

Engineering Department

2. Permits Required Other than Village: IDOT

Response:

We will reach out to IDOT as needed but may ask for assistance in this endeavor as we have never dealt with them before. Please provide contact information or guidance in reaching out to IDOT.

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

Response:

We, the petitioner, accept this understanding.

12. The existing parking lot is in disrepair with numerous potholes and pavement that shows signs of failure. The parking lot should be repaired/repaved to be brought into compliance with the 2018 International Property Maintenance Code.

Response:

We agree that the parking lot needs repairs which is why we view this as an opportunity to restripe to meet our current and realistic parking needs, thereby greatly reducing the necessary expense of landscaping modifications.

13. The petition discusses the possibility of restriping the lot. A striping plan shall be provided, showing the location of the stalls, the handicap accessible parking stall(s), including dimensions and aisle widths. Restriping the lot with the current condition of the pavement is not acceptable.

Response:

We can repair the parking lot however depending on cost/scope it may have to be delayed. We currently have an executable quote for landscaping that includes the installation of 4 new shade trees using the existing landscape areas, in addition to the removal of "Safety Town" to further improve the overall appearance of the property. We ask that, as part of the Round 1 revisions, our modified building use be considered, and we would like the Village's recommendation as to the minimum parking spaces we can account for within the marked areas (to include handicap spaces).

14. In the event the entire parking lot and entrance is resurfaced, this will require work within the Arlington Heights Road right-of-way which is under the jurisdiction of the Illinois Department of Transportation (IDOT). The petitioner should be aware that detector loops for the traffic signal are located in the entrance to the parking lot. Work within the entrance will require IDOT permit.

Response:

We would like to address this during Round 2 as we don't yet have an estimated cost for repairing the parking lot as we await an agreed upon number of parking spaces. The parking lot repairs may need to wait if the proposed landscaping is most appealing as it takes up the majority of the budget.

Police Department

6a. Emergency information/contact card

Response:

Please see attached

6b. Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

Response:

We agree that maintaining open sightlines would be beneficial in achieving natural security for the front of the property. We believe our modified parking/landscaping plan, which would negate the need for the 3' screen while eliminating "Safety Town", would better facilitate the desired security.

Planning & Community Development Department

7b. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(a), to waive the requirement for a 3' tall parking lot perimeter landscape screen along Arlington Heights Road. A determination on the necessity of this variation will be done once a plan has been provided to show the proposed landscape alternative "Option 2".

Response:

See included landscaping proposal. We would like to eliminate all parking on the East side of the building, and we request feedback from the Village regarding the number of required spaces/handicap spaces as part of Round 2 responses. We will then provide our asphalt contractor with that information to finalize that plan/proposal. By eliminating all parking along Arlington

Heights Road we would eliminate the need for a screen and also help to facilitate the Police Department concerns of achieving open sightlines for natural surveillance.

7c. 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. A determination on the necessity of this variation will be done once a plan has been provided to show the proposed landscape alternative "Option 2".

Response:

We seek elimination of specific islands only to facilitate the safe flow of traffic around the narrow corridors of the property. It is difficult to tell from aerial views/plat but there is very little space to maneuver around the corners of this property for delivery trucks.

8a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Response:

We feel as though we have demonstrated we are a significant improvement over the vacant and dilapidated properties that currently occupy much of the surrounding area.

8b. The plight of the owner is due to unique circumstances, which may include the length of time subject property has been vacant as zoned.

Response:

Paragon was the only viable bidder when we purchased the property initially and with the property listed yet again there remains no outside interest.

8c. The proposed variation is in harmony with the spirit and intent of this Chapter.

Response:

We feel as though our vision for the future of this property will fit well within the vision of the South Corridor. We cannot, however, be expected to be the first to redevelop in the area given the state of disrepair in the entire surrounding areas.

8d. The variance requested is the minimum variance necessary to allow reasonable use of the property.

Response:

We will always disagree that we need be considered a "Contractor Shop," given the type of inventory we house onsite so, ultimately, we do not feel as though any variation is truly necessary. We also understand this is not our decision so long as inventory of any kind is stored onsite, and therefore, this

would be the minimum variance required to allow our reasonable use of the property in the eyes of the Village. If a variation for elimination of additional parking islands is also approved or deemed necessary, we do feel as though that is solely a safety concern and directly relates to reasonable use, primarily by 3rd party delivery services.

9. Please confirm the accuracy of the usage areas and sizes as depicted in the attached floorplan.

Response:

The provided floorplan accurately depicts our usage.

9a. How many total employees work at Paragon?

Response:

16 total employees

9b. How many employees work in the office areas of the building (i.e. work out of the building for the duration of their shift).

Response:

5 total employees work out of the building for the duration of their shift

9c. How many employees work out in the field during the day (i.e. technicians that may only come and go from the site on an as needed basis)

Response:

4 total (office) employees come-and-go throughout the week on an as-needed basis

7 total (technician) employees exclusively work in the field and do not come to the office

9d. Other than office employees or technicians as identified above, are there any other employees at Paragon?

Response:

No, all our employees are accounted for in the breakdown. We have 16 total employees.

10. If the onsite parking is reduced to the minimum as required by code (based on the modified business operations as outlined in the project narrative), please acknowledge that if additional employees are hired or if usage of the building areas change, a parking deficit may exist relative to code requirements. Any such change would likely require an amendment to the Land Use Variation and/or a parking variation.

Response:

Given the surplus of available office space within the areas we currently occupy, we do not envision a future where the current building would need to be utilized differently than it is today. A more likely outcome would be our need to apply for a building permit to install an additional parking stall if the number of office employees were ever to grow. If for some reason we do need to change the use of the building in any way, we agree we would apply for the necessary Land Use Variation amendment(s).

11. Please clarify what has changed at Paragon to where Phase 2 office expansion is no longer contemplated, and the conference/training room is no longer used as such.

Response:

The COVID-19 pandemic changed how we conduct our business now and how we plan to grow in the future. Given the labor shortages, we were forced to consolidate our office work and entrust more of the sales responsibilities in our field workers. This is something we previously envisioned hiring dedicated salespeople to do. The training room is no longer needed because of the cost of building it, the cost of paying technicians to use it, and the lack of desire from customers to come and see our equipment firsthand (which would have ultimately funded the project). The reality is that nobody has the desire to gather if it is not necessary, and we can provide customers with virtual demonstrations and technicians with remote training these days.

12. Should landscape option 1, as outlined in the project narrative, no longer be contemplated, please revise the project narrative to clearly outline what alternatives are proposed.

Response:

Please see the revised narrative.

13. Please provide a plan that clearly shows how landscape Option 2 would be achieved. If certain parking areas will be removed, landscape islands added, and landscaping be proposed, the plan shall clearly show these site alterations.

Response:

Please see the attached landscaping quote. We would like to come together with the Village on the number of parking spaces/handicap spaces before we finalize the quote for restriping and/or parking lot repairs. We request that as part of Round 1 the Village review our modified use and confirm the minimum number of spaces (regular and handicap) we need to include in the final plan we bring before the Plan Commission.

14. Please clarify the statement "with the property listed again, there is still no outside interest." Is the property now listed for sale? If so, how long has it been listed? Please provide a copy of the listing.

Response:

See attached. It has been listed since June 2022.

Landscape Comments

1. In order to evaluate any proposed removal of parking areas and reduced landscaping or landscaping alternatives, please provide a landscape plan that clearly shows the proposed parking areas and landscape improvements

Response:

See included landscaping proposal which we believe can accommodate up to 3 parking stalls, if necessary. This should allow for far more than our current parking needs (9 spaces) and more than we will ever need to fill the office space in its current form.

2. Per Chapter 28, Section 6.15, a landscape island equal in area to one parking space and a 4 inch caliper shade tree is required at the ends of all parking rows. Please incorporate the code required landscape island and shade tree at the end of each parking row per the approved phasing plan.

Response:

Please review the provided landscape proposal. We seek to utilize the existing garden beds in lieu of building additional concrete islands. To hopefully make the plan more appealing, we are also proposing to remove "Safety Town" and replace it with green space.

3. Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. The code required screen is in poor condition and must be maintained.

Response:

We seek to completely remove all parking along Arlington Heights Road (on the East side of the building), which would nullify the need for a landscaping barrier altogether. Elimination of this screen would also satisfy the Police Department Comment #6 to provide "open sightlines to increase natural surveillance."