

**PLAN COMMISSION PC #22-010
Paragon Mechanical LUV Amendment
2400 S Arlington Heights Rd
Round 3**

19. The petitioner's response to comment nos. 16 and 17 is noted. This can be addressed at permit.
20. The Public Works Department and Engineering Division have no further comments.


Michael L. Pagones, P.E. 10/19/22
Village Engineer Date

Planning & Community Development Dept. Review

October 21, 2022



REVIEW ROUND 3

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

Case Number: PC 22-010

General:

22. The response to comments #16 is noted. Assistance provided for landscaping on private property is not a TIF eligible expense and could not be provided under the State of Illinois regulations for TIF assistance. The 16 surface parking stalls shown in the Village landscape concept are supplemented by the 13 interior garage parking stalls, whereby totaling 29 parking stalls and complying with the code required minimum of 19 stalls. Unless the pavement for the un-used parking areas is removed and landscaping is installed in its place, a proportional amount of greenery is not provided and the landscape islands would still be required regardless of the fact that only 16 spaces are striped on the Village Landscape Concept (or the 17 stalls striped on the Paragon Landscape Proposal). Should approval of the modification to LUV Ord. #20-022 be granted, the Village continues to recommend that the Village Landscape Concept be implemented and notes that no estimates have been provided for the work shown in the Village Landscape Concept.
23. The response to comment #17 is noted. Please see #22 above. Unless both the pavement **and** striping for parking stalls in excess of 20 has been removed and proportional landscaping has been installed, a variation to waive the requirement for the curbed landscaped islands (which include a shade tree) is required.
24. The response to comment #19 is acceptable.
25. The response to comment #20 is noted. With regards to the 3' tall screen, the Village maintains our position that the screen is required around all asphalt areas of the parking lot regardless of whether there is a striped parking space marked on the asphalt. As mentioned above, landscaping on private property is not a TIF eligible expense. With regards to the parking lot landscape islands and proportional greenery, please see the response to comment #22 and #23. With regards to parking, please see the response to comment #22 above. A striping plan for the parking lot can be provided at time of permit.

Prepared by: SAM J. [Signature]

Paragon Mechanical - LUV Amendment
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Landscape Comments

- 1) The existing three foot tall screen has died and needs to be replaced. The landscaping bed must be maintained. If the code required screen is not replaced and maintained a variation is required. In addition, the four inch caliper shade tree within a landscape island must be provided at the ends of each parking row per the approved plan.