

PLAN COMMISSION PC #22-010
Paragon Mechanical LUV Amendment
2400 S Arlington Heights Rd
Round 2

15. The petitioner's response to comment no. 11 is acceptable.
16. The petitioner's response to comment no. 12 is noted. Repairs / resurfacing of the parking lot will be required before the lot can be restriped with a new parking configuration.
17. The petitioner's response to comment no. 13 is noted. The striping plan must include dimensions for the stalls, the location of the handicap accessible parking, and aisle widths. It should be noted that the property could be cited on section 302.3 of the 2018 International Property Maintenance Code at this time for the condition of the parking lot.
18. The petitioner's response to comment no. 14 is noted. The individual at IDOT that oversees permit applications for Cook County is Jonathan Karabowicz, email address Jonathan.Karabowicz@Illinois.gov.

 8/17/22

Michael L. Pagones, P.E. Date
Village Engineer

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Paragon Mechanical
2400 S Arlington Heights Rd

Round 2 Review Comments

08/23/2022

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.

A-O #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

J. [Signature] 583

Supervisor's Signature

Planning & Community Development Dept. Review

August 25, 2022



REVIEW ROUND 2

Project: Paragon Mechanical LUV Amendment – 2400 S. Arlington Heights Rd.
Amendment to LUV Ordinance #20-022

Case Number: PC 22-010

General:

15. The response to comments #11 and #12 is acceptable.
16. The response to comment #7b and #7c is noted. Based on a recalculation of the code required parking, a total of 19 off-street parking stalls are required. The Village has prepared a revised landscape concept, which provides the minimum number of parking stalls required by code, shows elimination of certain parking rows as outlined in the Paragon Landscape Proposal, and conforms to all landscape requirements. Deviations from this plan would likely trigger the need for variations from the landscape requirements.
17. The response to comment #8 is noted. As indicated above, if deviations from the Village landscape concept are proposed, variations to the landscape requirements will likely be required.
18. The response to comment #9 is noted. Thank you for confirming the sizes and uses of the areas within the building.
19. The response to comment #10 is noted. Should substantial changes occur to the usage of the interior building areas or to the site, a Land Use Variation amendment shall be required. Should any such changes cause the onsite parking to fall below code requirements, a parking variation shall be required.
20. The response to comment #13 is noted. The Paragon Landscape Proposal does not conform to code requirements and would require a variation to waive the code required 3' tall screen along Arlington Heights Road and to eliminate the requirement for landscape islands (including a shade tree) at the ends of certain parking rows. Based on the stated objective to eliminate certain parking stalls while maintaining limited parking areas on the north and south side of the building, the Village has prepared a code compliant landscape concept. Should the Village Board opt to amend LUV Ordinance #20-022 to allow Paragon to continue operating on the subject property, staff will recommend that implementation of the Village landscape concept be completed within a certain time period. Please note that any parking lot restriping and modifications must comply with all requirements relative to ADA parking stalls and accessible routes, minimum size of parking stalls, minimum widths for drive aisles, applicable stormwater requirements, fire lanes, etc.
21. The response to comment #14 is noted.

Prepared by:

Sam J. [Signature]

Paragon Mechanical - LUV Amendment
2400 S. Arlington Heights Road
PC #22-010
August 23, 2022

Landscape Comments

- 1) The Village is not supportive of the requested variations. In order to comply with code, landscaping must be installed per the Landscape Concept prepared by the Village. In order to comply with code, provide the three foot tall screen along Arlington Heights Road and four inch caliper shade trees at the ends of each parking row.