevelopment plans, we require a lender or financial institution to approve us for a loan. The issue we have encountered is that no financial institution will provide backing for this "owner-occupied" redevelopment if we are not guaranteed to, at minimum, occupy 60% of the new development. Land Use Variation 20-022 stipulates that redevelopment plans must be submitted and approved by The Village and, in the event of a denial, our temporary approval to operate from within this property becomes null and void, thus reducing our occupancy of the property to 0%. This is important because the entire concept of Paragon redeveloping the property hinges upon funding secured by Paragon and can only be supported by a financial institution if we are unconditionally granted an approval to operate out of the property permanently. Simply put, the very restriction that requires us to provide redevelopment plans is prohibiting us from procuring redevelopment plans at all.
2. The lack of overall development within the surrounding South Corridor is also causing a problem in securing funding for redevelopment of this property and is also a major factor as to why there cannot be a timeline imposed on the project at all. We cannot reasonably be expected to be the first property to completely redevelop given that we can reasonably operate in its current condition, and we are the only candidate willing to take occupancy to begin with. We feel as though Paragon operating out of this property in general already

serves as a major improvement over the growing number of dilapidated and vacant properties nearby (as depicted in the supporting file). We will continue to grow organically and the only reasonable path to redevelopment will occur when our business or the surrounding area grows enough to necessitate the project.

In the Event of Application Denial:

In the event this petition is denied, and Land Use Variation 20-022 is allowed to become null and void, we will be forced to proceed with one of the following courses of action:

1. We will fully vacate the property and transition to a work-from-home model. We will do the bare minimum as required by local laws/ordinances to maintain the property, and we will wait until the remainder of the Southern Corridor has been fully developed around the property so we may fully realize the potential of our investment in the property. To help cover the tax and maintenance burden, we will continue to search for B-2 approved business to rent space from us.
2. We will move our small inventory of resale products offsite. Our sales, accounting, and dispatch personnel will then remain, thereby eliminating all possible consideration of our business as a "Contractor Shop."



Figure 1: Vacant Bank in South Corridor (Algonquin and Arlington Heights Road)



Figure 2: Vacant Retail (Corner of Algonquin and Arlington Heights Road)



Figure 3: Undeveloped Lot (NE Corner of Algonquin and Arlington Heights Road)



Figure 4: Vacant Office Space (Seegers and Arlington Heights Road)



Figure 5: Vacant Restaurant (Algonquin Road, East of Arlington Heights Road)



Figure 6: Vacant and Highly Neglected Office Building (Arlington Heights Road, South of Algonquin)



Figure 7: Empty and Neglected Office Building (Arlington Heights Road, South of Algonquin)



Figure 8: Neglected Parking Lot (Arlington Heights Road)



Figure 9: Neglected Garbage Area, Filled with Litter (Algonquin Road)



Figure 10: Neglected Parking Lot (North Algonquin Road)



Figure 11: Neglected Parking Lot (Denny's)



Figure 12: Neglected Parking Lot (Arlington Place One)



Figure 13: Neglected Parking Lot (Shell)



Figure 14: American Flag Ripped in Half, Stuck in Tree (for Months)



Figure 15: B-2 Zone, Raw Materials Stored Visibly (Arlington Heights Road)



Figure 16: Most Appealing, Well-Maintained Property in South Corridor is a Contractor Shop (Path Construction)