

# Memorandum



**To:** Charles Witherington-Perkins, Director of Planning & Community Development

**CC:** Randy Recklaus, Village Manager

**From:** Sam Hubbard, Development Planner

**Date:** 9/12/2023

**Re:** Village Board Meeting – Paragon Mechanical LUV Amendment (PC 22-010), 2400 S. Arlington Heights Road

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## **Background:**

In December of 2022, the petitioner (Paragon Mechanical) appeared before the Village Board with a request to amend Ordinance 20-022, which granted a temporary 2-year Land Use Variation to allow a contractor shop on the subject property. Specifically, the petitioners request was to modify condition #3 and eliminate condition #8 of Ordinance 20-022, which conditions are outlined below:

3. The Petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated May 8, 2020. Phase One landscape improvements shall be completed no later than September 30, 2020, and Phase Two landscape improvements shall be completed no later than September 30, 2022.
8. Within two years of ordinance approval, the petitioner shall submit a complete Plan Commission application and redevelopment plan for the property. If no application is submitted and subsequently approved, the Land Use Variation shall become null and void.

After discussion of this request, the Village Board continued the application and asked the petitioner and staff to collaborate on an improved landscape plan for the property, including a firm date for when the plan will be implemented. Upon conclusion of the meeting, both staff and the petitioner have had extensive communications and reviewed multiple landscape concepts, resulting in two alternative landscape plans for consideration by the Village Board (one recommended by staff and the other recommended by Paragon). While staff and the petitioner did not ultimately agree on an acceptable landscape plan, the Village believes that its' recommended alternative represents a substantial improvement to the property that is more in line with the South Arlington Heights Corridor Plan and this sites' location as the southern gateway to the Village. Landscape improvements to the site would make some minimal but enhanced improvements at this entranceway until the property is redeveloped at a future date, at which time full compliance with all zoning regulations would be required.

## **Village Recommended Alternative:**

The staff recommended alternative is attached to this memo as "Village Recommended Alternative". This plan was prepared by Paragon based on discussions with staff. It should be noted that Village staff is recommending the following modifications to the plan, which are noted below and also highlighted in color within the plan:

- The southern corner of the site shall be improved with a cubed landscape island including a mix of ornamental grasses, deciduous and evergreen shrubs, and one tree.
- The proposed parallel handicap parking stall is not compliant with IAC accessibility regulations. This parking stall shall be relocated to a code-compliant location.

Should the Village Board wish to eliminate condition #8, whereby granting the contractor shop Land Use Variation with no expiration, staff recommends modifying condition #3 above to require that the attached landscape plan be constructed and completed no later than May 31<sup>st</sup> of 2024. In order to guarantee this plan be implemented, staff recommends that the petitioner provide a performance guarantee for the full amount of the work, which shall be provided prior to Village Board ordinance approval. It should be noted that any future modifications to the site (and/or entire site redevelopment) would be required to comply with all applicable codes and requirements. During discussions with the petitioner, Paragon presented a plan with additional landscaping along the south and eastern property line, which staff felt was acceptable. However, after further review, Paragon withdrew that concept. Staff believes the Village Recommended Alternative is a reasonable compromise between the two plans.

**Paragon Recommended Alternative:**

Paragon has proposed an alternative landscape plan for consideration by the Village Board, which is attached to this memo as "Paragon Proposed Alternative A". This plan is identical to the staff recommended alternative, with exception to the colorized modifications as shown on staff's plan. Paragon is only willing to implement their plan should condition #8 be eliminated and the Land Use Variation be granted with no expiration date, and they have stated that they are not willing to provide a bond for this work. The petitioner has not provided a date for when this work would be completed. It should be noted that in order to comply with code requirements, a code compliant ADA parking stall would be required since the proposed parallel ADA parking stall does not comply with Illinois Accessibility Code regulations.

Should condition #8 not be eliminated and the Land Use Variation becomes null and void, Paragon has stated that they will remove all "filters aka materials" to qualify their business as a Contractor Office (as opposed to a Contractor Shop), which use does not require a Land Use Variation. Staff notes that they would need to relocate all parts, equipment, and vehicle storage offsite to qualify their business as a Contractor Office. Under this scenario, Paragon would install the landscaping depicted in "Paragon Proposed Alternative B". It should be noted that Alternative B does not include removal of "Safety Town" or the asphalt driveway adjacent to it. Paragon has not indicated if they would provide any performance guarantee for this work or when it would be completed.

**Options:**

The Village Board has three primary options to consider:

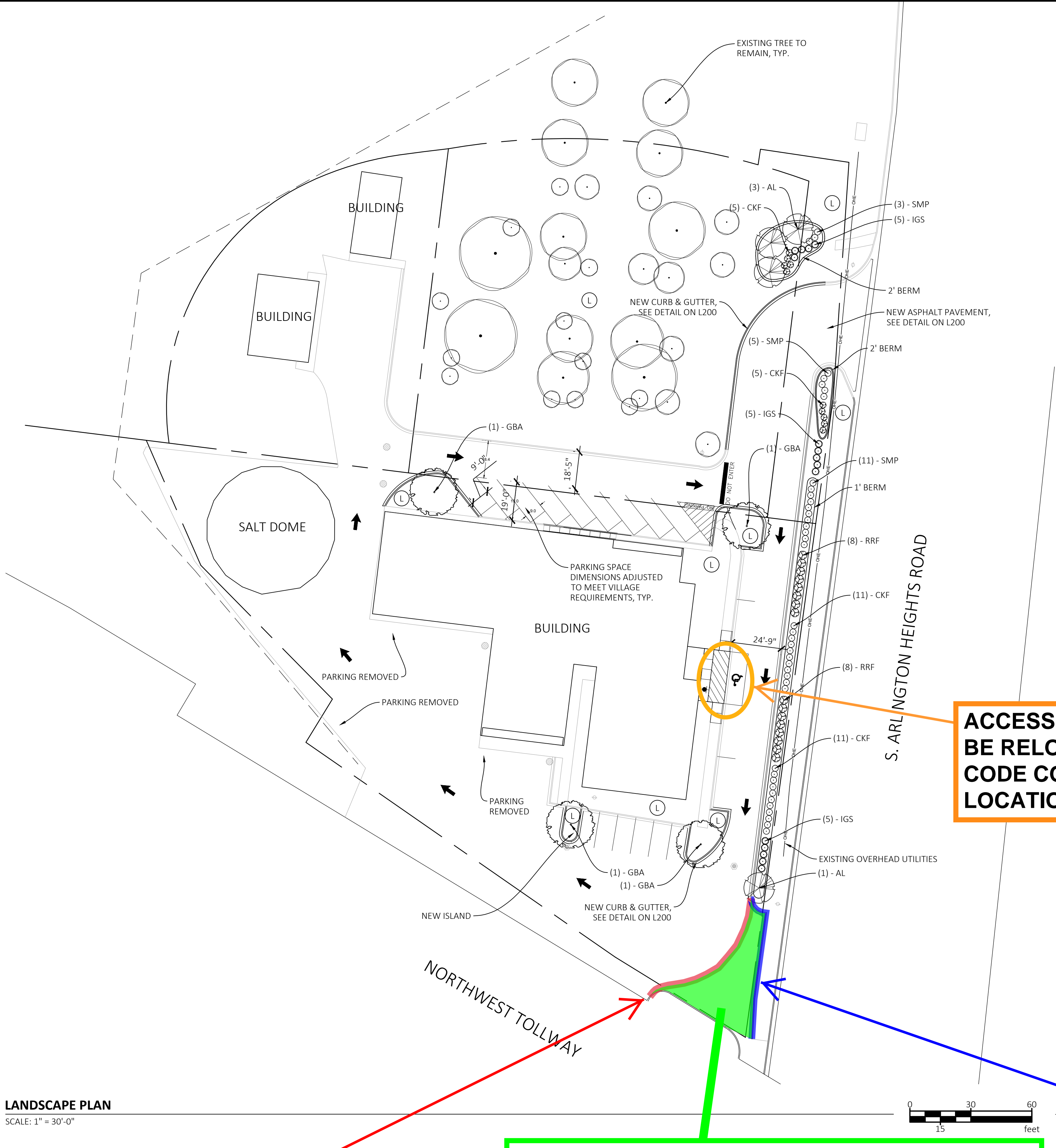
1. Approve the request to eliminate condition #8, whereby granting the land use variation with no expiration date. This approval would be subject to implementation of the **Village Recommended Alternative** landscape plan, with construction and completion of all work no later than May 31, 2024. Prior to adoption of an Ordinance authorizing this amendment, the Petitioner shall provide a performance guarantee for completion of the work.
2. Approve the request to eliminate condition #8, whereby granting the land use variation with no expiration date. This approval would be subject to implementation of the **Paragon Proposed Alternative A** landscape plan, with construction and completion of all work no later than May 31, 2024. No performance guarantee would be required.
3. Deny the request to eliminate condition #8, meaning the Land Use Variation to allow the Contractor Shop would become null and void. The petitioner would need to either sell the site and relocate, or remove all parts, equipment, and vehicle storage to qualify their business as a Contractor Office. Should they occupy the site as a Contractor Office, they would need to maintain all existing site landscaping to comply with Code requirements. Compliance with landscape regulations could be achieved by implementing **Paragon Proposed Alternative B**.

**Recommendation:**

Staff recommends that the Village Board move forward with Option #1 identified above, which is outlined below:

1. Approve the requested modification to Ordinance 20-022, eliminating condition #8 and granting the Land Use Variation for a Contractor Shop on the subject property, subject to the conditions and restrictions as outlined in Ordinance 20-022.
2. This approval shall be conditional upon compliance with the following additional strictions:
  - a. Condition #3 of Ordinance 20-022 shall be modified to require the petitioner to construct and complete the site modifications and landscaping as depicted in the **Village Recommended Alternative**.
  - b. All sitework and landscape work must be completed no later than May 31, 2024.
  - c. Prior to adoption of an Ordinance authorizing this amendment, the Petitioner shall provide a performance guarantee for completion of the work.
  - d. Any and all future site changes and modifications shall require full compliance with all applicable zoning regulations.

# VILLAGE RECOMMENDED ALTERNATIVE



LANDSCAPE PLAN  
SCALE: 1" = 30'-0"

LAWN SEED MIX	
% OF MIX	COMMON NAME
30%	GOALKEEPER PERENNIAL RYEGRASS
30%	TOP GUN PERENNIAL RYEGRASS
20%	BLUE CHIP KENTUCKY BLUEGRASS
20%	FREEDOM III KENTUCKY BLUEGRASS
APPLY SEED MIX AT 5 POUND PER 100 SQUARE FEET, OR AS OTHERWISE DIRECTED BY THE SEED PROVIDER.	
BASIS OF LAWN SEED MIXTURE IS 'FIELD OF DREAMS' ATHLETIC MIXTURE BY NATIONAL SEED, LISLE, IL. PHONE # 1-888-963-7333	

LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	EXISTING TREE TO REMAIN
	SHRUB MASSING
	LAWN (SEED & BLANKET), TYP.

PLANTING SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
GBA	4	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	4" CAL.	30' O.C.	B&B SPECIMEN
ORNAMENTAL TREES						
AL	4	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	8' HT.	15' O.C.	SINGLE-TRUNK SPECIMEN
DECIDUOUS SHRUBS						
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SMP	19	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	#3 CONT.	36" O.C.	
EVERGREEN SHRUBS						
IGS	15	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3 CONT.	36" O.C.	
ORNAMENTAL GRASSES						
CKF	32	CALAMOGROSTIS X 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	36" O.C.	

LANDSCAPE ORDINANCE REVIEW: ARLINGTON HEIGHTS, ILLINOIS		
SPECIFIC ORDINANCE	CODE REQUIRES	COMPLIANCE
PARKING	LANDSCAPED ISLANDS EQUAL IN AREA TO AT LEAST ONE PARKING SPACE, PROTECTED BY DURABLE MATERIALS, AND CONTAINING AT LEAST ONE LIVE SHADE TREE AT A MINIMUM OF FOUR INCHES IN DIAMETER SHALL BE LOCATED AT THE END OF EVERY TWENTY PARKING SPACES. IN ADDITION, THESE ISLANDS SHALL BE LOCATED AT EACH END OF ALL ROWS OF CAR STALLS.	4" TREES PROVIDED IN PARKING LOT ISLANDS AS REQUIRED. SEE PLANS AND PLANTING SCHEDULE.
PARKING	ALL PAVED SERVICE AREAS ABUTTING A RESIDENTIAL DISTRICT OR OFF-STREET PARKING AREAS CONTAINING MORE THAN FOUR PARKING SPACES SHALL BE EFFECTIVELY SCREENED ON EACH SIDE ADJOINING ANY PUBLIC WAY BY A WELL-MAINTAINED WALL, FENCE, OR DENSELY PLANTED COMPACT HEDGE DESIGNED TO PROVIDE YEAR ROUND OPACITY OR BERM AND HEDGE. SUCH SCREENING SHALL BE THREE FEET HIGH ON THE FRONTAGE OF A PUBLIC WAY, EXCEPT THAT IN THE INTERESTS OF SAFETY, SO THE LINE OF SIGHT WILL NOT BE OBSTRUCTED, THE MINIMUM HEIGHT SHALL BE LOWERED AT STREET INTERSECTIONS AND DRIVEWAYS TO NOT LESS THAN 18-INCHES.	MIN. 3' HT. HEDGE PLANTINGS PROVIDED ALONG S. ARLINGTON HEIGHTS ROAD. SEE PLANS AND PLANTING SCHEDULE. BERMS ALSO ADDED INSIDE PROPERTY LINE. HEIGHTS VARY 1'-2'. SEE PLANS.

LANDSCAPE NOTES  
1. SEE L200 FOR NOTES & DETAILS.

ACCESSIBLE STALL TO BE RELOCATED TO A CODE COMPLAINT LOCATION

NEW CURB

LANDSCAPE BED TO INCLUDE A MIX OF ORNAMENTAL GRASSES, DECIDUOUS AND EVERGREEN SHRUBS AND ONE SHADE TREE

REMOVE CURB

PROJECT NAME:  
**PROPOSED IMPROVEMENTS**  
2400 S ARLINGTON HEIGHTS RD  
ARLINGTON HEIGHTS, IL 60005

OWNER NAME:  
**PARAGON MECHANICAL, INC.**  
2400 S ARLINGTON HEIGHTS RD  
ARLINGTON HEIGHTS, IL 60005  
p: 847.321.9428

CONSULTANTS:

**Design Perspectives, Inc.**  
Grounded in Creativity

1167 HOBSON MILL DR. NAPERVILLE, IL 60540  
T: (630) 606-0776 • WWW.DESIGN-PERSPECTIVES.NET

SUBMITTAL & REVISIONS	
1. 02/21/23 SCHEMATIC DESIGN	
2. 03/02/23 SCHEMATIC DESIGN REVISED	
3. 03/29/23 SCHEMATIC DESIGN REVISED	
4. 04/26/23 SCHEMATIC DESIGN REVISED	
5. 05/16/23 REQUESTED REVISIONS	

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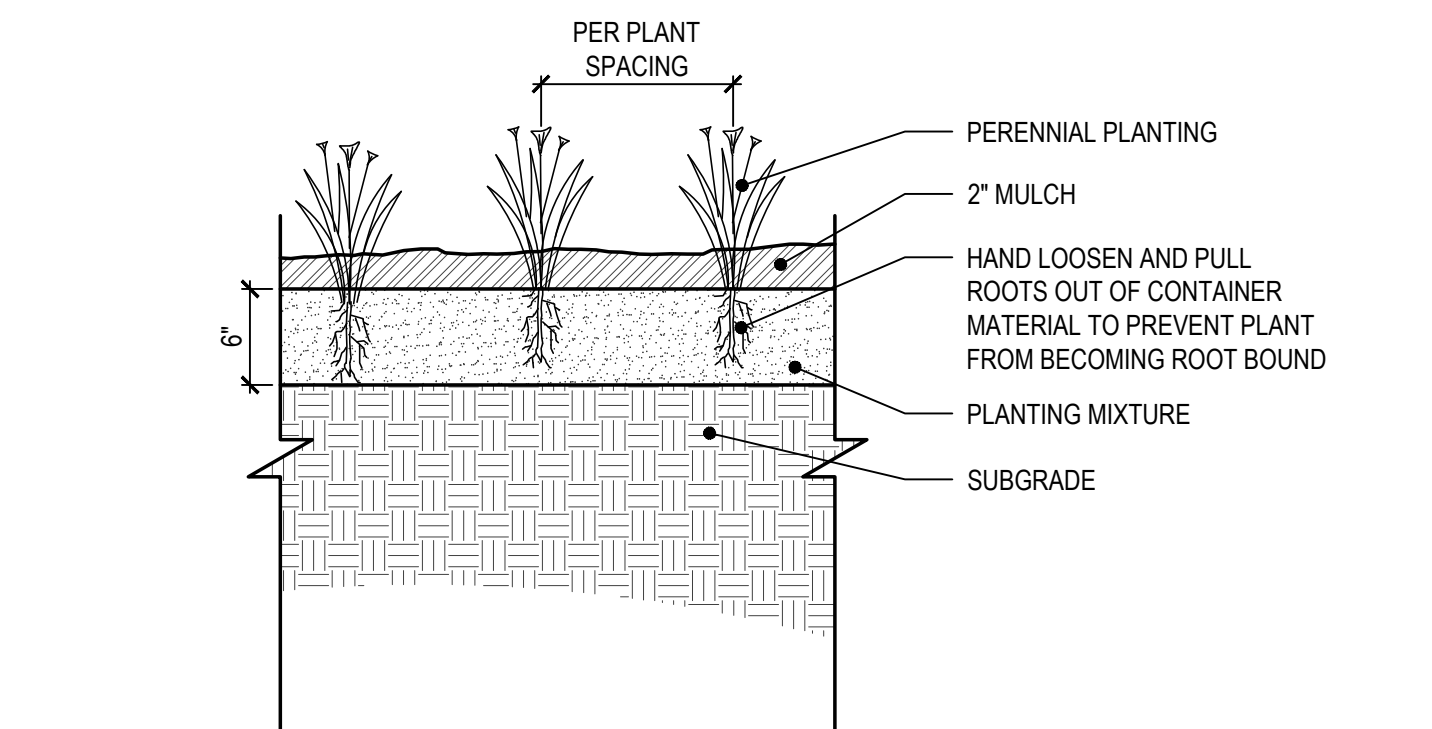
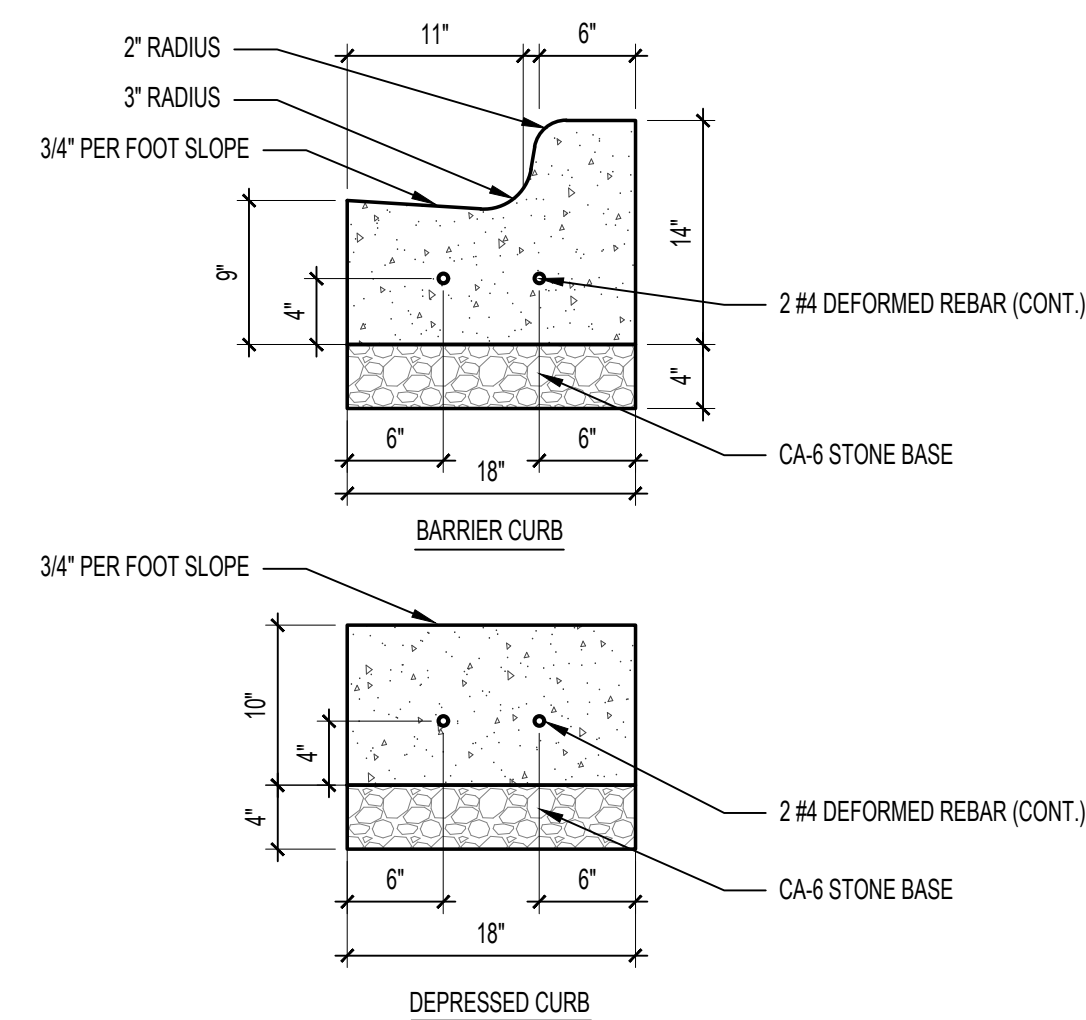
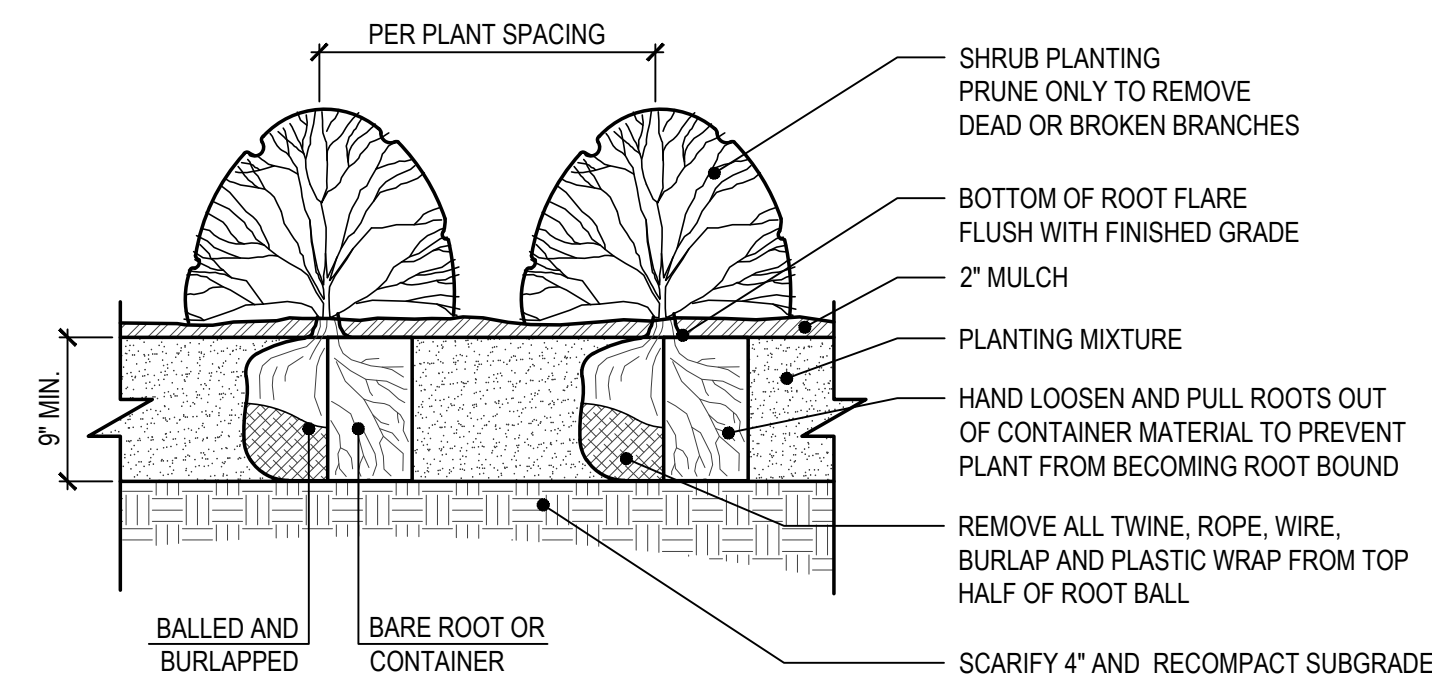
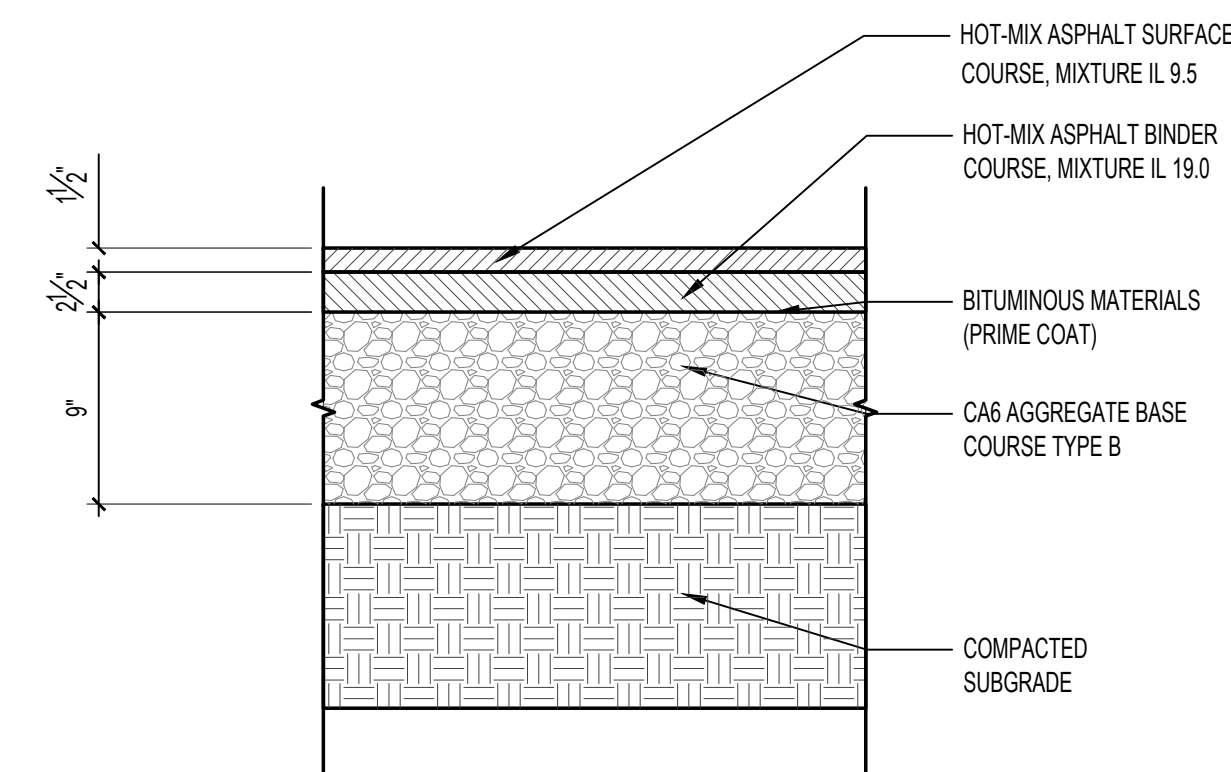
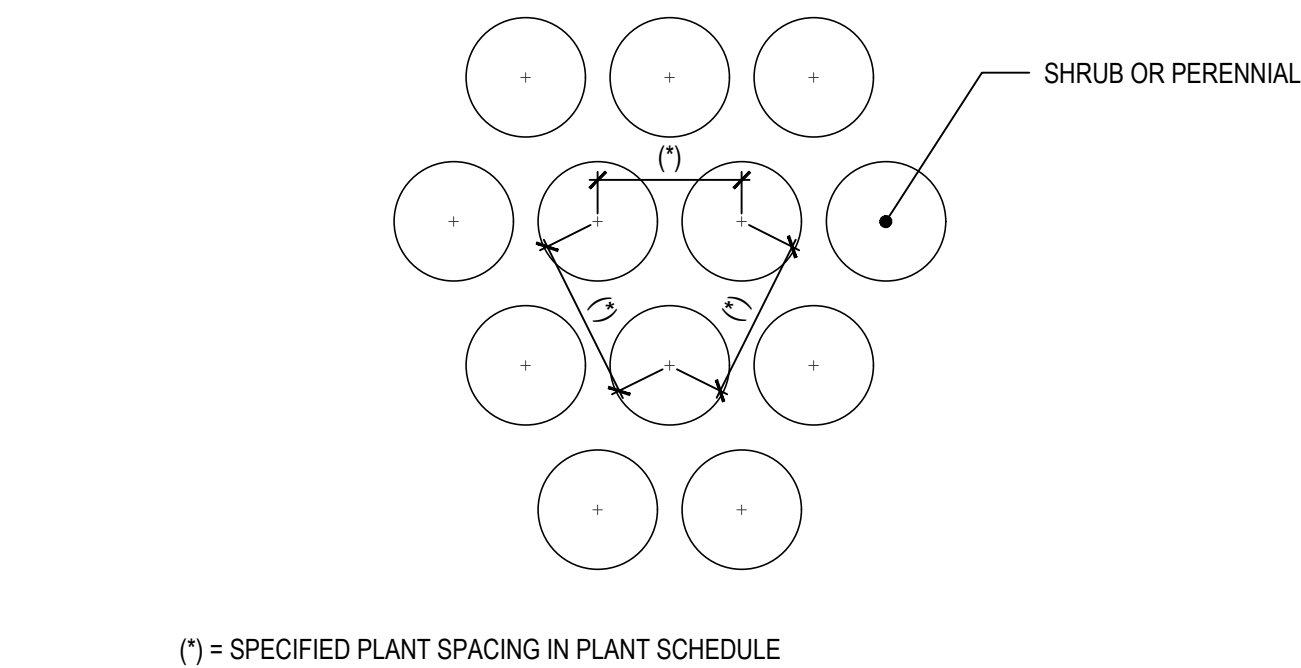
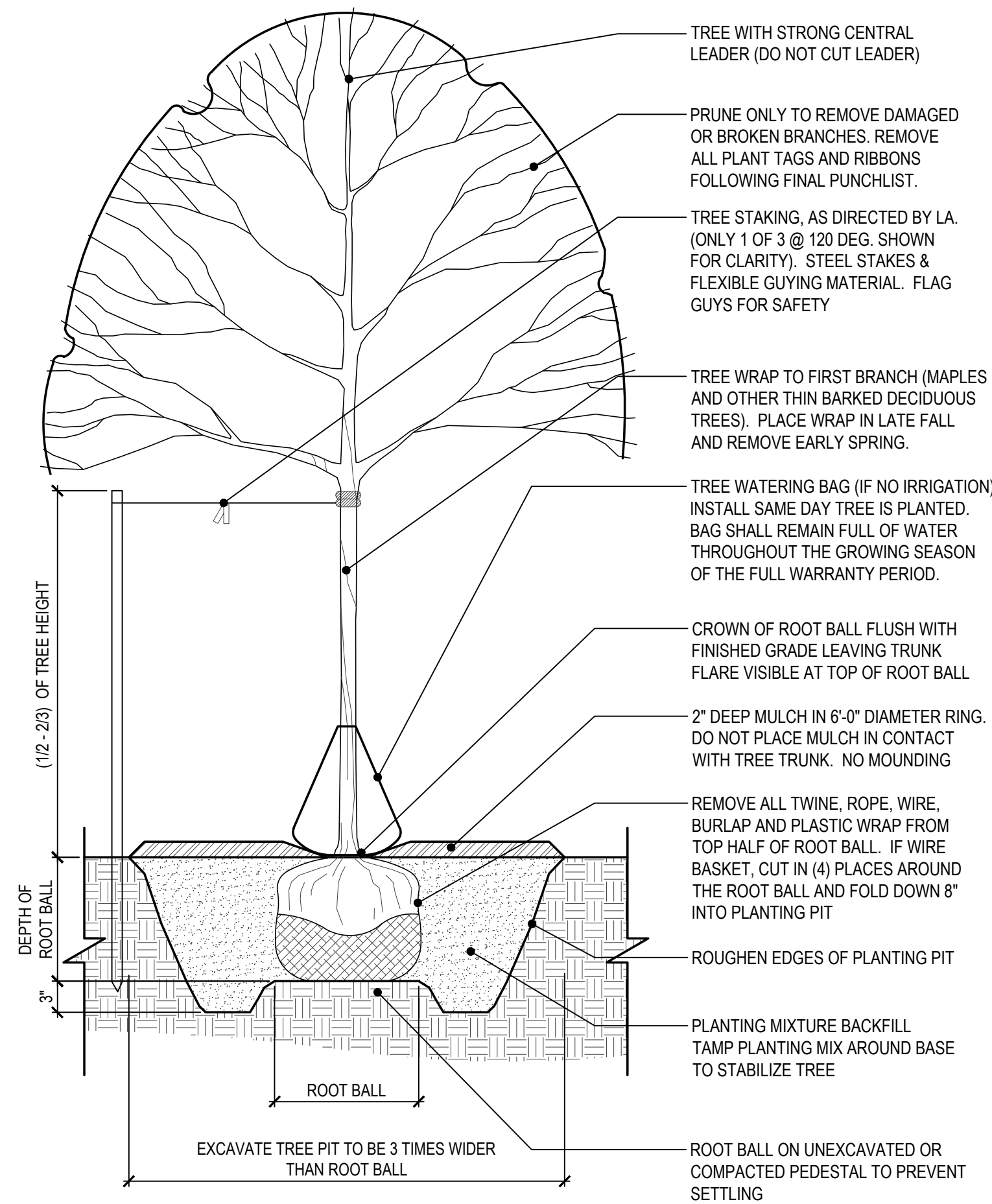
James J. Forrester

TITLE:  
**LANDSCAPE PLAN**

SHEET:  
**L100**

DRAWN BY: JJF  
CHECK BY: JRR  
PROJECT #: DP-002





- ### PLANTING NOTES

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
2. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO WORK.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.
4. PLANT MATERIALS:
  - 4.1. ALL PLANT MATERIALS SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK, MOST CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
  - 4.2. PLANTS SHALL BE EQUAL TO OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST.
  - 4.3. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES.
  - 4.4. TREES SHALL HAVE STRAIGHT TRUNK WITH LEADER INTACT, UNDAMAGED AND UNCUT. BRANCHING MUST BE WELL DEVELOPED.
  - 4.5. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
  - 4.6. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING.
  - 4.7. ALL PLANTS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING AND REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING THE PROGRESS OF THE PROJECT.
  - 4.8. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
5. TOPSOIL & PLANTING MIXTURES:
  - 5.1. ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
  - 5.2. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
  - 5.3. TOPSOIL SHALL BE MATERIALS CONSISTING OF FERTILE, FRIABLE, FINE SANDY LOAM, UNIFORM IN COMPOSITION AND FREE OF SUBSOIL, STONES, LUMPS, CLODS OF HARD EARTH, PLANTS, PLANT ROOTS, STICKS, NOXIOUS WEEDS, SLAG, CINDERS, DEMOLITION DEBRIS OR OTHER EXTRANEOUS MATTER OVER 1" IN LARGEST DIMENSION.
  - 5.4. EXISTING TOPSOIL SHALL BE PREPARED BY THOROUGHLY MIXING IN COMPOST AT THE RATE OF 1/3 VOLUME OF SOIL REPLACED.
  - 5.4. TOPSOIL SHALL BE TESTED AND AMENDED (AS SPECIFIED BY THE TESTING AGENCY) TO THE FOLLOWING:
    - 5.4.1. ADJUST SOIL TO A pH OF 6.0 TO 6.5.
    - 5.4.2. ORGANIC MATTER: 4% MIN, 10% MAX
    - 5.4.3. AVAILABLE PHOSPHORUS: 25 PPM, MIN
    - 5.4.4. EXCHANGEABLE POTASSIUM: 125 PPM, MIN
  - 5.5. THE FOLLOWING FERTILIZERS SHALL BE USED AS FOLLOWS, OR ALTERNATIVES SUBMITTED BY CONTRACTOR TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL:
    - 5.5.1. TREES & SHRUBS = 14-4-6 BRIQUETTES @ 17g
    - 5.5.2. LAWN = HIGH NITROGEN STARTER FERTILIZER
  - 5.6. LAWN SEED & BLANKET AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.
  - 5.7. PLANTING BEDS SHALL RECEIVE MINIMUM 6" DEPTH OF AMENDED TOPSOIL.
  - 5.8. NATIVE LANDSCAPE SEEDING AREAS SHALL RECEIVE A MINIMUM 18" DEPTH OF TOPSOIL.
6. MULCH MATERIALS:
  - 6.1. ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
  - 6.2. MULCH SHALL BE 2-INCH THICK MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
  - 6.3. MULCH SHALL BE HELD 1" BELOW SURFACE ELEVATION OF DOWNHILL SIDE OF WALK, SLAB, CURB, LAWN, ETC.
7. LANDSCAPE BED EDGING:
  - 7.1. ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-CUT SPADE EDGE BETWEEN LAWN AREAS UNLESS OTHERWISE NOTED.
8. STORAGE & INSTALLATION:
  - 8.1. CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
  - 8.2. EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. NO VEHICLES OR EQUIPMENT ARE ALLOWED WITHIN THE DRIP LINE OF TREES TO BE PROTECTED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
  - 8.3. PRUNING AND REMOVAL OF BRANCHES ON EXISTING TREES SHALL BE DIRECTED IN THE FIELD BY OWNER OR LANDSCAPE ARCHITECT.
  - 8.4. EQUIPMENT, PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE STORED OUTSIDE OF THE DRIPLINE OF TREES TO BE PROTECTED AND PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS.
  - 8.5. NEW PLANTING AREAS ARE TO BE TREATED WITH HERBICIDE (APPROVED BY STATE CHEMIST) TO KILL ALL EXISTING GROUND COVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUND COVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
  - 8.6. WHERE PROPOSED PLANTINGS ARE INDICATED IN EXISTING PAVING AREAS, CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2'-0" BELOW PAVING SURFACE.
  - 8.7. FINAL PLACEMENT OF PLANT MATERIALS, ETC., ARE SUBJECT TO APPROVAL BY OWNER AND LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE OR FLAG INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. OWNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
  - 8.8. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
  - 8.9. PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WALK-THROUGH WITH OWNER AND LANDSCAPE ARCHITECT FOR OWNER ACCEPTANCE. THE LANDSCAPE ARCHITECT WILL PROVIDE A PUNCHLIST OF ANY DEFICIENCIES AND PROVIDE TO OWNER AND CONTRACTOR FOR REVIEW AND REMEDIATION.
9. MAINTENANCE:
  - 9.1. INCLUDE PRICING WITH THE BID FOR A 60-DAY MAINTENANCE PERIOD OF ALL LANDSCAPE PLANTINGS FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY OWNER AND LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
10. WARRANTY:
  - 10.1. ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING 60-DAY MAINTENANCE PERIOD. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY (EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR OTHER ACTS DETERMINED AS FORCE MAJEURE) BY OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.

PROJECT NAME:

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400 S ARLINGTON HEIGHTS RD  
ARLINGTON HEIGHTS, IL 60005

OWNER NAME:

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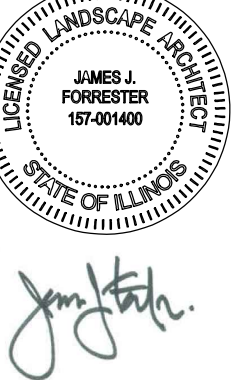
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T: (630) 606-0776 : [WWW.DESIGN-PERSPECTIVES.NET](http://WWW.DESIGN-PERSPECTIVES.NET)

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5	05/16/23 REQUESTED REVISIONS

AMP:



TITLE: **LANDSCAPE  
NOTES & DETAILS**

SHEET:

200

RAWN BY: JJF

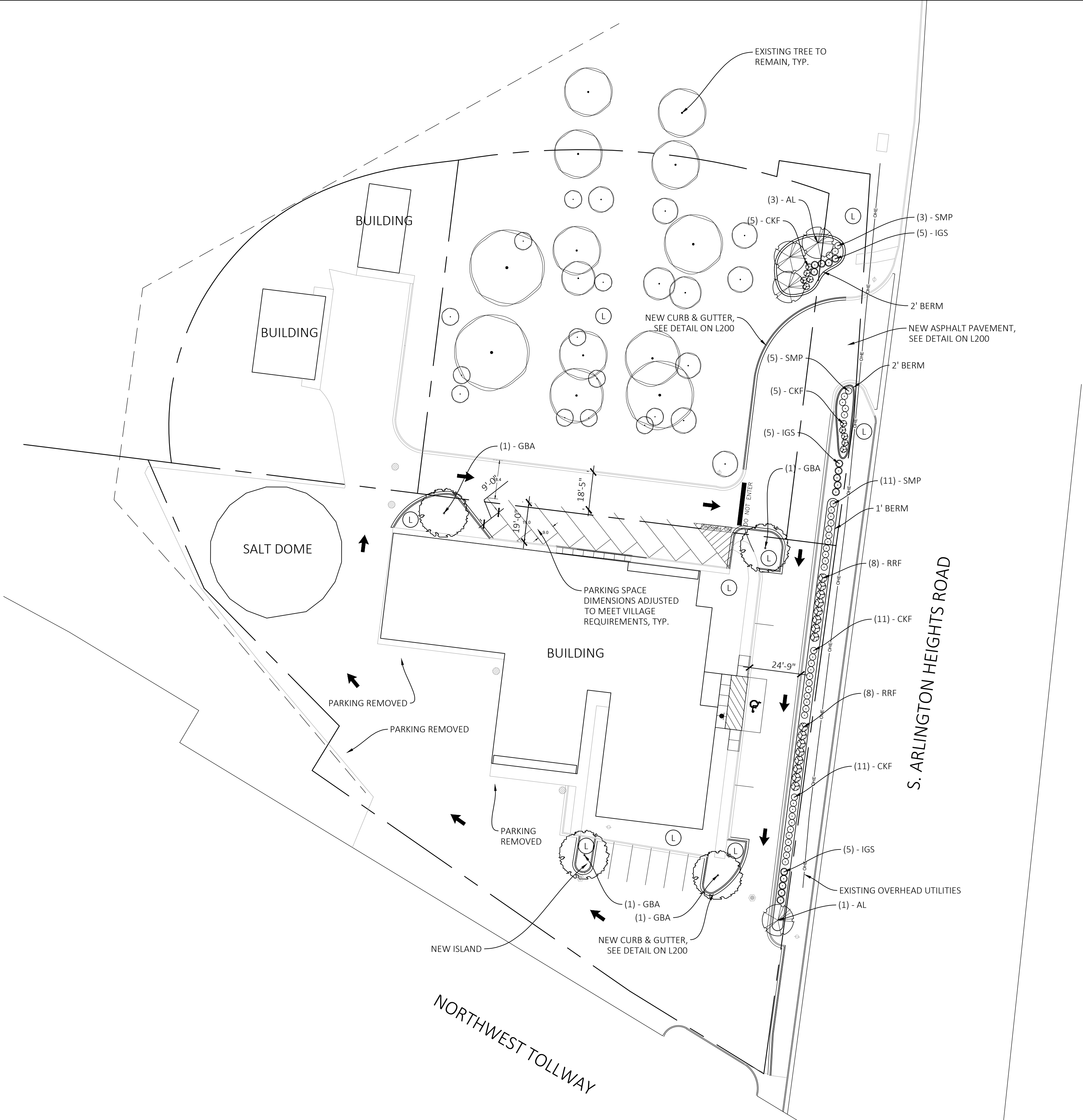
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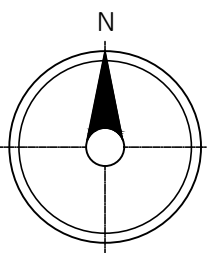
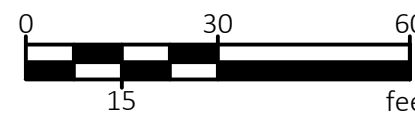




# PARAGON PROPOSED ALTERNATIVE A



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## LANDSCAPE NOTES

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p: 847.321.9428

CONSULTANTS:

**Design Perspectives, Inc.**  
Grounded in Creativity  
1167 HOBSON MILL DR. NAPERVILLE, IL 60540  
T: (630) 606-0776 : WWW.DESIGN-PERSPECTIVES.NET

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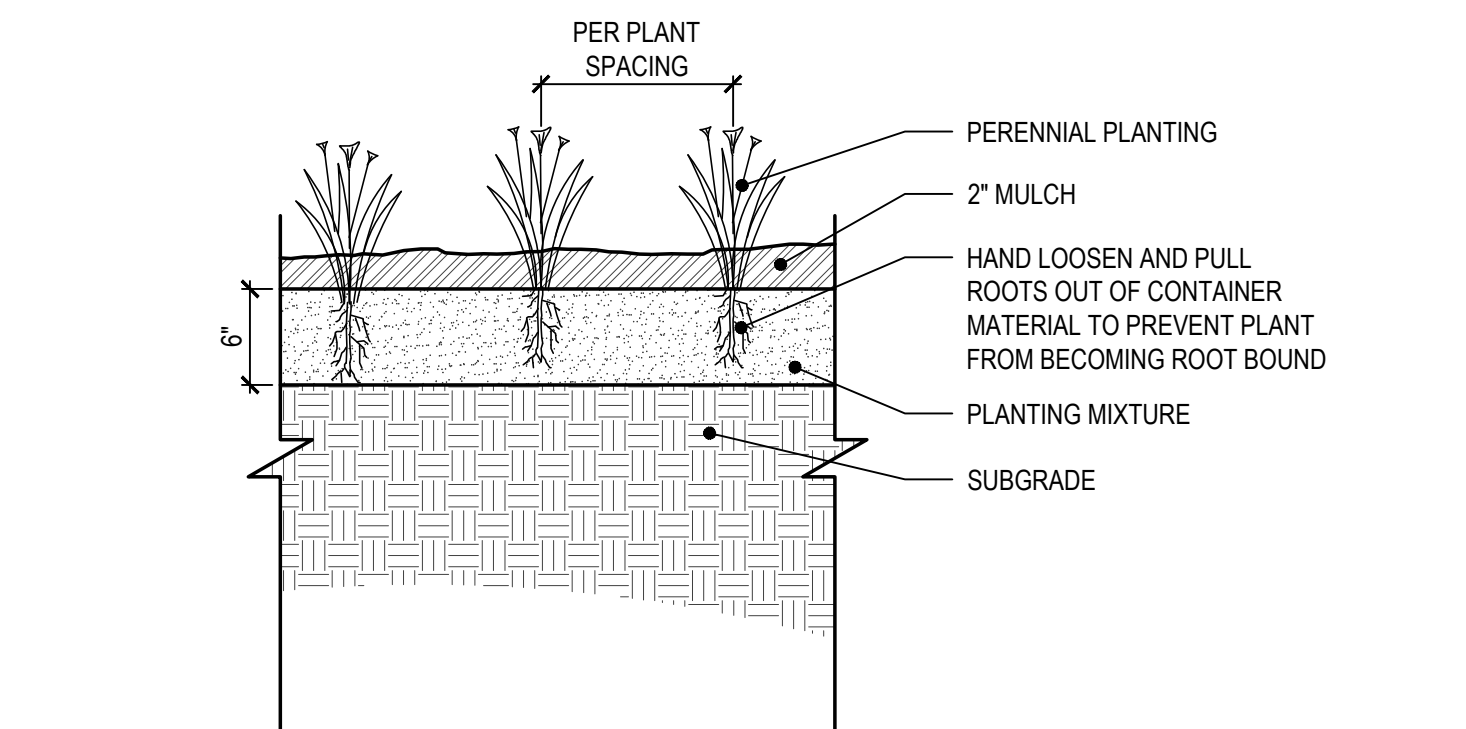
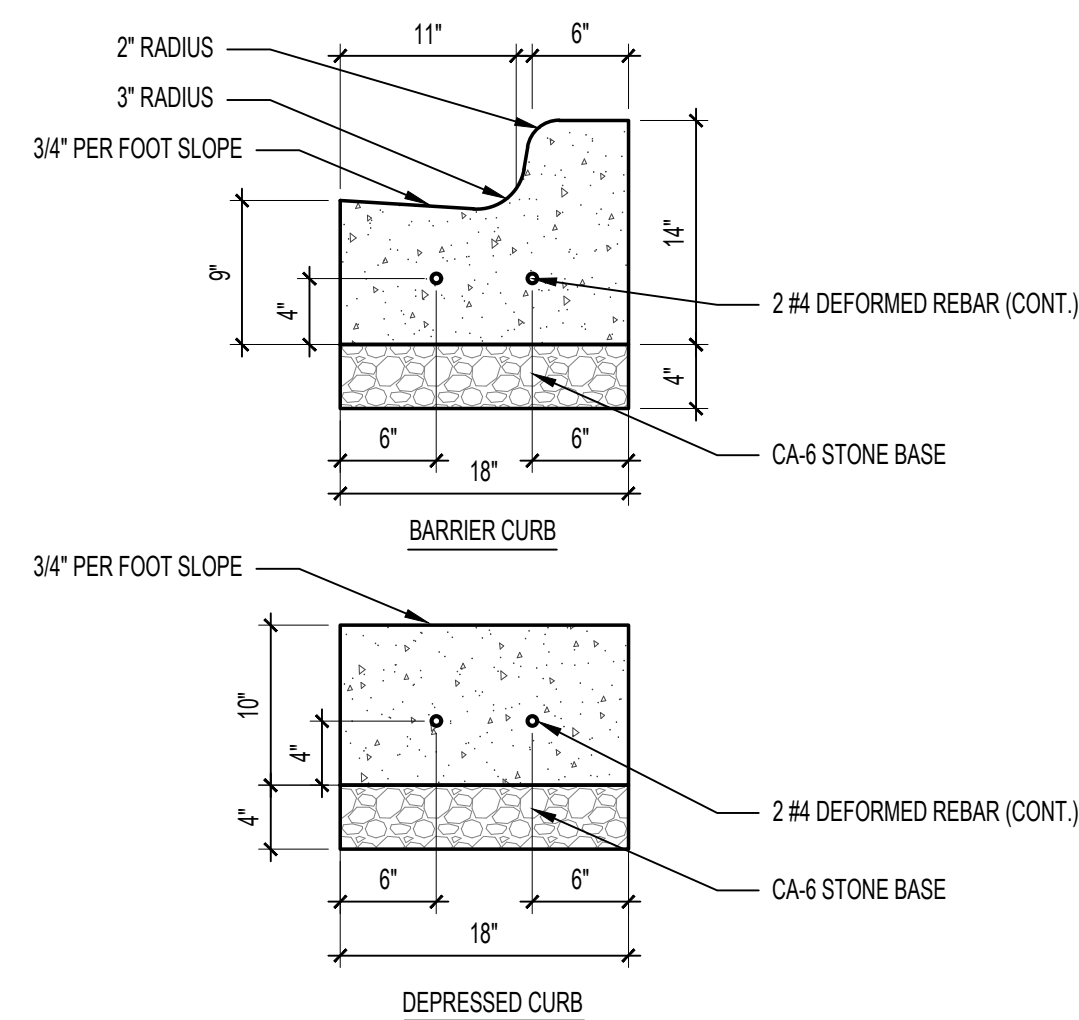
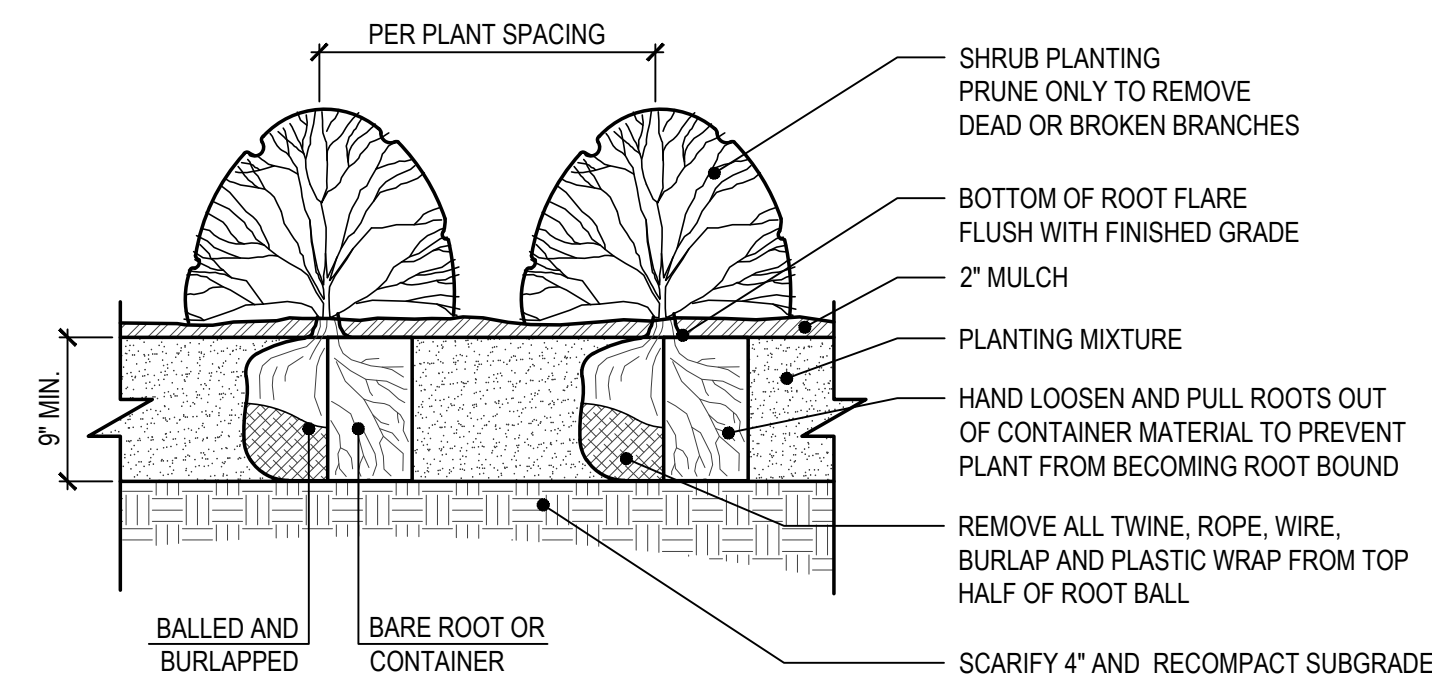
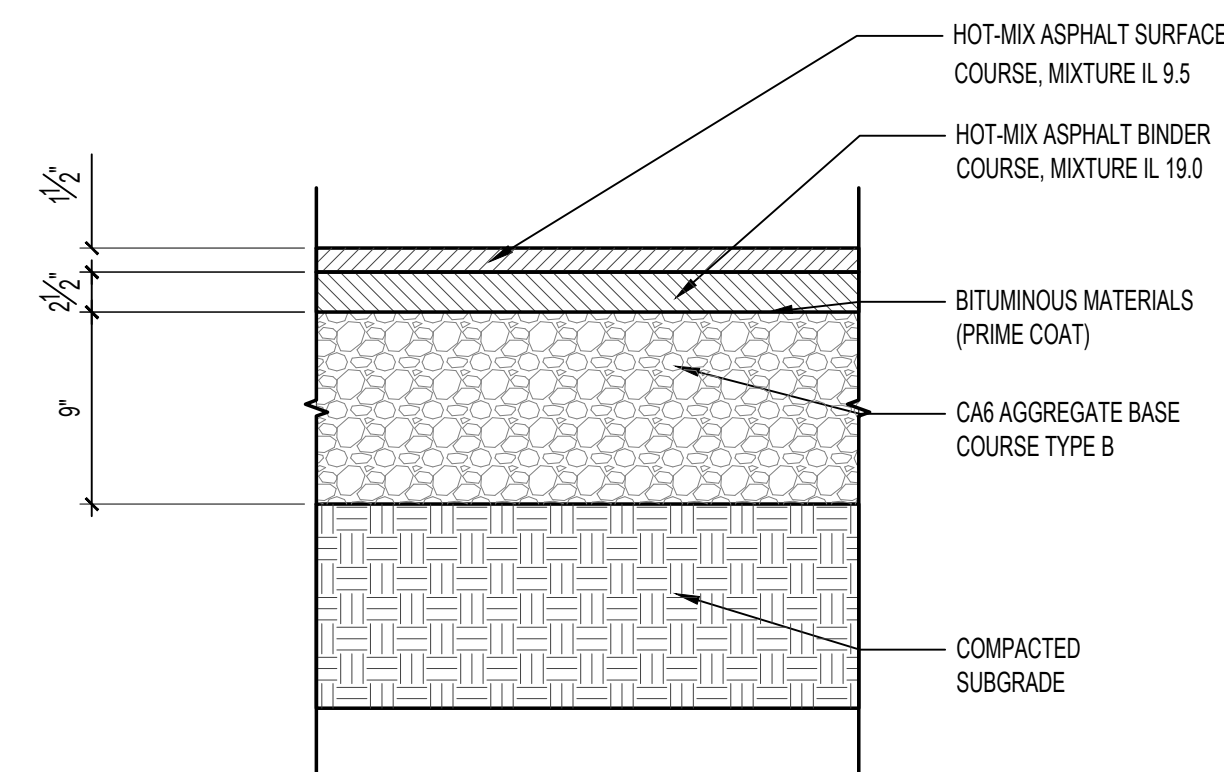
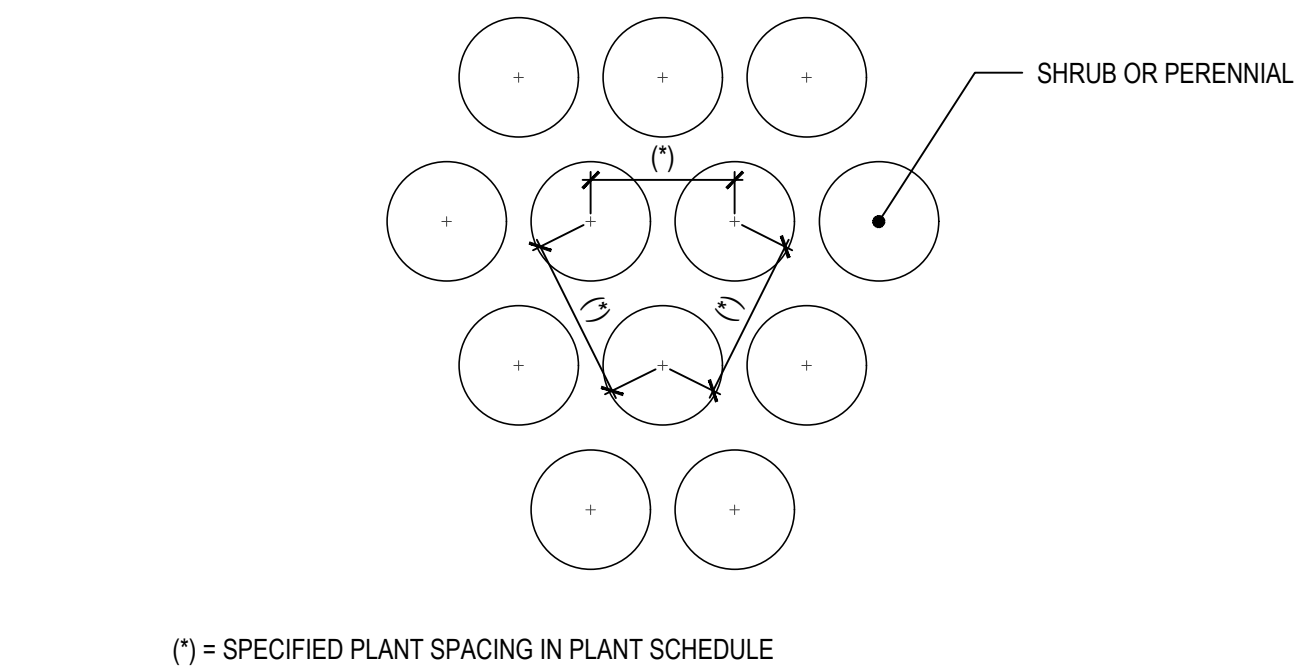
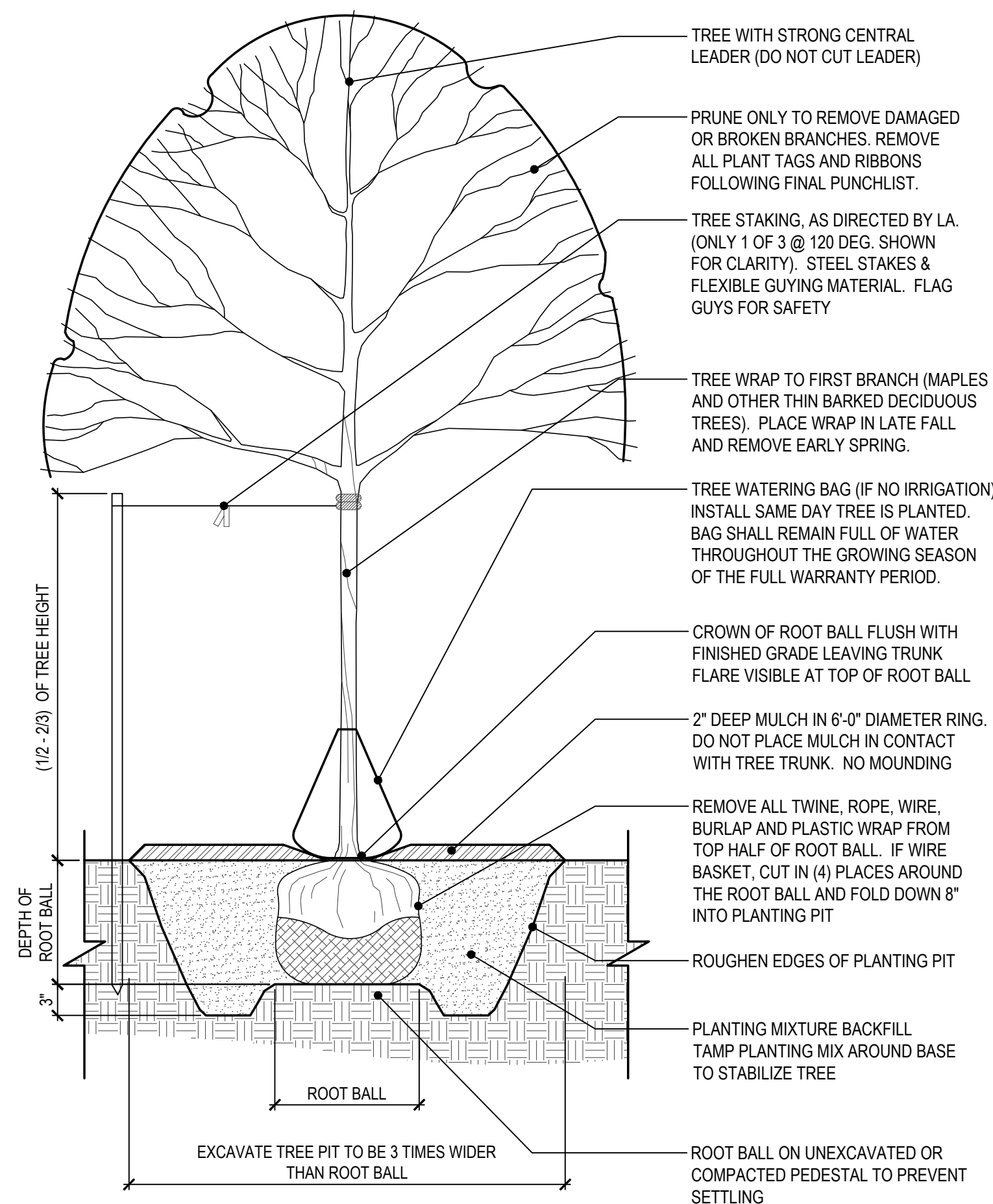
TITLE:  
**LANDSCAPE PLAN**

SHEET:  
**L100**

DRAWN BY: JJF  
CHECK BY: JRR  
PROJECT #: DP-002







- PLANTING NOTES

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
2. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO WORK.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.
4. PLANT MATERIALS:
  - 4.1. ALL PLANT MATERIALS SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK, MOST CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
  - 4.2. PLANTS SHALL BE EQUAL TO OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST.
  - 4.3. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES.
  - 4.4. TREES SHALL HAVE STRAIGHT TRUNK WITH LEADER INTACT, UNDAMAGED AND UNCUT. BRANCHING MUST BE WELL DEVELOPED.
  - 4.5. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
  - 4.6. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING.
  - 4.7. ALL PLANTS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING AND REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING THE PROGRESS OF THE PROJECT.
  - 4.8. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
5. TOPSOIL & PLANTING MIXTURES:
  - 5.1. ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
  - 5.2. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
  - 5.3. TOPSOIL SHALL BE MATERIALS CONSISTING OF FERTILE, FRIABLE, FINE SANDY LOAM, UNIFORM IN COMPOSITION AND FREE OF SUBSOIL, STONES, LUMPS, CLODS OF HARD EARTH, PLANTS, PLANT ROOTS, STICKS, NOXIOUS WEEDS, SLAG, CINDERS, DEMOLITION DEBRIS OR OTHER EXTRANEOUS MATTER OVER 1" IN LARGEST DIMENSION.
  - 5.4. EXISTING TOPSOIL SHALL BE PREPARED BY THOROUGHLY MIXING IN COMPOST AT THE RATE OF 1/3 VOLUME OF SOIL REPLACED.
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    - 5.4.1. ADJUST SOIL TO A pH OF 6.0 TO 6.5.
    - 5.4.2. ORGANIC MATTER: 4% MIN, 10% MAX
    - 5.4.3. AVAILABLE PHOSPHORUS: 25 PPM, MIN
    - 5.4.4. EXCHANGEABLE POTASSIUM: 125 PPM, MIN
  - 5.5. THE FOLLOWING FERTILIZERS SHALL BE USED AS FOLLOWS, OR ALTERNATIVES SUBMITTED BY CONTRACTOR TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL:
    - 5.5.1. TREES & SHRUBS – 14-4-6 BRIQUETTES @ 17lb
    - 5.5.2. LAWN – HIGH NITROGEN STARTER FERTILIZER
  - 5.6. LAWN SEED & BLANKET AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.
  - 5.7. PLANTING BEDS SHALL RECEIVE MINIMUM 6" DEPTH OF AMENDED TOPSOIL.
  - 5.8. NATIVE LANDSCAPE SEEDING AREAS SHALL RECEIVE A MINIMUM 18" DEPTH OF TOPSOIL.
6. MULCH MATERIALS:
  - 6.1. ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
  - 6.2. MULCH SHALL BE 2-INCH THICK MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
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7. LANDSCAPE BED EDGING:
  - 7.1. ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-CUT SPADE EDGE BETWEEN LAWN AREAS UNLESS OTHERWISE NOTED.
8. STORAGE & INSTALLATION:
  - 8.1. CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
  - 8.2. EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. NO VEHICLES OR EQUIPMENT ARE ALLOWED WITHIN THE DRIPLINE OF TREES TO BE PROTECTED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
  - 8.3. PRUNING AND REMOVAL OF BRANCHES ON EXISTING TREES SHALL BE DIRECTED IN THE FIELD BY OWNER OR LANDSCAPE ARCHITECT.
  - 8.4. EQUIPMENT, PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE STORED OUTSIDE OF THE DRIPLINE OF TREES TO BE PROTECTED AND PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS.
  - 8.5. NEW PLANTING AREAS ARE TO BE TREATED WITH HERBICIDE (APPROVED BY STATE CHEMIST) TO KILL ALL EXISTING GROUND COVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUND COVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
  - 8.6. WHERE PROPOSED PLANTINGS ARE INDICATED IN EXISTING PAVING AREAS, CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2'-0" BELOW PAVING SURFACE.
  - 8.7. FINAL PLACEMENT OF PLANT MATERIALS, ETC., ARE SUBJECT TO APPROVAL BY OWNER AND LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE OR FLAG INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. OWNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
  - 8.8. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
  - 8.9. PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WALK-THROUGH WITH OWNER AND LANDSCAPE ARCHITECT FOR OWNER ACCEPTANCE. THE LANDSCAPE ARCHITECT WILL PROVIDE A PUNCHLIST OF ANY DEFICIENCIES AND PROVIDE TO OWNER AND CONTRACTOR FOR REVIEW AND REMEDIATION.
9. MAINTENANCE:
  - 9.1. INCLUDE PRICING WITH THE BID FOR A 60-DAY MAINTENANCE PERIOD OF ALL LANDSCAPE PLANTINGS FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY OWNER AND LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
10. WARRANTY:
  - 10.1. ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING 60-DAY MAINTENANCE PERIOD. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY (EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR OTHER ACTS DETERMINED AS FORCE MAJEURE) BY OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.

PROJECT NAME:

**PROPOSED  
IMPROVEMENTS**  
2400 S ARLINGTON HEIGHTS RD  
ARLINGTON HEIGHTS, IL 60005

OWNER NAME:

**PARAGON  
MECHANICAL, INC.**  
2400 S ARLINGTON HEIGHTS RD  
ARLINGTON HEIGHTS, IL 60005  
p: 847.321.9428

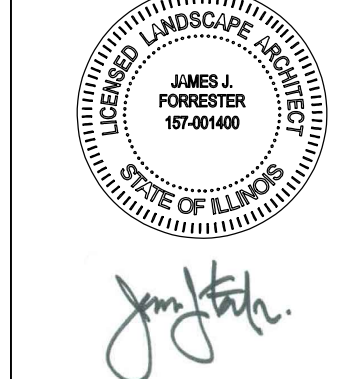
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TITLE:  
**LANDSCAPE  
NOTES & DETAILS**

SHEET:

L200

DRAWN BY: JJP

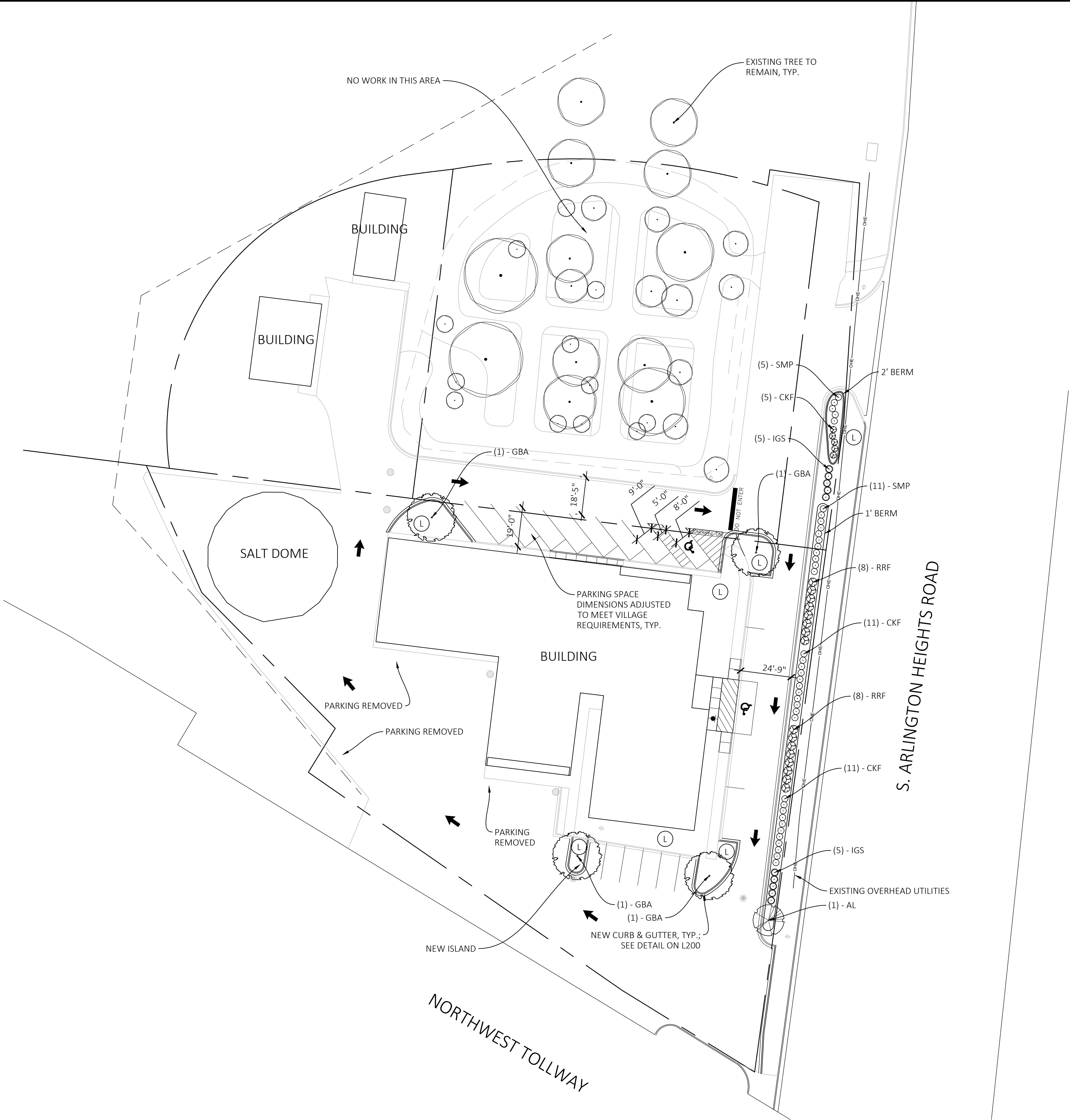
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PROJECT #:	DP-002
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# PARAGON PROPOSED ALTERNATIVE B



LANDSCAPE PLAN  
SCALE: 1" = 30'-0"

LAWN SEED MIX	
% OF MIX	COMMON NAME
30%	GOALKEEPER PERENNIAL RYEGRASS
30%	TOP GUN PERENNIAL RYEGRASS
20%	BLUE CHIP KENTUCKY BLUEGRASS
20%	FREEDOM III KENTUCKY BLUEGRASS
APPLY SEED MIX AT 5 POUND PER 100 SQUARE FEET, OR AS OTHERWISE DIRECTED BY THE SEED PROVIDER.	
BASIS OF LAWN SEED MIXTURE IS 'FIELD OF DREAMS' ATHLETIC MIXTURE BY NATIONAL SEED, LISLE, IL. PHONE # 1-888-963-7333	

LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	EXISTING TREE TO REMAIN
	SHRUB MASSING
	LAWN (SEED & BLANKET), TYP.

PLANTING SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
GBA	4	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	4" CAL.	30' O.C.	B&B SPECIMEN
ORNAMENTAL TREES						
AL	1	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	8' HT.	15' O.C.	SINGLE-TRUNK SPECIMEN
DECIDUOUS SHRUBS						
RRF	16	ROSA RUGOSA 'FRAU DAGMAR HASTRUP'	FRAU DAGMAR HASTRUP ROSE	#3 CONT.	48" O.C.	
SMP	16	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	#3 CONT.	36" O.C.	
EVERGREEN SHRUBS						
IGS	10	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3 CONT.	36" O.C.	
ORNAMENTAL GRASSES						
CKF	27	CALAMOGROSTIS X 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	36" O.C.	

LANDSCAPE ORDINANCE REVIEW: ARLINGTON HEIGHTS, ILLINOIS		
SPECIFIC ORDINANCE	CODE REQUIRES	COMPLIANCE
PARKING	LANDSCAPED ISLANDS EQUAL IN AREA TO AT LEAST ONE PARKING SPACE, PROTECTED BY DURABLE MATERIALS, AND CONTAINING AT LEAST ONE LIVE SHADE TREE AT A MINIMUM OF FOUR INCHES IN DIAMETER SHALL BE LOCATED AT THE END OF EVERY TWENTY PARKING SPACES. IN ADDITION, THESE ISLANDS SHALL BE LOCATED AT EACH END OF ALL ROWS OF CAR STALLS.	4" TREES PROVIDED IN PARKING LOT ISLANDS AS REQUIRED. SEE PLANS AND PLANTING SCHEDULE.
PARKING	ALL PAVED SERVICE AREAS ABUTTING A RESIDENTIAL DISTRICT OR OFF-STREET PARKING AREAS CONTAINING MORE THAN FOUR PARKING SPACES SHALL BE EFFECTIVELY SCREENED ON EACH SIDE ADJOINING ANY PUBLIC WAY BY A WELL-MAINTAINED WALL, FENCE, OR DENSELY PLANTED COMPACT HEDGE DESIGNED TO PROVIDE YEAR ROUND OPACITY OR BERM AND HEDGE. SUCH SCREENING SHALL BE THREE FEET HIGH ON THE FRONTAGE OF A PUBLIC WAY. EXCEPT THAT IN THE INTERESTS OF SAFETY, SO THE LINE OF SIGHT WILL NOT BE OBSTRUCTED, THE MINIMUM HEIGHT SHALL BE LOWERED AT STREET INTERSECTIONS AND DRIVEWAYS TO NOT LESS THAN 18-INCHES.	MIN. 3' HT. HEDGE PLANTINGS PROVIDED ALONG S. ARLINGTON HEIGHTS ROAD. SEE PLANS AND PLANTING SCHEDULE. BERMS ALSO ADDED INSIDE PROPERTY LINE. HEIGHTS VARY 1'-2'. SEE PLANS.

## LANDSCAPE NOTES

- SEE L200 FOR NOTES & DETAILS.

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CONSULTANTS:

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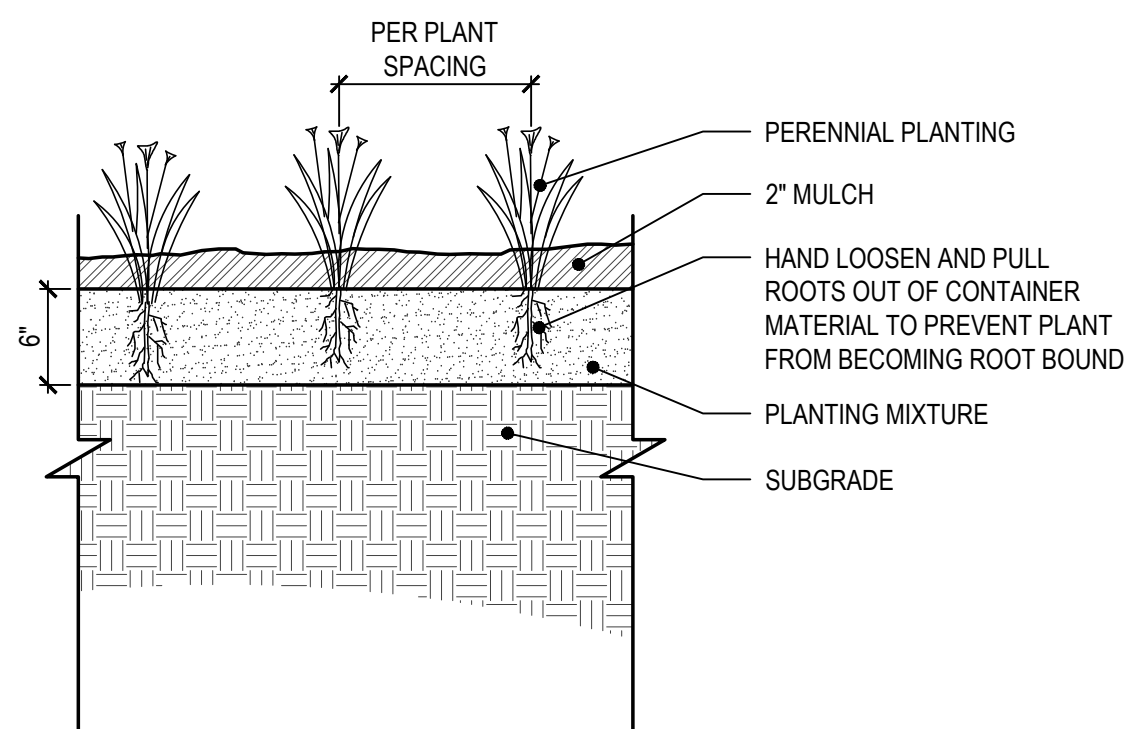
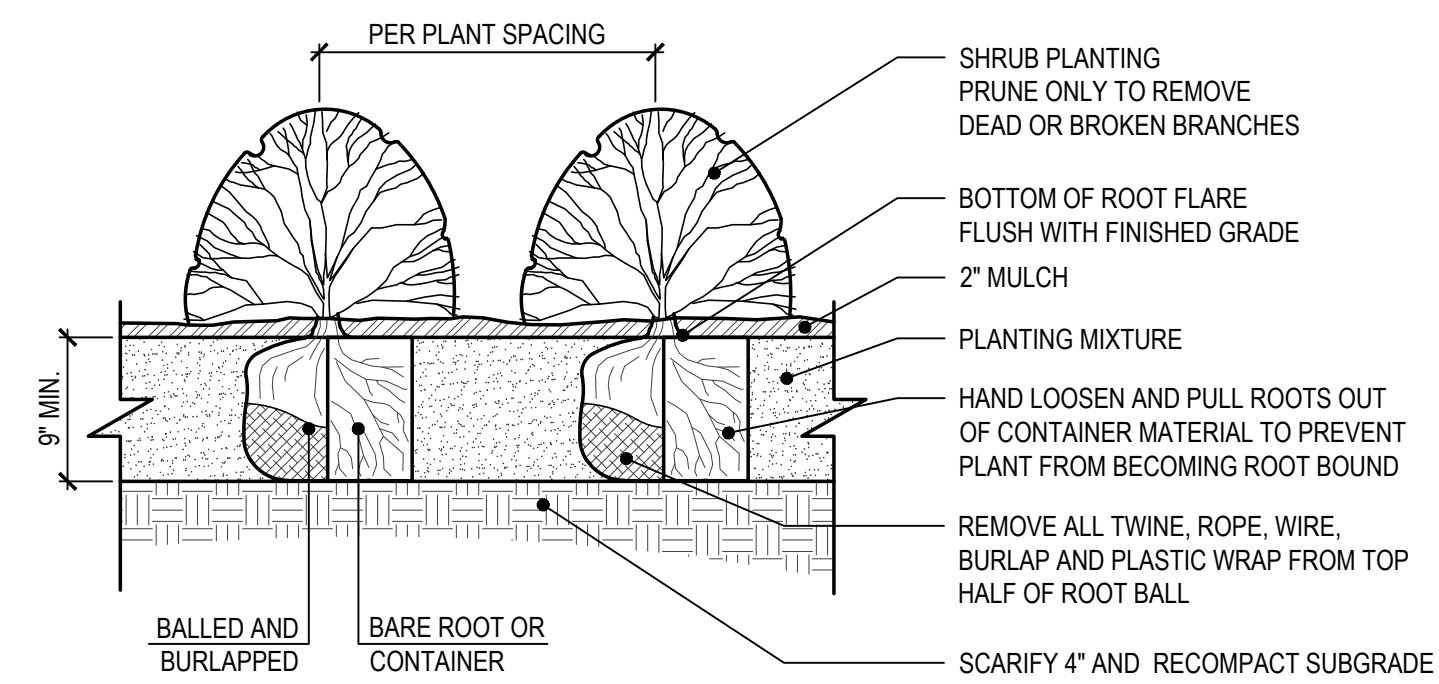
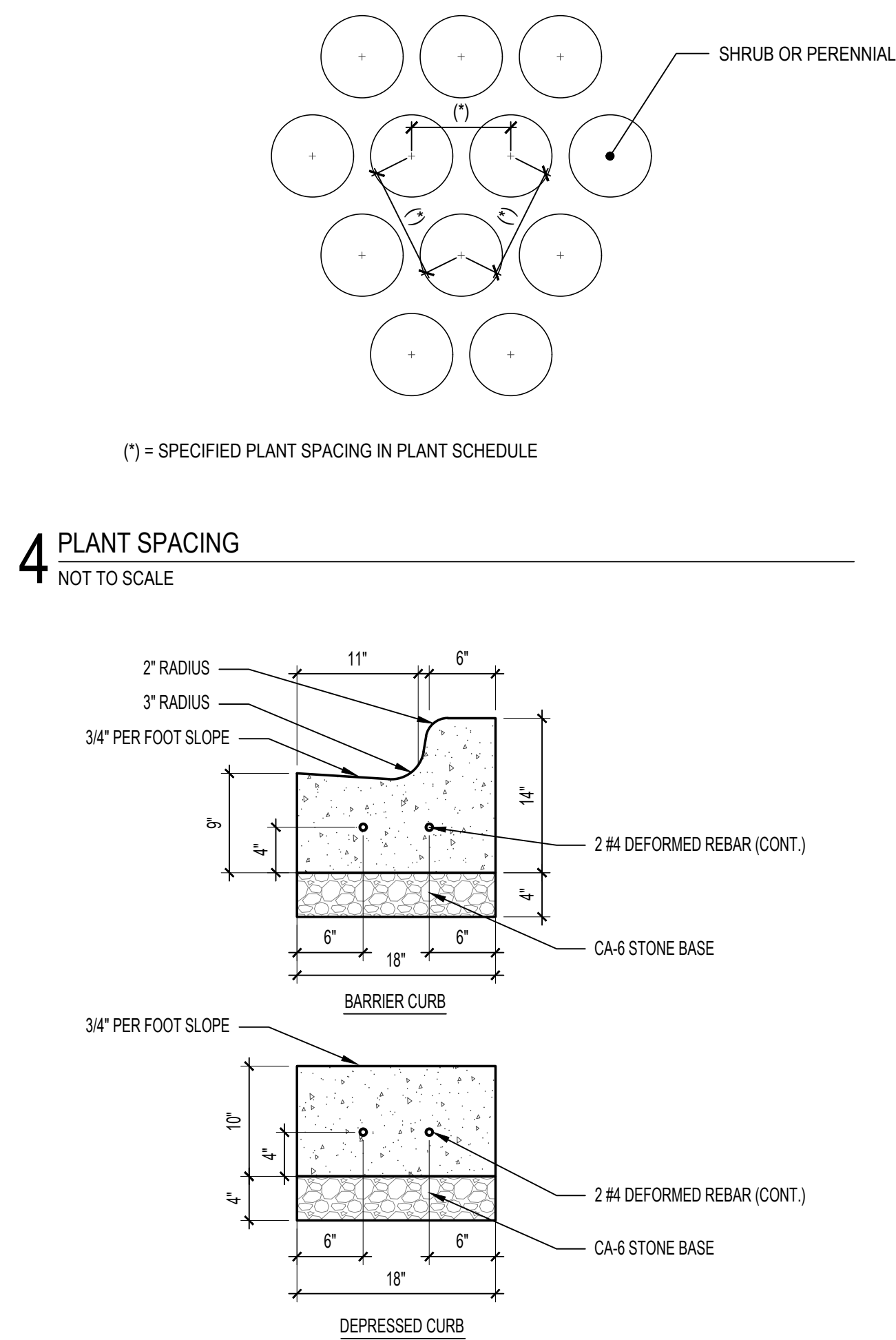
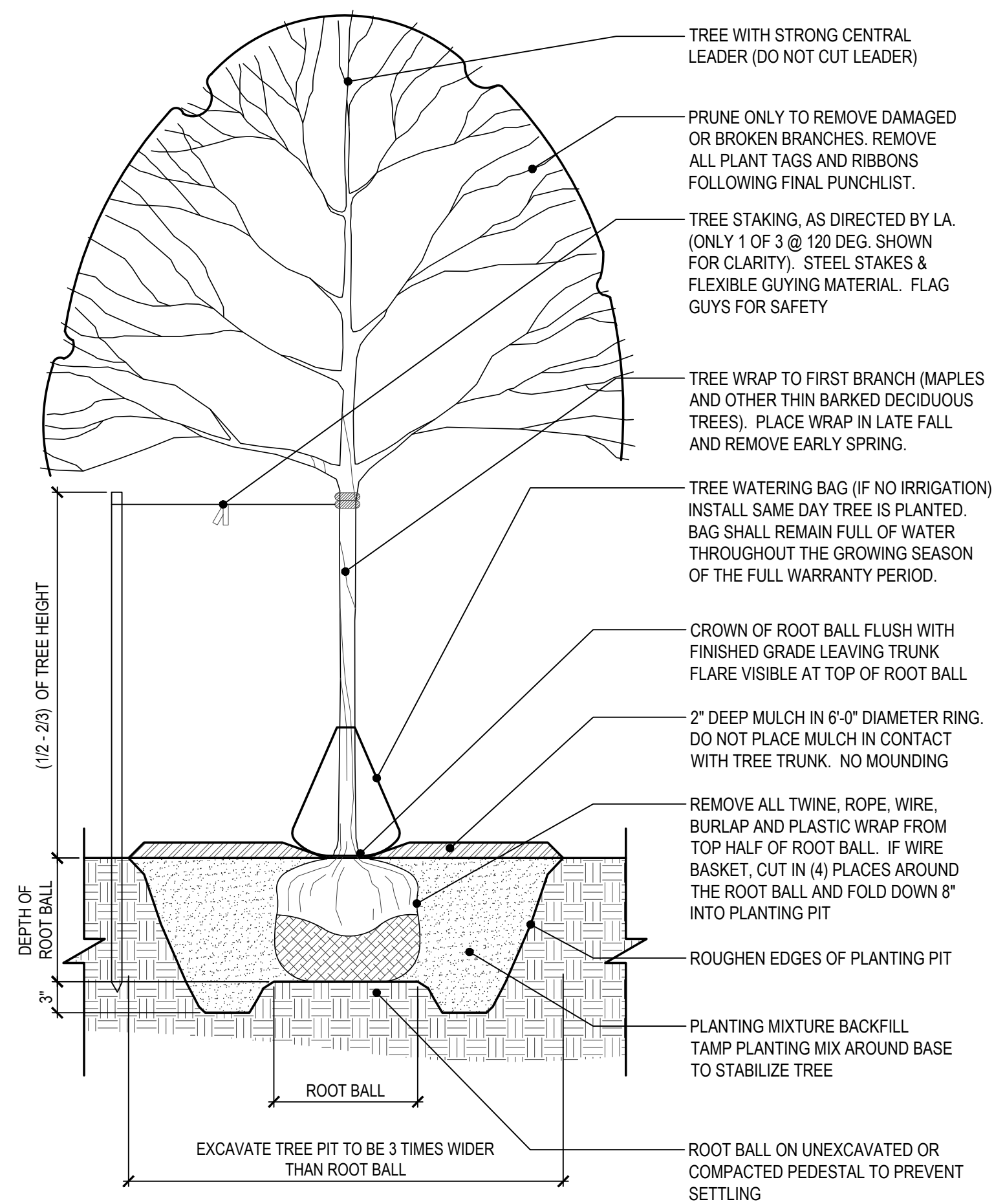
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  - 9.1. INCLUDE PRICING WITH THE BID FOR A 60-DAY MAINTENANCE PERIOD OF ALL LANDSCAPE PLANTINGS FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY OWNER AND LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
10. WARRANTY:
  - 10.1. ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING 60-DAY MAINTENANCE PERIOD. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY (EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR OTHER ACTS DETERMINED AS FORCE MAJEURE) BY OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.

PROJECT NAME:

## PROPOSED IMPROVEMENTS

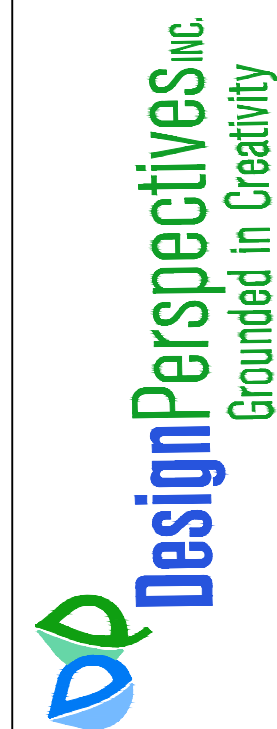
2400 S ARLINGTON HEIGHTS RD  
ARLINGTON HEIGHTS, IL 60005

OWNER NAME:

**PARAGON  
MECHANICAL, INC.**

2400 S ARLINGTON HEIGHTS RD  
ARLINGTON HEIGHTS, IL 60005  
p: 847.321.9428

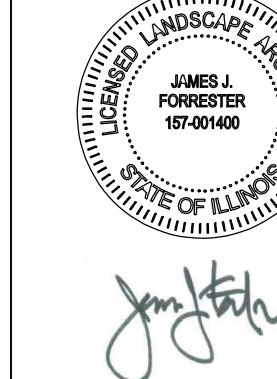
CONSULTANTS:



1167 HOBSON MILL DR. NAPERVILLE, IL 60540  
T: (630) 606-0776 : [WWW.DESIGN-PERSPECTIVES.NET](http://WWW.DESIGN-PERSPECTIVES.NET)

SUBMITTAL & REVISIONS	
1	02/21/23 SCHEMATIC DESIGN
2	03/02/23 SCHEMATIC DESIGN REVISED
3	03/29/23 SCHEMATIC DESIGN REVISED
4	04/26/23 SCHEMATIC DESIGN REVISED
5	05/16/23 REQUESTED REVISIONS
6	06/21/23 REQUESTED REVISIONS
7	07/01/23 REQUESTED REVISIONS

STAMP:



TITLE:  
**LANDSCAPE  
NOTES & DETAILS**

SHEET:

L200

DRAWN BY: JJ

CHECK BY: JF

PROJECT #:	DP-002
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