



Village of Arlington Heights
Plan Commission
Virtual Hearing
May 13, 2020
7:30 PM

I. CALL TO ORDER

- A. Pursuant to orders issued in response to the COVID-19 pandemic, this hearing is closed to in-person, public attendance. The hearing is being held via virtual Webinar, which permits the public to fully participate in the virtual hearing via the Webinar or their phones.

To participate via the Webinar, this link will take you to instructions for joining the hearing: <https://bit.ly/3fu1BKs>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate via the Webinar, their phone, or send an email to the Village at shubbard@vah.com or jmschmidt@vah.com no later than 3:00 pm on May 13, 2020, to be shared at the hearing. Please limit emails to 200 words or less.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 710 N. Dunton Ave. Lot Consolidation - 2/26/20
B. Shirley Ryan Ability Lab - 2/26/20

IV. PUBLIC HEARINGS

- A. Paragon Mechanical - 2400 S. Arlington Heights Rd. - PC#20-004
Land Use Variation, Rezoning
B. DPS Automotive - 855 W. University Dr. - PC#20-007
Land Use Variation

V. OTHER BUSINESS

VI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793

(Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Plan Commission
5/13/2020**

Item: 710 N. Dunton Ave. Lot Consolidation - 2/26/20

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
710 N. Dunton Ave Lot Consolidation - 2/26/20	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: 710 NORTH DUNTON AVENUE LOT CONSOLIDATION - PC# 19-014
SUBDIVISION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 26th day of February, 2020 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN ENNES: Welcome to the meeting of the Arlington Heights Plan Commission. Our first meeting of the year, surprising, is called to order. If you would all please rise and join us in the Pledge of Allegiance, I'd appreciate it.

(Pledge of Allegiance recited.)

CHAIRMAN ENNES: Please be seated. So, to get things going, Sam, would you please call the roll?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. So, for the two petitions that we have this evening, were the petitions and the public notices all sent out?

MR. HUBBARD: They were, yes.

CHAIRMAN ENNES: Okay, we have minutes for approval from our last meeting. I trust everybody has gotten them and had time to review? Okay, we've had plenty of time to do that. If we could get a motion to approve the ReStore from November 13th, 2019?

COMMISSIONER LORENZINI: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed or abstaining?

(No response.)

CHAIRMAN ENNES: Okay, so we unanimously approved the minutes.

We have two petitions this evening. Just to give you a little idea of how we're going to do this, the first Petitioner which is a lot consolidation will come up. They and anybody in your group that is going to talk, I'd like to swear you in. You'll be able to do your presentation. After that presentation, we'll hear the Staff report. Then the Commissioners will be able to ask any questions that they have, and if anybody from the audience has comments, we'll entertain those.

So, would the first Petitioner for PC# 19-014, 710 North Dunton Subdivision Consolidation, please come forward? State your name. Will anybody else be coming forward to talk with us?

MS. DELIGIO: No.

CHAIRMAN ENNES: Okay, then I'm going to swear you in.

(Witness sworn.)

CHAIRMAN ENNES: Okay, state your name and if you would spell it for our court reporter?

MS. DELIGIO: Cathleen Deligio, D-e-l-i-g-i-o.

CHAIRMAN ENNES: Okay, tell us about your project, about what you want to do.

MS. DELIGIO: The project -- I'm the owner of what is referenced as 710 North Dunton, the R-3 25-foot lots that we're consolidating into a 75-foot lot to have a single-family home, you know, through the process.

CHAIRMAN ENNES: So, 75 by 125?

MS. DELIGIO: Yes.

CHAIRMAN ENNES: And you plan to do what with the property once it's consolidated?

MS. DELIGIO: Build a single-family home.

CHAIRMAN ENNES: Okay, and you currently live in the adjoining property?

MS. DELIGIO: No.

CHAIRMAN ENNES: You don't? Oh, okay. So, you just recently acquired these three lots?

MS. DELIGIO: I recently acquired them back in December of 2018.

CHAIRMAN ENNES: Okay, that's all you have for us?

MS. DELIGIO: That's all. I mean, it's pretty self-explanatory on the plat and what I've put in.

CHAIRMAN ENNES: Okay, have a seat. Sam, if we can have your report?

MR. HUBBARD: Sure. So, the property is referred to as 710 North Dunton. It's a vacant lot just south of 716 North Dunton Avenue. It's a property that's in the R-3 which is a One-Family Dwelling Zoning District, and it's designated as appropriate for single-family detached uses on our Comprehensive Plan.

The Petitioner is requesting preliminary and final plat of subdivision to consolidate three existing 25-foot wide by 125-foot deep lots into one 75 by 125-foot lot for development of a single-family home.

There are no variations requested with this. The lot conforms to the minimum size and width of the R-3 district. The minimum required lot width is 70-foot; the proposed lot is 75-foot wide. The minimum allowable area is 8,750 square feet; this lot will be 9,300 square feet approximately. So, no variations are required.

The Petitioner appeared in front of the Conceptual Plan Review Committee on September 25th of last year. There was a lot of discussion at that time about a separate lot, and for anyone who happened to read the minutes of that meeting, I'll just kind of go through a brief explanation here.

This is the property we're talking about this evening. It's three 25-foot wide lots at the south end of a larger kind of estate. So, you can see the lots there. The large estate is circled in yellow; that was owned by one individual at one point. As you heard, in 2018, there was an estate sale for that property and the Petitioner picked up those three lots on the southern side. A separate owner picked up the lot in the middle that contains the house.

The Petitioner also owns the two lots on the north side which are vacant. Again, this evening, we're only talking about the consolidation and development of those three lots on the very south of the site, nothing about the two lots on the northern end.

Here you can see the site plan. This is just a general footprint of where the building would go on the site. It would be rear-loaded. There would be a garage in the back and with access through the alley at the rear of the property. It's designed to grade to have discharge of stormwater out towards the street, and it would be accommodated in the combined storm sewer on Dunton Avenue.

When we looked at the proposed consolidation, one of the things we want to make sure is that the proposed lot size is compatible with the surrounding lots in the neighborhood. We looked at 43 lots, as you can see highlighted here, in the surrounding neighborhood, and we believe that the proposed lot size was generally consistent with the lot sizes in the neighborhood. As you can see, the average of all the lot sizes that we surveyed was a little over 8,000 square feet. The proposed lot size is a little over 9,000 square feet. So, in combination with the fact that this property complies with all zoning codes in the R-3 district, is similar and compatible to the lot sizes in the neighboring vicinity, we are supportive of the subdivision.

Here is the final plat. The front yard setback is proposed at 25 feet. It's based on the average of the front that was calculated at about 24.3 feet, so they opted for the 25-foot. Everything, again, meets code with the setbacks here.

So, the Staff Development Committee is recommending approval of the application subject to four conditions: one, that a Design Commission application will be required for any new home proposed on the site; a \$2,392 fee in lieu of on-site detention will be required; and land dedication fees will be required as applicable by Chapter 29; and then of course that the Petitioner comply with all federal, state, and Village codes, regulations and policies.

So, that concludes our report for this evening.

CHAIRMAN ENNES: Thank you for the report. Would you please take, well, can we get a motion to approve the Staff's report?

COMMISSIONER LORENZINI: I'll make that motion.

COMMISSIONER GREEN: I'll second.

CHAIRMAN ENNES: Would you take a voice vote? Or should we take a --

MR. HUBBARD: Voice vote is fine. You guys can do voice vote.

CHAIRMAN ENNES: Okay, would you take roll call for the vote? All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, so your report is approved. Would the Commissioners entertain, so if anybody in the audience has comments before we ask our questions? Does anybody in the audience have a comment about this project? Can I see your hands? So, there are. Would you please come up and let us know what questions you have?

MR. ANDERSON: Sure. I have just a question about, that's like three --

CHAIRMAN ENNES: Would you state your name for the record?

MR. ANDERSON: Oh, sure, Mark Anderson. You want my address, too? I live on the corner, 728. There's three lots there. There's a house in the middle, there's an

empty lot to the north, and then the consolidation is to the south, the way I see it. You said the Petitioner also has the one to the north of the house, the red one?

CHAIRMAN ENNES: I think we're just talking about the three to the south, the consolidation.

MR. ANDERSON: Right, I understand that. But am I to understand that the Petitioner also owns the property to the north of the existing house?

CHAIRMAN ENNES: I believe that's what was just stated.

MR. ANDERSON: Okay, that's it.

MS. CROSBY-ANDERSON: Well, our only concern would be --

CHAIRMAN ENNES: Would you please state your name for the record?

MS. CROSBY-ANDERSON: My name is Maryann Crosby-Anderson. I live at 728 North Dunton.

Our only concern is that, you know, selfishly, and I know everything meets code so there's nothing we could do about this, but selfishly it was a nice sort of airy tree-lined area, and I would just be concerned that the Petitioner would put their house in those three lots if it's consolidated. That's fine, that's perfectly fine. They're more than, you know, we welcome you.

The house at 716, I understand what you're saying is that it's owned by somebody else?

MR. HUBBARD: Correct.

MS. CROSBY-ANDERSON: Okay, so that's more than likely going to stay there or something is going to happen to that. Then the two in the red on top, I don't know. For the future, I would just like to state that I would hope that we don't try to squeeze another house in there with a variance.

CHAIRMAN ENNES: We're not talking about that, you know, this evening.

MS. CROSBY-ANDERSON: Right, I understand.

MR. ANDERSON: We just wanted to say that.

CHAIRMAN ENNES: So, there's no need to discuss that.

MS. CROSBY-ANDERSON: Okay, thank you.

MR. ANDERSON: All right, yes, thanks.

CHAIRMAN ENNES: That may come up in the future, but we're not --

MS. CROSBY-ANDERSON: Correct. Thank you.

CHAIRMAN ENNES: Are there any other questions? Seeing none, let's go to the Commissioners. Any questions?

COMMISSIONER JENSEN: I don't have any questions.

COMMISSIONER WARSKOW: My only question is, of course when the house is built, we're going to lose pervious surface. Is there flooding issues there? If so, is that being addressed by the storm sewer project?

MR. HUBBARD: No, this neighborhood wasn't one that was identified by the Engineering Department as one that has a flooding issue, at least in their review of this application. So, they didn't have any particular concerns with the stormwater. It would be accommodated in our system essentially.

COMMISSIONER WARSKOW: Okay, it's just that it's a combined sewer, so it's always --

CHAIRMAN ENNES: And the Petitioner is paying a fee in lieu of in regard to that? Okay, any other?

COMMISSIONER WARSKOW: That's the only questions I had.

COMMISSIONER LORENZINI: No questions.

COMMISSIONER GREEN: No questions.

CHAIRMAN ENNES: Gentlemen?

COMMISSIONER SIGALOS: I have no questions.

COMMISSIONER CHERWIN: My only question, Sam, is on the setbacks.

I saw the exhibit we had, kind of the front setback. What's the side yard setbacks on this one? I only note that just because this house is --

MR. HUBBARD: 10 percent of the lot width, so 7.5 feet.

COMMISSIONER CHERWIN: Oh, yes, okay.

CHAIRMAN ENNES: That's it?

COMMISSIONER CHERWIN: No other question.

CHAIRMAN ENNES: Okay, can we have a, I have no questions. So, it's a pretty straightforward consolidation. It meets all of our requirements. Obviously when you get your plans for the house, you'll come back. But, so can we have a motion?

COMMISSIONER GREEN: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 19-014, a Preliminary and Final Plat of Subdivision to consolidate three existing lots into one lot.

This recommendation shall be subject to the following conditions:

- 1. A Design Commission application shall be required for any new home proposed on the subject property.**
- 2. A \$2,392 fee in lieu of on-site detention shall be required.**
- 3. Land dedication fees shall be required as applicable per Chapter 29 of the Municipal Code.**
- 4. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: You'll second then. Okay, can we have a roll call
vote?

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

COMMISSIONER WARSKOW: Commissioner Green.

COMMISSIONER GREEN: Yes.

COMMISSIONER WARSKOW: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

CHAIRMAN ENNES: So, you got a unanimous approval. I believe that there weren't a lot of questions because a lot of the details came out at your prior meeting with the Committee. So, your next step is to go on to the Village Board. Do we have a date for that?

MR. HUBBARD: Yes, we're tentatively targeting the 16th of March.

CHAIRMAN ENNES: So, good luck.

MS. DELIGIO: Thank you.

CHAIRMAN ENNES: Do you know when you're going to start building?

MS. DELIGIO: I'm in the middle of getting the Design Commission process started.

CHAIRMAN ENNES: Okay.

MS. DELIGIO: I was just waiting for this meeting and the Board meeting.

CHAIRMAN ENNES: Okay.

COMMISSIONER CHERWIN: And then, Sam, just from a process perspective, the final plat signature, would that be --

MS. DELIGIO: Tonight.

COMMISSIONER CHERWIN: That's all set tonight? Okay.

CHAIRMAN ENNES: Okay, thank you very much. If you want, you can leave.

MS. DELIGIO: Thank you.

(Whereupon, the hearing on the above-mentioned petition was concluded at 7:45 p.m.)



**Plan Commission
5/13/2020**

Item: Shirley Ryan Ability Lab - 2/26/20

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Shirley Ryan Ability Lab - 2/26/20	Minutes

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PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING BEFORE THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

COMMISSION

RE: SHIRLEY RYAN ABILITY LAB - 3215 NORTH WILKE ROAD - PC# 20-003
LAND USE VARIATION, PARKING VARIATION, ACCESSORY STRUCTURE
VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 26th day of February, 2020 at the hour of 7:45 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRMAN ENNES: Okay, our second petition for the evening is PC# 20-003. Is the Petitioner here?

MS. DUNCAN: Yes, Mr. Chairman.

CHAIRMAN ENNES: Are you Kathleen?

MS. DUNCAN: I'm Kate Duncan, yes.

CHAIRMAN ENNES: Will anybody else be talking with you?

MS. DUNCAN: Yes. I'm going to have everyone stand up and be sworn in please.

CHAIRMAN ENNES: So, please raise your right hand.

(Witnesses sworn.)

CHAIRMAN ENNES: You all do, okay.

MS. DUNCAN: Thank you.

CHAIRMAN ENNES: Tell us about your project.

MS. DUNCAN: Yes.

CHAIRMAN ENNES: But first, as you speak, please state your name and spell it for the court reporter.

MS. DUNCAN: Yes, thank you. Good evening, Mr. Chairman and members of the Commission. My name is Kate Duncan, which is D-u-n-c-a-n. I'm an attorney with Akerman, LLP in Chicago. I'm appearing this evening on behalf of the Applicant, the Shirley Ryan Ability Lab in connection with the proposed application before you for the property located at 3215 North Wilke Road.

The Applicant is here before you seeking several approvals actually. The first is a land use variation to allow a physical rehabilitation center within the M-1 zoning district. The second is a variation to reduce the required number of off-street parking spaces for the office park overall from 370 to 361 spaces. We are also seeking a variation to waive the requirement for a formal traffic study that we have submitted a formal parking study. We are also seeking a variation to allow an accessory structure to be 1,250 square feet rather than the 300 square feet required by code, and a variation to allow that same accessory structure to be 16.6 feet instead of 15 feet which is allowed by code. That's for a canopy that we'll show you in a minute.

So, here this evening with me are Laurie Tenzer who is the deputy general counsel for Shirley Ryan Ability Lab; I also have Todd Eicken who is our architect from Cannon Design; and we have Monica Santilli who is a clinical manager and will be one of the staff people at the new facility.

So, the subject property at 3215 North Wilke Road is a part of an office park with multiple buildings and tenants within it, and the Shirley Ryan Ability Lab is leasing approximately 14,786 square feet of office in the office park. That's at the southeast corner which is at the rear of the office park if you're looking at it from Wilke Road. The property is located in the M-1 zoning district, and while medical offices are permitted in that district, physical rehabilitation centers are not which is why the Applicant is here seeking a land use variation.

Applicant is proposing to use the property for a day rehabilitation service which is actually different than your typical physical therapy center or doctor's office. This is for people who require intensive rehabilitation in order to get back to normal independent living, who have either had some sort of serious medical condition or some type of a traumatic accident

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or brain injuries, that sort of thing.

We have provided you with a comprehensive narrative regarding the operations for the facility and the type of patients who we will be serving, and we are happy to go into further detail if you have questions about that. Monica is here with us tonight and can answer any of those types of questions for you.

We're also seeking variations from the parking requirement for the office park which we have substantiated, we believe, with a parking study that was performed by KLOA traffic engineering. As further referenced in our narrative, most patients will arrive at the site and depart from the site by a Medivan, and so they will not require parking themselves. Further, the Medivan will not even be staying on the property after it drops off patients. It will leave the property and then come back to pick them up.

So, Applicant is also seeking this canopy that's going to go over the main entrance to their unit so that they can shelter patients who have serious accessibility limitations from weather conditions. The canopy is a separate structure and not attached to the building, and the reason for that is that we need to make sure that emergency vehicles can fit underneath it. So, it had to be a certain size and dimension and height in order to accommodate ambulances and other emergency type vehicles. If the canopy itself was actually attached to the building, no variations would be required. It would just be permitted as of right.

So, we have provided comprehensive written explanation as to why we believe we meet the standards of all of the approval and criteria for each of the variations, and we're happy to go through any of those if you have questions about that. We've also reviewed the Staff report that was prepared and submitted for our review and your review, and we do understand and accept the conditions that have been recommended by Staff which I know Sam will go through in a minute with you, including the installation of trees at the end of all parking rows as well as the installation of bike parking.

We have a short PowerPoint presentation that I'd like to ask Todd to go through if you'd like. We don't have to do that if you're not, if you don't want that.

CHAIRMAN ENNES: No, we will --

MS. DUNCAN: Okay, very good.

CHAIRMAN ENNES: Sure.

MS. DUNCAN: Todd, you want to come up? Thanks.

CHAIRMAN ENNES: Todd, you went through the effort to do all of this.

MR. EICKEN: They pay me.

CHAIRMAN ENNES: I'm sure it's important.

MR. EICKEN: My name is Todd Eicken, E-i-c-k-e-n, architect with Cannon Design from Chicago, working with the ability lab for the project.

The slide that's up in front of you right now is our floor plan. North would be to the right on the drawing. So, the space is, as Kate mentioned, for day rehabilitation. It's mostly open gym space for the rehab patients and administrative and conference space. Nothing too extraordinary in that regard. It's very simple, a very simple space inside the building.

This is a partial site plan. Again, we're showing our new canopy, showing the new parking islands to either side of the canopy that form the drop-off driveway we'll have underneath the canopy. One of the reasons that the ability lab was I think attracted to this complex is you can see how it has a circular flow of traffic. You can kind of make a circle around the buildings, and that, with the drop-off of the Medivans, that makes for an easy flow for them to

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come in, drop off and get out again back to Wilke.

Landscape drawings. Our drawings have been in for permit now. We've met, as far as we know, all of the requirements for the landscape ordinance.

The site plan also showed the six handicap parking stalls that are being proposed. Our parking study indicated the need for 24, 25 parking spots. So, six is a little more than 20 percent. That's what the Illinois Accessibility Code requires for a rehabilitation facility. It's a little higher percentage of handicap stalls you might normally see for other building types.

The rendering in front of you is our canopy, again reviewed with the Building Department here, Steve Hautzinger, to make sure that it was, you know, built out of materials that were compatible in appearance and quality to the existing building. So, a very simple canopy. Again, it was sized to not only allow the Medivans but also a fire truck to go underneath the structure.

So, that is it.

CHAIRMAN ENNES: Thank you.

MS. DUNCAN: That concludes our presentation. We're happy to answer any questions you have.

CHAIRMAN ENNES: Okay, we'll go on to the Staff report.

MR. HUBBARD: Sure, thank you. So, as you've heard, the subject property is at 3215 North Wilke Road. It's in an M-1 zoning district and classified as suitable for research development, manufacturing, and warehouse uses on our Comprehensive Plan.

The proposed use is most similar to a medical office use which is a permitted use in the M-1 district, so the proposed use we feel is generally comparable with the Comprehensive Plan. However, physical rehabilitation centers are not allowed in the M-1 zoning district; therefore, the Petitioner is seeking this evening a land use variation to allow the proposed use within the M-1 district. Then you've heard the four variations that are needed; two relative to parking and traffic, and two relative to the canopy area.

The Petitioner did appear in front of the Conceptual Plan Review Committee on October 23rd of last year. I would characterize it as generally supportive of the use. There weren't any major issues that I recall being identified at that meeting.

Here's the aerial again. You can see on the left-hand side is Wilke Road, to the north is Cellular Drive, and the subject property is bounded in red with the unit in blue at the southeast corner of the site. So, it's kind of off of the main roads there.

Here's the site plan. Again, you can see the unit here, and the canopy is going to be constructed approximately in that area shown by the blue. There are variations to the height at 16.6 feet, the maximum height allowed is 15, and to the size at 1,250 square feet where maximum size is limited to 300 square feet. So, the Petitioner has demonstrated that they comply with the criteria necessary for variation approvals. Staff concurs that the necessary criteria have been met, and so we're supportive of both variations to the accessory structure regulations.

Here's the floor plan. As the Staff report touched on, there is a small area about 2,600 square feet of the unit that will be under the lease but won't be used at this point. Our parking calculations have been done assuming that that portion is in use, so when they are ready to move forward with build-out there, it should be accommodated already in the parking calculations.

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Here's the landscape plan. In order to accommodate for the canopy area, they had to remove some parking rows, and then they're putting in some new landscape islands. There were certain landscape islands in the overall complex that were missing the code-required shade tree, and the Petitioner has agreed to work with the landlord to get those installed and compliant with code.

Finally, relative to parking, 370 spaces are required. Once they remove certain spaces on the site to accommodate for the canopy, there will be only 361 spaces, so a variation is required. They did have KLOA do four days of parking survey, and they found that the peak was 242 cars. When you accommodate for the cars expected to be generated by Shirley Ryan, we estimated a peak of 286 usage overall for the building, and then the building is about 10 percent vacant. So, when you kick in the remaining occupancy, assuming it's at 100 percent occupancy, the peak parking demand is probably a little over 300 again. Again, there will be 361 parking spaces on the site, so we're okay with the variation and supportive of the variation to reduce the requirement for on-site parking.

I would mention that any time a new use comes in that has a higher parking requirement than the previous use, it kicks in the bike parking regulations. A medical office use, which is how we classify a physical rehabilitation center, has a higher parking requirement than just a standard office use. So, it kicks in the bike parking requirement compliance for the entire office complex that translates to 19 spaces. We felt, as a more practical approach, the Petitioner should install four spaces which is what they contribute to the overall requirement. Then we'll work with the landlord to install the remaining 15 spaces for the other users within the facility. The Petitioner has agreed to do that, and Staff is recommending approval of the application subject to the conditions outlined in the Staff report. Thank you.

CHAIRMAN ENNES: Sam, I have one quick question in regard to your report. How many employees does the operation there have?

MR. HUBBARD: I would defer to the Petitioner. I believe it's --

MS. SANTILLI: I would say about 20.

MR. HUBBARD: 20.

CHAIRMAN ENNES: How many, 20?

MS. DUNCAN: Monica, can you come up and answer?

CHAIRMAN ENNES: Okay, thank you.

MS. SANTILLI: My name is Monica Santilli, S-a-n-t-i-l-l-i. Yes, I'm the clinical manager; I will be the clinical manager in this building. I would approximate around 20 employees.

CHAIRMAN ENNES: Okay, so they might be, it sounds like most of your patients are not real mobile. They wouldn't be riding bikes, so it might be your employees.

MS. SANTILLI: Correct, they would not be riding bikes. Some employees might.

CHAIRMAN ENNES: You think your employees might take advantage of that?

MS. SANTILLI: I would probably be the most likely one because I live the closest. But there may be a few.

CHAIRMAN ENNES: Okay, thanks. Okay, so Staff report, can we have a motion to approve?

COMMISSIONER GREEN: I'll make the motion.

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CHAIRMAN ENNES: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: Okay, all in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, so thank you for the Staff report.

Commissioners, do you have questions on the proposed development?

COMMISSIONER JENSEN: Well, I should indicate that, in the name of transparency, my wife was a patient at your facility in Elk Grove Village. I have no other connection with the Shirley Ryan Ability Lab, but I think it's a wonderful facility and operation. At this point, I don't have any further questions.

COMMISSIONER WARSKOW: I don't have any questions. I'd just like to put my support on the record. I think it's a great project.

COMMISSIONER LORENZINI: Sam, a question. On the parking, it says based on other tenants within the complex, a total of 370 parking spots are required. So, are all the other buildings filled?

MR. HUBBARD: No, there are some vacancies.

COMMISSIONER LORENZINI: So, when those other buildings are filled, would there be a possible problem for parking then?

MR. HUBBARD: We don't anticipate it. It's about 90 percent -- I'm sorry, where are my notes? I think it's 10 percent vacant, so 90 percent full. Even with peak usage, the parking lot would be only 80 percent full. So, there's still surplus capacity to accommodate for those tenancies.

COMMISSIONER LORENZINI: And the gentleman from the Petitioner, did you mention there are six handicap spots proposed?

MR. EICKEN: Yes, Todd Eicken. There are six spaces proposed out of the 26 that are attributable to the ability lab.

COMMISSIONER LORENZINI: It's just I don't see six on any of the drawings.

MR. EICKEN: Can I get the site plan?

MS. DUNCAN: The site plan.

MR. HUBBARD: They're on there, yes. Here, let me go back.

COMMISSIONER LORENZINI: Okay, I'll take your word for it, that's fine.

MR. HUBBARD: Okay.

COMMISSIONER LORENZINI: Okay, thank you. That's all.

CHAIRMAN ENNES: Commissioner Green?

COMMISSIONER GREEN: I have no questions, but I would just like to say that I have a son-in-law who has used your facility and it's really a fantastic operation you guys have there. So, I'm totally in favor of what you're doing.

CHAIRMAN ENNES: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes. I saw the project in the Committee, and the Petitioners I think answered a lot of questions there. I agree, it's a fantastic project, and we were supportive then and still supportive of it. Happy to have them there.

CHAIRMAN ENNES: Commissioner Sigalos?

DRAFT

COMMISSIONER SIGALOS: I, again, think it's a great project, very supportive of it. I just had one question on the height of the canopy. You said that it would be to facilitate a fire truck. I mean, this is for a fire emergency? I mean, they're not transporting anybody there. But it seems like when I look at the site plan, it looks like the canopy is aligned with the row of parking adjacent to the building. So, wouldn't the fire truck be able to go past there without having this additional height?

MR. EICKEN: Yes, it's purely, you know, an emergency situation if they would choose to go under. They don't have to, no. They probably won't actually.

COMMISSIONER SIGALOS: I'm just looking at the, when I look at the elevation, it just kind of looks kind of out of scale to the height of the building. That's why I'm just questioning why it had to be so high.

MR. EICKEN: Well, there's also ambulances that go under. Ambulances can get pretty tall these days.

COMMISSIONER SIGALOS: Well, not 16 feet.

MR. EICKEN: No, but also we wanted the building, we wanted the height of the canopy to overlap the existing building so that we provide continuous cover into the building.

COMMISSIONER SIGALOS: Okay, I get it. Again, this is not Design Commission, so I was just curious.

MR. EICKEN: Okay.

COMMISSIONER SIGALOS: So, I'm very supportive of the project.

CHAIRMAN ENNES: Ms. Duncan, one quick question. I believe you said in your presentation that the Petitioner has reviewed the conditions placed on it by Staff?

MS. DUNCAN: Yes, sir.

CHAIRMAN ENNES: And you're in agreement with all of those?

MS. DUNCAN: Yes, Mr. Chairman. We agree with all the conditions.

CHAIRMAN ENNES: I have no questions. I read your package in extreme detail. I'm not familiar with the facility. So, if there aren't any other questions, can we get a motion?

COMMISSIONER CHERWIN: Sure, I'll move. I'll make a motion to recommend to the Village Board --

MR. HUBBARD: Do you want to open up -- is there anyone in the audience? Should we open it up to the audience? No.

CHAIRMAN ENNES: Oh, I'm sorry, I didn't, I missed it, okay.

COMMISSIONER CHERWIN: Is there anyone in the audience?

(No response.)

CHAIRMAN ENNES: Thanks.

COMMISSIONER CHERWIN: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 20-003, a Land Use Variation to allow a physical rehabilitation center within the M-1 Zoning District; and the following variations:

- 1. A variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the required number of off-street parking spaces from 370 to 361 spaces.**
- 2. A variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.**

DRAFT

3. A variation from Chapter 28 of the Municipal Code, Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
4. A variation from Chapter 28 of the Municipal Code, Section 6.5-6, to allow an accessory structure to be 16.6 feet tall where code limits the maximum height to 15 feet.

This recommendation shall be subject to the following conditions:

1. The Petitioner shall work with the landlord to ensure that the ends of all parking rows contain a four-inch caliper shade tree when weather permits the planting of trees. The installation of all code-required shade trees within the existing landscape islands on the subject property must occur within eight months of land use variation approval.
2. The Petitioner shall install the four required bicycle parking spaces associated with their use, and the Village shall work with the property owner to install the remaining 15 required bicycle parking spaces.
3. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: Any questions? Okay, could we have roll call vote?

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. DUNCAN: Thank you very much.

CHAIRMAN ENNES: This is a record. Two petitions in the same night shot both right through.

MS. DUNCAN: Thank you very much.

CHAIRMAN ENNES: And that's really a sign of good presentations to the initial review committee and all the detail that you provided.

MS. DUNCAN: Great, thank you very much.

CHAIRMAN ENNES: So, congratulations going forward to all of you.

DRAFT

MS. DUNCAN: Thank you.

CHAIRMAN ENNES: Thank you. So, we have plans I think to sign.

MR. HUBBARD: You do, yes, you and --

CHAIRMAN ENNES: Yes, do I have my secretary here?

COMMISSIONER WARSKOW: Yes.

CHAIRMAN ENNES: Yes, she is.

COMMISSIONER JENSEN: Do you need a motion to adjourn?

CHAIRMAN ENNES: Good evening, good luck.

COMMISSIONER GREEN: Should we adjourn and do that?

COMMISSIONER JENSEN: Motion to adjourn.

CHAIRMAN ENNES: We'll do that, you guys can leave. This meeting is
adjourned.

(Whereupon, the hearing on the above-mentioned petition was
concluded at 8:05 p.m.)



Plan Commission 5/13/2020

Item: Paragon Mechanical - 2400 S. Arlington Heights Rd. - PC#20-004

Department: Planning & Community Development Department

Requested Action

1. Rezoning from R-1, One-family Dwelling District and B-3, General Service, Wholesale, and Motor Vehicle District, to the B-2, General Business District.
2. Land Use Variation to allow a Contractor Shop in the B-2 District.

Variations Required

1. Chapter 28, Section 5.1-11, to allow an area of B-2 Zoning that is approximately 2.36 acres where a minimum of 4 acres is required.
2. Chapter 28, Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.

Recommendation

The Staff Development Committee has reviewed the petition to rezone the subject property from the R-1, One-family Dwelling District and the B-3, General Service, Wholesale, and Motor Vehicle District, into the B-2, General Business District, the requested Land Use Variation to allow a Contractor Shop in the B-2 District, and the following variations:

- Chapter 28, Section 5.1-11, to allow an area of B-2 Zoning that is approximately 2.36 acres where a minimum of 4 acres is required.
- Chapter 28, Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.

The Staff Development Committee recommends APPROVAL of the rezoning, and approval of the variation to the zoning district size and variation to waive a traffic and parking study. However, the SDC recommends DENIAL of the Land Use Variation to allow a contractor shop within the B-2 District for the following reasons:

1. The proposed Land Use Variation is not consistent with the criteria for land use variation approval. Specifically, a contractor shop is not compatible with the existing uses and zoning of nearby properties and would alter the essential character of the locality.
2. The proposed Land Use Variation is not in harmony with the spirit and intent of the Zoning Code. Specifically, a contractor shop would not provide for the gradual elimination of non-conforming uses of land which adversely affect the character of the area.
3. The proposed Land Use Variation is not the minimum necessary variation to allow for reasonable use of the site. The variation is a substantial departure from the permitted uses as would be allowed within the B-2 District, and the property has not sat vacant for any substantial period of time.
4. The proposed land use variation is not compatible with the South Arlington Heights Corridor Plan in that that plan calls for commercial uses on the subject property, and the proposed contractor shop does not comply with this recommended land use. Additionally, outdoor storage of work vehicles will not enhance the appearance of the corridor.

However, should the Plan Commission believe that the necessary criteria for Land Use Variation approval have been met, the following conditions of approval would minimize the impacts of the proposed use on the subject property:

1. Any contractor vehicle, which shall be defined as any contractor truck owned by the petitioner or employees of the petitioner (regardless of the presence of signage) or any passenger vehicle with contractor signage, be prohibited from parking at the front of the site. Such vehicles, whether during the day or overnight, shall only park behind the building so as to not be visible from Arlington Heights Road or shall be parked within one of the interior parking spaces.
2. The petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated 5-8-2020. 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.
3. The petitioner shall install a code compliant dumpster enclosure, or alternatively, the salt dome can be used as the dumpster enclosure, provided that the dumpster is not visible from Arlington Heights Road.
4. Outdoor storage of materials shall be prohibited.
5. The following signage restrictions shall apply:
 - a. No ground signage shall be allowed along the onramp frontage or tollway frontage. The ground sign along the Arlington Heights Road frontage shall be a

monument style ground sign, to be no taller than six feet in height.

b. No wall signage shall be allowed on the accessory structures located on the subject property.

6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Notice	Correspondence
Aerial	Exhibits
CPRC Minutes 6-27-18	Minutes
Project Narrative	Correspondence
Justification for Variation Approval	Correspondence
Site Plan	Exhibits
Conceptual Rendering - Phase 2	Exhibits
Phased Landscape Plan - Petitioner Proposal	Exhibits
Phased Landscape Plan - Village Proposal	Exhibits
Floor Plan	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence
Department Comments - Round 2	Correspondence
Department Comments - Round 2 - Petitioner Response	Correspondence
Department Comments - Round 3	Correspondence
Department Comments - Round 3 - Petitioner Response	Correspondence



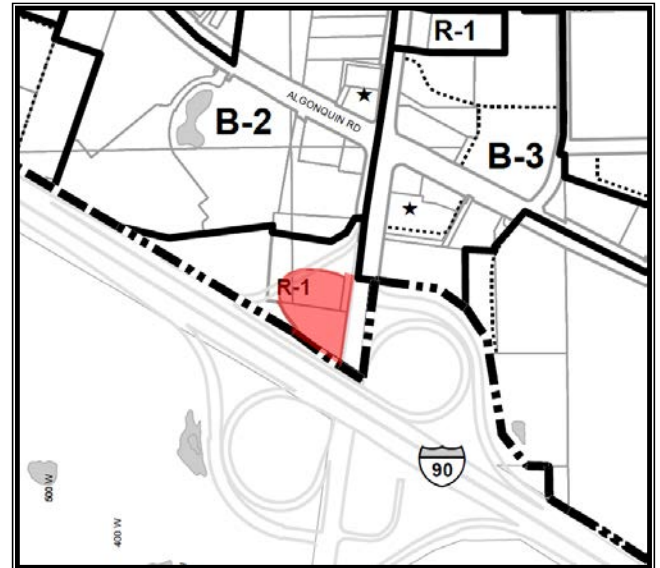
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Project Number: PC #20-004
Project Title: Paragon Mechanical LUV
Address: 2400 S. Arlington Heights Rd.
PIN: 08-16-400-033, 08-16-400-035

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 13, 2020
Date Prepared: May 8, 2020

Petitioner: Kevin Polka
 Paragon Mechanical, Inc.
Address: 2400 S. Arlington Heights Road
 Arlington Heights, IL 60005

Existing Zoning: R-1: One-Family Dwelling District
 and B-3: General Service, Wholesale and Motor
 Vehicle District
Comprehensive Plan: Open Space



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1, One Family Dwelling District	Detention Area, Highway On-ramp	Open Space
South	- Elk Grove Village -		
East	- Unincorporated Cook County -		
West	R-1, One Family Dwelling District	Detention Area, Highway On-ramp	Open Space

Requested Action:

1. Rezoning from R-1, One-family Dwelling District and B-3, General Service, Wholesale, and Motor Vehicle District, to the B-2, General Business District.
2. Land Use Variation to allow a Contractor Shop in the B-2 District.

Variations Required:

1. Chapter 28, Section 5.1-11, to allow an area of B-2 Zoning that is approximately 2.36 acres where a minimum of 4 acres is required.
2. Chapter 28, Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.

Project Background:

The subject property is 102,991 square feet in size (2.36 acres) and is the former home of the Elk Grove Township facility. The petitioner has purchased the entire site, which is occupied by a single-story building of approximately 13,417 square feet, as well as two auxiliary storage garages, a salt dome, and a children's bicycle safety/training area. Primary access to the site comes from a full access signalized intersection with Arlington Heights Road. There are 57 exterior parking spaces on the site and 13 interior spaces, for a site total of 70 parking spaces.

The petitioner would like to occupy the site with Paragon Mechanical, which is a mechanical contractor that services both residential and commercial clients. Paragon specializes in design services, installations, and repair services for systems such as tankless water heaters, geothermal systems, hybrid heating systems, solar systems, and smart products. Paragon received a Land Use Variation in 2010 to allow their business at 11 N. Arlington Heights Road, which is zoned B-2. Paragon Mechanical is a licensed and registered contractor with the Village of Arlington Heights Building Department.

Paragon's business plan consists of two phases. The first phase involves the establishment of their business on the subject property, where they propose to occupy the current site as is. Use of the site during this phase would consist of approximately 2,886 square feet of office space where they would manage their day-to-day functions (accounting, scheduling, sales), 2,006 square feet of training space which would be used to train Paragon installers and technicians on new equipment and installation/repair techniques, and 5,150 square feet of storage space for vehicles and miscellaneous materials (thermostats, smoke detectors, igniters, flame sensors, etc.). Hours of operation would be between 7:00am and 5:00pm and there would be six office employees working out of the site, as well as nine technicians and installers that work out in the field and only come to the site as needed (grand total of 15 employees). The remaining portion (25%) of the building would be left vacant while the petitioner finalizes details for Phase 2 of their business plan.

Paragon currently owns one "runner" van and eight work trucks; the van and one of the trucks would be stored permanently onsite at the rear of the property and behind the building so as not to be visible from Arlington Heights Road. The remaining vehicles go home with the technicians at the end of the day and are not stored on the subject property overnight. Technician trucks would occasionally access and park at the site during the day for miscellaneous purposes (material pick-up, meetings, etc.), but day-to-day operations are designed to where products are delivered directly to a job site and technicians drive from their home to each job site without being required to stop at the subject property. The petitioner has stated that the van may also be stored within one of the garages, and that if technicians need to access the site, they will be required to park at the rear of the building so as not to be visible from Arlington Heights Road. Paragon does not own any heavy machinery or equipment.

Phase 2 entails a multi-use redevelopment of the site. Approximately one-third of the site would be occupied by commercial uses (e.g. general office space, coffee shop, etc.), and the remaining two-thirds of the site would be redeveloped as Paragon's "in-home Smart Hub" which would provide hands-on assistance to customers in choosing the right products for their home or business. The "Hub" would have an array of products and systems installed and fully-operational for both residential and commercial customers to view and experience to help them make a well-informed decision before purchasing or scheduling an installation. Ultimately, Paragon would like to expand to satellite locations throughout the Chicagoland suburbs, all of which would report back to the "Hub" location on the subject property. The training center may expand to offer training for individuals outside of the Paragon organization. Buildout of the Arlington Heights "Hub" and accompanying commercial uses would take place approximately two years after occupancy of the site.

Final details on the future Phase 2 redevelopment have yet to be determined, although it would involve a substantial remodel or demolition of the existing building, as well as exterior site alterations. The petitioner has submitted concept renderings showing how Phase 2 may look when completed.

Conceptual Plan Review Committee

On June 27, 2018, the petitioner appeared before the Conceptual Plan Review Committee (CPRC). Overall, the CPRC expressed some concerns with use of the site as a contractor shop, but were supportive of the future Phase 2 development concept, which at that time did not contemplate any commercial uses and would have been only for the Paragon “Smart Hub”. The CPRC encouraged the petitioner to work with staff to address the impact of contractor vehicle storage, and some CPRC members questioned whether this was an appropriate land use at this location. The minutes of this meeting are included within the Plan Commission packet.

Ongoing Code Enforcement

In February of 2018, Village staff observed Paragon trucks being stored on the property and parked at the front of the site along Arlington Heights Road. Contractor vehicles were observed again in April and July of 2018, and around July of 2018, staff made contact with Paragon to inform them that Paragon vehicle storage on the subject property was not allowed. Historical Google Streetview images show this parking continuing to occur in September, October, and November of 2018.

In July of 2019, Village staff documented Paragon trucks still being parked on the subject property, and it was observed that the previously approved location of Paragon Mechanical (11 N. Arlington Heights Rd.) had been vacated, and Paragon’s website now advertised that they were located at the subject property (2400 S. Arlington Heights Road). Occupancy of the subject property without proper zoning approval is a violation of the Zoning Code. In August of 2019, the Village reached out to Paragon on two separate occasions to inform the petitioner that occupancy of the site was not allowed. Through the remainder of 2019, Paragon continued to illegally occupy the subject property without pursuing the necessary zoning approvals. In February of 2020, the required Plan Commission application was received. Staff has not observed the parking of contractor vehicles at the front of the site along Arlington Heights Road since this application has been received.

Zoning and Comprehensive Plan

The subject property is currently zoned R-1, One-Family Dwelling District, with a portion on the northern side of the property zoned B-3, General Service, Wholesale, and Motor Vehicle District. The Comprehensive Plan designates this property as “Open Space”. The petitioner has requested that the property be re-zoned into the B-2, General Business District, and staff is supportive of this rezoning; the B-2 District allows for a wide range of commercial land uses, and given the surrounding land uses and the subject property’s location along a major arterial thoroughfare, the B-2 District is appropriate for this location.

The minimum allowable size for any portion of B-2 zoning is four acres, and upon rezoning of the subject property into the B-2 District, it would create a B-2 zoned area of approximately 2.36 acres. Therefore, the following variation is required:

- **Chapter 28, Section 5.1-11, to allow an area of B-2 Zoning that is approximately 2.36 acres where a minimum of four acres is required.**

Staff supports this variation as the proposed B-2 zoning will allow a range of uses that are generally compatible with existing uses within the area, and the B-2 zoning will not alter the essential character of the locality given that there is a large area of existing B-2 zoned land approximately 200 feet to the north of the subject property.

The proposed use of the property falls under the definition of a “Contractor Shop”, which is *“An establishment used for conducting administrative, clerical and general office (business) affairs, indoor repair, maintenance and/or storage of a contractor’s vehicles, equipment and materials, and may include the contractor’s business office and may include a design showroom”*. Contractor Shops are not a permitted use within the B-2 Zoning District, and therefore a Land Use Variation is required.

In order to demonstrate conformance with the standards of approval for a Land Use Variation, the petitioner has provided a written justification addressing the hardship criteria, which response has been included in the packet provided to the Plan Commission. The approval criteria is included below, for reference:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Based on an analysis of these standards, the Staff Development Committee (SDC) does not believe that a contractor shop, which is a quasi-industrial/service related use, is compatible with the existing land uses of nearby property. Furthermore, the SDC finds that introducing the proposed use at this location would alter the essential character of the locality. To the north of the subject property there are multiple office buildings, a retail business (Guitar Center), a restaurant (Denny’s), a gas station, a bank (currently vacant), and a general retail building (currently vacant). To the south is the tollway and forest preserve. The east and west is occupied by tollway onramps, office buildings, and a hotel (Doubletree). A contractor shop does not fit with the pattern of development in the area, and the exterior storage of contractor trucks will be unsightly and a detriment to surrounding properties. Although trucks parked at the rear of the site would not be visible from Arlington Heights Road, they would be visible from both the Tollway and onramp.

Furthermore, relative to the spirit and intent of the zoning code, Section 2.14 states that one of the intents of the code is to “provide for the gradual elimination of non-conforming uses of land, buildings and structures which are adversely affecting the character and value of desirable development in each district.” The proposed use would replace the Elk Grove Township maintenance/office use and would establish a similar use that would have comparable adverse effects on the character of this area.

Finally, the SDC does not believe that the variance requested is the minimum variance necessary to allow for reasonable use of the property. There are a wide range of uses allowed within the B-2 District that would allow reasonable use of the property, and the property has not been vacant for any significant period of time. The approval of a Land Use Variation to allow a contractor shop on the subject property is a substantial departure from the permitted uses within the B-2 District, beyond what is necessary to allow for reasonable use of the property.

For these reasons, staff finds that the necessary criteria for Land Use Variation approval have not been met.

South Arlington Heights Road Corridor Plan:

In May of 2018, the Village adopted the South Arlington Heights Corridor Plan, which outlined the Village's vision and strategies for improvement to this important gateway into the Village. The subject property was specifically mentioned in the plan, which outlined that the site was suitable for commercial uses. The proposed contractor shop is not compatible with the commercial land use designation within the plan. Additionally, due to the location of the property at the southern edge of the corridor and as the first property within Arlington Heights that visitors will see as they exit the tollway or travel northbound on Arlington Heights Road, the plan identified the site as an important opportunity to enhance the appearance of the southernmost portion of the corridor. Staff does not believe that a contractor shop will help to realize the goals of the South Arlington Heights Corridor Plan. In addition, in their 2020-2021 Strategic Priorities, the Village Board has identified a need to improve the gateways into the Village, and the Staff Development Committee does not believe the proposed contractor shop represents an improvement to this major gateway.

Building, Site, Landscaping:

The petitioner is not proposing any site alterations during Phase 1 of their plans. Since Phase 2 is only a concept, detailed plans have not yet been prepared and submitted for review. Should the requested Land Use Variation be approved, any future site modifications would require an amendment to the Land Use Variation (i.e. Plan Commission and Village Board approval would be required for phase 2).

While the property contains a large area of greenspace on the northern side, which includes several mature trees within the children's bicycle safety area, the parking lot doesn't not conform to current landscape code requirements. Specifically, there are no landscape islands with shade trees and no 3-foot tall perimeter parking lot landscape screen. There is also no dumpster enclosure on the site. Should the Plan Commission find that the Land Use Variation meets the necessary criteria for approval, updating the parking lot to conform to current landscape code requirements can help to mitigate the impacts of this use and beautify the South Arlington Heights Road corridor. Given the petitioners desire for future redevelopment, staff is amendable to a phased approach towards landscape installation, with the first phase including parking lot islands with shade trees and perimeter parking lot landscaping along Arlington Heights Road, and the second phase including parking lot islands with shade trees at the rear of the site. The first phase would be installed no later than September 30, 2020, and the second phase to be installed no later than September 30, 2022. The petitioner has proposed an alternative phased landscape plan, which does not fully comply with code and has longer the deadlines for implementation.

Traffic and Parking:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. However, the petitioner has requested the following variation:

- **Chapter 28, Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.**

The petitioner has provided written justification in support of this variation, and staff concurs that the necessary criteria for approval of this variation have been met. Given the characteristics of Paragon's business operations, where technicians keep their contractor trucks at their personal residence and are mostly dispatched directly from their home to a jobsite, and given the low amount office staff working out of the facility, in combination with the low expected volume of walk in customers (one per month), the traffic

impact of this use will be minimal. Furthermore, the site contains a surplus of parking spaces relative to expected parking demand and code requirements. Staff is supportive of this variation.

Relative to parking requirements, the petitioner has a surplus of parking on site. With the removal of parking spaces to accommodate for landscape islands, the site would still comply with code requirements. Detailed parking calculations are shown below.

Table I: Parking Calculations

	Square Area / # of Vehicles	Occupancy/Employees	Parking Ratio	Parking Required
Office Area	2,886	N/A	1 space / 300 sq. ft.	9.6
Office Area - Vacant (Phase II)	3,386	N/A	1 space / 300 sq. ft.	11.3
Storage/Vehicle Garage Area	5,150	9	1 space / 2 employees	4.5
Training Center	2,006	100	Place of Assembly (30% of Occupancy)**	30.1
Vehicles	2 vehicles		1 space / vehicle	2
Total Required				57
Total Provided				70*
Surplus / (Deficit)				13 spaces

* Includes 13 interior spaces (6 in rear accessory structures, 6 in principal structure, 1 within Salt Dome)

** Classified as "Classroom" per Building Code - 1 occupant per 20 sq. ft.

RECOMMENDATION

The Staff Development Committee has reviewed the petition to rezone the subject property from the R-1, One-family Dwelling District and the B-3, General Service, Wholesale, and Motor Vehicle District, into the B-2, General Business District, the requested Land Use Variation to allow a Contractor Shop in the B-2 District, and the following variations:

- **Chapter 28, Section 5.1-11, to allow an area of B-2 Zoning that is approximately 2.36 acres where a minimum of 4 acres is required.**
- **Chapter 28, Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.**

The Staff Development Committee recommends **APPROVAL** of the rezoning, and approval of the variation to the zoning district size and variation to waive a traffic and parking study. However, the SDC recommends **DENIAL** of the Land Use Variation to allow a contractor shop within the B-2 District for the following reasons:

1. The proposed Land Use Variation is not consistent with the criteria for land use variation approval. Specifically, a contractor shop is not compatible with the existing uses and zoning of nearby properties and would alter the essential character of the locality.
2. The proposed Land Use Variation is not in harmony with the spirit and intent of the Zoning Code. Specifically, a contractor shop would not provide for the gradual elimination of non-conforming uses of land which adversely affect the character of the area.

3. The proposed Land Use Variation is not the minimum necessary variation to allow for reasonable use of the site. The variation is a substantial departure from the permitted uses as would be allowed within the B-2 District, and the property has not sat vacant for any substantial period of time.
4. The proposed land use variation is not compatible with the South Arlington Heights Corridor Plan in that that plan calls for commercial uses on the subject property, and the proposed contractor shop does not comply with this recommended land use. Additionally, outdoor storage of work vehicles will not enhance the appearance of the corridor.

However, should the Plan Commission believe that the necessary criteria for Land Use Variation approval have been met, the following conditions of approval would minimize the impacts of the proposed use on the subject property:

1. Any contractor vehicle, which shall be defined as any contractor truck owned by the petitioner or employees of the petitioner (regardless of the presence of signage) or any passenger vehicle with contractor signage, be prohibited from parking at the front of the site. Such vehicles, whether during the day or overnight, shall only park behind the building so as to not be visible from Arlington Heights Road or shall be parked within one of the interior parking spaces.
2. The petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated 5-8-2020. 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.
3. The petitioner shall install a code compliant dumpster enclosure, or alternatively, the salt dome can be used as the dumpster enclosure, provided that the dumpster is not visible from Arlington Heights Road.
4. Outdoor storage of materials shall be prohibited.
5. The following signage restrictions shall apply:
 - a. No ground signage shall be allowed along the onramp frontage or tollway frontage. The ground sign along the Arlington Heights Road frontage shall be a monument style ground sign, to be no taller than six feet in height.
 - b. No wall signage shall be allowed on the accessory structures located on the subject property.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

May 8, 2020

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON MAY 13, 2020, AT 7:00 P.M. to consider Petition No. 20-001, to request that the Village of Arlington Heights rezone from the R-2 District and the B-3 District into the B-2 District, and a Land Use Variation to allow a Contractor Shop within the B-2 District, on property located at 2400 South Arlington Heights Road, in Arlington Heights, IL. Pursuant to orders issued in response to the COVID-19 pandemic, this Plan Commission hearing is closed to in-person, public attendance. The hearing is being held via Zoom Meeting, which permits the public to fully participate in the virtual Plan Commission hearing via Zoom or their phones. Details on how to access and participate in this online virtual hearing will be available at www.vgh.com no later than May 8, 2020.

The legal description for the subject property is as follows:

PARCEL 1:
THAT PART OF LOT 7 OF AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 FOR A POINT OF BEGINNING, SAID POINT BEING 27.37 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTHERLY AND PERPENDICULAR TO SAID SOUTH LINE OF LOT 7 A DISTANCE OF 160.80 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 44.70 FEET, WHICH FORMS AN ANGLE AT POINT OF TANGENT OF 104° 11' 50" TO THE LEFT OF SAID LAST NORTH LINE EXTENDED; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 121.00 FEET FOR AN ARC DISTANCE OF 182.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 7; THENCE A EASTERLY ALONG THE SOUTH LINE OF LOT 7 A DISTANCE OF 118.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PART OF LOT 7 OF AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 FOR A POINT OF BEGINNING, SAID POINT BEING 27.37 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE CONTINUING EASTWARD ALONG SAID SOUTH LINE FOR A DISTANCE OF 178.81 FEET TO A POINT; THENCE NORTHERLY AND PERPENDICULAR TO SAID SOUTH LINE 166.87 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET, FOR AN ARC DISTANCE OF 179.48 FEET WHICH FORMS AN ANGLE AT A POINT OF TANGENT OF 79° 42' 48" TO THE LEFT OF SAID LAST NORTH LINE EXTENDED; THENCE SOUTHERLY ALONG A LINE SAID LINE OF LOT 7 FORMED PARALLEL WITH THE LAST DESCRIBED NORTH LINE FOR A DISTANCE OF 160.80 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THAT PART OF LOT 8 LYING NORTHERLY OF THE NORTHERLY LINE OF THAT PART OF SAID LOT 8 CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED RECORDED OCTOBER 1, 1970 AS DOCUMENT 1672440, IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID LOT 8 THAT PART THEREOF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY WARRANTY DEED RECORDED APRIL 21, 1970 AS DOCUMENT 2119137 AND RECORDED MARCH 17, 1999 AS DOCUMENT 21154328, AND ALSO EXCEPTING FROM SAID LOT 8 THAT PART TAKEN BY CONDEMNATION IN CASE 94LS0469 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHWEST CORNER OF SAID LOT 8 WITH THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST TOLLWAY ACCORDING TO DOCUMENT 1672440; THENCE ON AN ASSUMED BEARING OF NORTH 58 DEGREES 15 MINUTES 56 SECONDS WEST, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE NORTHWEST TOLLWAY ACCORDING TO DOCUMENT 1672440 A DISTANCE OF 33.75 FEET; THENCE NORTH 7 DEGREES 44 MINUTES 34 SECONDS EAST, 35.25 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE SOUTH 82 DEGREES 56 MINUTES 03 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 8 A DISTANCE OF 17.48 FEET TO THE NORTHEAST CORNER OF LOT 8; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 8 A DISTANCE OF 269.74 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN THE FINAL JUDGMENT ORDER RECORDED MARCH 17, 1999 AS DOCUMENT 992609780 IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF LOT 7 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1978 AS DOCUMENT 10023115, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 82 DEGREES 56 MINUTES 03 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 27.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 7 DEGREES 44 MINUTES 34 SECONDS EAST, 41.80 FEET; THENCE NORTH 3 DEGREES 56 MINUTES 06 SECONDS EAST, 116.50 FEET; THENCE NORTH 82 DEGREES 15 MINUTES 13 SECONDS WEST, 44.00 FEET; THENCE SOUTH 7 DEGREES 44 MINUTES 45 SECONDS WEST, 7.92 FEET TO A POINT ON A NON TANGENTIAL CURVE, HAVING A RADIUS OF 420.00 FEET, CONCAVE TO THE SOUTHWEST WITH A CENTRAL ANGLE OF 3 DEGREES 33 MINUTES 09 SECONDS, A CHORD LENGTH OF 76.04 FEET, AND A CHORD BEARING OF SOUTH 74 DEGREES 25 MINUTES 14 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, 26.04 FEET; THENCE SOUTH 7 DEGREES 03 MINUTES 17 SECONDS WEST, 166.87 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 82 DEGREES 56 MINUTES 03 SECONDS EAST, ALONG SAID SOUTH LINE, 23.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 2400 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005

As part of said petition the applicant is requesting the following variations from Chapter 28 of the Municipal Code:

- Variation from Section 5.1-11, to allow an area of B-2 zoning that is approximately 2.36 acres in size where a minimum of 4 acres is required.
- Variation from Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.

And other variations as determined necessary by the Plan Commission.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD (847) 368-5794, Terry Ennes, Chairman.

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald Tuesday, April 28, 2020 (4544199)

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

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and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 04/28/2020 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4544199



Map created on June 21, 2018.

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REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

June 27, 2018

Project Title: Paragon Mechanical LUV
Address: 2400 S. Arlington Heights Rd.
Petitioner: Kevin Polka
Paragon Mechanical, Inc.
11 N. Arlington Heights Road
Arlington Heights, IL 60004

Requested Action:

1. Rezoning from R-1, One-family Dwelling District to the B-4, Limited Service District.

Variations Required:

1. Chapter 28, Section 5.1-13, Limited Service District: B-4, to reduce the minimum required size for the district from 4 acres to 3.68 acres.

Attendees: Kevin Polka, Paragon Mechanical
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is 102,991 square feet in size (2.36 acres) and is currently occupied by the Elk Grove Township facility. The petitioner has purchased the site from Elk Grove and allowed them to continue occupying the space, with an expected move-out date approximately six months from now. The site is occupied by a single-story building of approximately 12,567 square feet, as well as two auxiliary storage garages, a salt dome, and children's bicycle safety/training area. Primary access to the site comes from a full access signalized intersection with Arlington Heights Road. There are 59 parking spaces on the site, not including any of the indoor garage spaces.

The petitioner is proposing the establishment of Paragon Mechanical on the subject property, which is a mechanical contracting business that services both residential and commercial clients. They specialize in design services, installations, and repair services for systems such as tankless water heaters, geothermal systems, hybrid heating systems, solar systems, and smart products. Paragon is presently located at 11 N. Arlington Heights Road where they received a land use variation to establish their business in 2010. They are currently in the process of selling that building and planning to relocate on the subject property.

Meeting Discussion:

Mr. Polka explained that he wanted to move his business into the building and he thought it would be conducive to the redevelopment of the South Arlington Heights Road corridor.

Mr. Hubbard outlined the petitioners' short-term plans for the site, which were to occupy the building and use it for his Paragon Mechanical business, which was currently located on North Arlington Heights Road not too far from Downtown Arlington Heights. The longer-term plans involve a redevelopment of the site where the petitioner envisions using the property as a "smart hub" for an expansion of the Paragon Mechanical business. Under this scenario, the site would be used for training of Paragon installers and technicians, and it would be redeveloped including an interior remodel of the building, and exterior changes to the site. The short-term plans would leave around 60% of the building vacant. The full scope of the long-

term plans is still unknown as they are still be developed.

The property is currently zoned R-1, which was a residential one-family dwelling district. The proposed use as a contractor shop is only listed as a permitted use within the B-4 zoning district, M-1 district, and M-2 district. M-1 and M-2 zoning was not appropriate at this location given that the area was occupied primarily by office and commercial uses. Therefore, the petitioner would be requesting B-4 zoning to allow for the proposed use. The B-4 zoning district allowed for a variety of service related uses that are not appropriate in this location, such as driving schools, machinery sales and service, non-automotive related repair shops, security and guard firms, and carpet and cleaning services. These uses are allowed by-right within the B-4 district, and staff doesn't believe they are appropriate for this location. So rather than rezone the property to the B-4 district, which would allow a range of uses that are not appropriate, staff is recommending that the zoning action be a land use variation to allow a contractor shop within the R-1 district.

As part of any requested land use variation, the petitioner would need to demonstrate compliance with the four criteria necessary for land use variation approval. Staffs preliminary analysis is that the proposed use would not meet the standards necessary for land use variation approval. Contractor shops are quasi-industrial/service related uses, and staff does not believe that this use is compatible with the essential character of the locality being that there are office buildings, hotels, and various commercial businesses within the vicinity of the subject property. With regards to the spirit and intent of the zoning code, one of the purposes of the zoning code is to provide for the gradual elimination of non-conforming uses of land that are adversely affecting the character of the area. Staff does not believe that the proposed use complies with this purpose; although it would eliminate the maintenance facility use of the current Elk Grove Township building, it would establish a use that would adversely affect the character of the area. In sum, staff would recommend denial of a land use variation.

The Village has recently adopted the South Arlington Heights Road Corridor Plan, which outlines strategies for improvement to this important gateway into the Village. This plan specifically identified this property and outlined recommendations for redevelopment on the property that would help to achieve the vision outlined in the plan. The plan identified that this site was suitable for commercial uses, and therefore the proposed use is not compatible with this plan.

If this project were to move forward, staff is asking for detailed floor plans and a description of the proposed uses on the property to allow for the calculation of parking requirements. Once long-term plans for the site were developed, it would likely require an amendment to any land use variation granted to the subject property. A traffic and parking study was also required by code and the petitioner would be required to provide that within their Plan Commission application or request a variation from that requirement and provide the necessary justification to the variation criteria. Based on a preliminary analysis of the short-term plans, it appeared that the subject property would comply with parking requirements. Six bicycle parking spaces would be required.

Mr. Hubbard presented pictures of Paragon Mechanical trucks that were parking on the subject property. He outlined that vehicle parking was already occurring on the site and that this type of activity and use of the property was not what was envisioned in the South Arlington Heights Corridor Plan.

Commissioner Jensen asked if the site had already been purchased by the petitioner.

Mr. Polka confirmed that he owned the site.

Commissioner Jensen commented that the existing classification of the property as R-1 residential was not appropriate.

Mr. Polka asked the commissioners if they were aware of how the property was currently being used.

Commissioner Jensen responded that he was aware of the current use. He asked how the property came to be zoned R-1.

Mr. Hubbard said that he assumed the property was already developed and in use by Elk Grove Township when it was annexed into the Village. The non-conforming use by Elk Grove would have therefore been allowed to continue since it was

established prior to annexation. When property is annexed into the Village, it is automatically placed into the R-1 zoning classification, which explains its current zoning.

Commissioner Jensen asked if there were any portions of the current business that Mr. Polka could use the site for given the current zoning. He said that there were certain aspects of the business that were not compatible with the location of the property, such as the storage of automobiles, which was not appropriate in a major gateway into the Village, but were there portions of his business that he could conduct on the site that would be suitable?

Mr. Hubbard replied that office uses would be suitable on the property, the sales and accounting portion of the Paragon business would be OK, but due to the existing zoning on the property, none of that would be allowed without a land use variation or rezoning of the property.

Commissioner Jensen asked if staff would support certain portions of the proposed business use on the property, and what those would be.

Mr. Hubbard responded that office uses, as opposed to a contractor shop, would be more compatible with the surrounding uses and the corridor plan, but that he couldn't speak for the Planning Department as a whole, he could only give his individual perspective.

Mr. Polka stated that he never said to staff that he wanted to establish a contractor shop on the subject property. He said that the contractor shop designation was something that staff had determined. When he went through the Village process to allow Paragon Mechanical at its current location and appeared before the Village Board for final approval, Mayor Mulder was surprised that he had had to go through the land use variation approval process. The reason for this lengthy process was due to staff's interpretation that he was a contractor shop, which he never stated he was. He didn't think that the Village had defined what a contractor shop was, and he was unsure why staff was saying that they recommend the zoning action be a land use variation, but then were recommending against said land use variation. He said he never asked for a land use variation, and if the Village staff was not going to support such a variation, he did not want to appear before the Village Board to request one. He thought the property should be rezoned. He said he thought one of the purposes of the south corridor plan was to be more lenient relative to zoning in order to encourage more business. Mayor Hayes has said he was open to suggestions on various uses in the corridor, but staff was putting a contractor shop label on the business and was not willing to step outside of the box. He said he never told staff that he wanted to establish a contractor shop on the subject property and staff did not have a definition for contractor shop.

Commissioner Green asked what he had said to staff when they first met and why was he in front of the Conceptual Plan Review Committee.

Mr. Polka replied that he didn't know why staff was making him go through this process and he guessed that when he appeared before the Village Board, they would also question why he was made to go through this process.

Commissioner Jensen asked him to describe how he wanted to use the site.

Mr. Polka said that he wanted the property to be used as a corporate hub. It was a great location with easy access to the tollway and great visibility. Ultimately, he wanted to have a two story building on the property and have people be able to see the building from the highway. It was important to his customers that the business they hired had a local presence, and that the company could inform them about the products that they were buying. The internet only offers so much, and in today's mechanical systems there is a lot of integration involved. He envisioned the site as being a home base where people could come in and look at the products that they were interested in purchasing.

Commissioner Green stated that he was describing what sounded like an office type of use, which is something that the Village would like to see. But the property was zoned R-1, so he would need to re-zone the property and that is why he was in front of the Conceptual Plan Review Committee.

Commissioner Jensen clarified that rezoning was necessary, or a land use variation.

Mr. Polka asked why he should request a land use variation; he thought rezoning of the property would be better.

Commissioner Green asked if he wanted it rezoned for offices.

Mr. Polka replied that he wanted B-4 zoning on the property.

Mr. Hubbard stated that B-4 zoning was necessary if the use of the property would be as a contractor shop.

Commissioner Jensen asked what zoning would be needed for office.

Mr. Hubbard stated that O-T is an office transitional district that would allow offices.

Commissioner Jensen said the O-T zoning would allow office uses, but would not allow the types of things associated with a contractor shop, which staff is assuming that the petitioner would want to do on the property.

Commissioner Green asked if contractor vehicles would be parked on the property.

Mr. Polka stated that it would be the corporate headquarters and that he would need B-4 zoning. He said he is not intending to use it as a contractor shop. One of the reasons he bought the site was due to its highly visible location.

Commissioner Sigalos asked if he would park his contractor vehicles there.

Mr. Polka confirmed that he would park contractor vehicles on the property.

Commissioner Green said that parking of contractor vehicles was what the Village staff was recommending against.

Commissioner Cherwin asked about whether the vehicles could be parked inside an enclosure. He asked the petitioner if this was part of the long-term plan to park vehicles inside.

Mr. Polka said that for the most part his employees take their trucks home. But he clarified that his business owns trucks, and to say that there would never be trucks on the site would not be valid.

Commissioner Green advised the petitioner to provide to staff a detailed business plan for what he was proposing, and outline if trucks would be parked on the site.

Mr. Polka said that he had provided that narrative as part of the items to the Conceptual Plan Review Committee.

Commissioner Green asked him if work trucks would be parked on the site.

Mr. Polka confirmed that trucks would be parked on the site.

Commissioner Green stated that his interpretation of the staff perspective was that they didn't want trucks parked on the site. His opinion was that if the Village staff was not supportive of the project, he would likely be unsupportive of the project.

Mr. Polka asked if Commissioner Green did not want the proposed use because of vehicle storage.

Commissioner Green stated that he had trouble supporting the proposal due to the zoning and that the proposed use didn't conform with the recommended uses of the corridor plan.

Mr. Polka stated that the site has been used as a maintenance facility, which involved trucks as well.

Commissioner Green stated that the use as a maintenance facility was a non-conforming use. When the ownership and use of the site changes, then it should be brought into conformance. The petitioner should to work with the Village to come up with an acceptable plan for the site. He asked if the use of the site as a corporate office would be allowable by zoning.

Mr. Hubbard stated that if the site was used for contractor functions, it would be a contractor shop and would not be allowed by existing zoning. If there were no contractor shop related functions, then it would fall under a different zoning classification, and would still require a rezoning, but that staff may be more supportive of something like that. The issue was that the petitioner approached staff and said that he wanted to relocate his existing business (Paragon Mechanical) which falls under the definition of a contractor shop, to the subject property.

Mr. Polka said that he didn't think he was a contractor shop at his current location, and that he never stated he wanted to establish a contractor shop at the subject property.

Mr. Hubbard explained that what the petitioner understands their business to be, and what their business is actually defined as by Village Code, may be two different things. However, based on what the Village knows about the proposed use, it fits the definition of a contractor shop and is therefore a contractor shop use as per Village Code.

Commissioner Cherwin stated that he believed the future use of the site would be as corporate offices, as a design showroom, and as training for installers and technicians. He asked the petitioner if the site would be used as anything else.

Mr. Polka replied that there would be some storage.

Commissioner Sigalos asked if his employees would pick up the materials that would be in the storage and if trucks would be dropping off materials to be stored.

Mr. Polka responded that ideally, the trucks never go to the office. But there will be a truck that will be kept onsite at all times to deliver materials to various job sites as needed.

Commissioner Cherwin asked if it would be only one truck.

Mr. Polka replied that it would be only one truck.

Commissioner Cherwin asked if, when the corporate office was eventually developed, would the petitioner consider constructing a garage for storage of the truck.

Mr. Polka confirmed that he would be open to doing that. He said the site already had a garage.

Commissioner Cherwin said it seemed that if the use of the site was just as corporate offices, a showroom, training, and ancillary storage, then that might be something the Village would be open to.

Commissioner Jensen asked what the truck would be dropping off to various job sites.

Mr. Polka responded that it would vary. Most materials were dropped off directly at the jobsite. Some of the things that the truck may drop off at jobsites were igniters, fittings, a furnace, a boiler, or various parts. But ideally, everything goes directly from a distributor to the jobsite. Very rarely do they have a truck at the 11 N. Arlington Road site. Employees get dispatched directly from their house to the jobsite.

Commissioner Jensen said that he was open to considering a plan put forth by the petitioner that outlined everything he wanted to do at the site, and that a land use variation would probably be the best route. He thought a rezoning of the site may not be viable due to the range of uses that B-4 zoning would allow, which would be undesirable.

Commissioner Cherwin stated that he agreed with Commissioner Jensen and he encouraged the petitioner to put together a plan for review by the Village. He was open to reviewing the proposed use. He said that there could be limitations put on the use that could mitigate certain undesirable aspects that the Village did not want to see. He said the long-term plan was something that he was open to, and that if the site was used as a corporate office, showroom, training, and storage, and if the truck was parked in a garage, that it could be an improvement over how the site is used now.

Commissioner Green encouraged the petitioner to very open with how he would use the site, both short-term and long-term, and put together a plan that illustrated the short and long-term uses of the site. He said that specifics would be important, it would not suffice to simply say that the trucks wouldn't be there often, the petitioner would need to clarify exactly how many trucks would be there and how many times a day they would be there, or provide a range outlining such.

Mr. Hubbard stated that the long-term vision for use of this site was something that had more potential for success. However, the short-term use as a contractor shop is something that could be an obstacle since the Village has said that a contractor shop is not a use that they would like to see on this property. If the petitioner was to develop plans for a larger corporate office redevelopment of the site, it would be something that Village would be open to reviewing.

Commissioner Cherwin asked if the Village had considered limiting the short-term use for only a specific amount of time, then requiring the implementation of redevelopment of the site with a corporate office.

Mr. Hubbard stated that the Planning Department had not discussed that.

Mr. Polka asked if the problem was in the interpretation of a contractor shop, or whether the problem was having vehicles parked in front of the site.

Commissioner Green stated that the zoning requirements are due to the proposed use and that the zoning code defines the use as a contractor shop. In order to move this project forward, the petitioner should be very clear with what they are proposing, and the Village will make clear their requirements, expectations, and recommendations. At this point, the proposed use is coming across as a contractor shop, and the Village is not supportive of that.

Mr. Polka stated that the Village is interpreting it as a contractor shop and that he has never stated that he is a contractor shop.

Commissioner Jensen encouraged the petitioner to work with staff.

RECOMMENDATION

The Conceptual Plan Review Committee advised that the petitioner provide clear details on what he is proposing for the site to allow staff to review any potential Plan Commission application, and that they would review any application that comes before them.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder

Letter of Intended Use

2400 S. Arlington Heights Rd, Arlington Heights, IL 60005



Proposed: Paragon Mechanical, Inc. Corporate Headquarters

Overview:

Paragon Mechanical is an HVAC and domestic hot water contracting business which serves the repair, maintenance, and installation needs of both residential and commercial clients. Our contracted work solely takes place in the field, on-site at our clients' homes and businesses. Paragon Mechanical does not perform manufacturing or fabrication of any kind at our headquarters, and our technicians' vehicles are stored at their personal residences when they are not at a customer's home or business. The technicians do occasionally come to the headquarters to pick-up their ordered goods/products, but an immediate goal is to eliminate the need for our technicians to come to this property altogether, unless it is for infrequent training and/or meetings. We expect to substantially reduce the amount of commercial traffic entering and leaving the property, in comparison to the previous occupants.

Since we are not a General Contractor, we do not purchase, store, sell, or offer raw materials of any kind as part of our business. All the goods and products we purchase, store, and sell have been manufactured elsewhere and are ready to be sold and/or installed upon arrival. We also have no need for heavy machinery or large equipment to conduct our work, therefore, we do not store such equipment on our premises for any length of time. Our technicians always keep their own tools on their trucks.

In summary, the primary use of the property would be to house office personnel such as our administrative, scheduling, accounting, sales, and purchasing teams. Our expectation is that the volume of commercial vehicle activity will significantly decrease once we take possession of the facility.

Current Summary of Use:

The property, located at 2400 S. Arlington Heights Road, Arlington Heights, IL 60005, has been occupied by Elk Grove Township since 1960, per Elk Grove Township personnel. During that time, the property has been used to house administrative staff in addition to several commercial operations which have also

been run out of this facility. On any given day, there may be as many as 10 commercial vehicles on the property as it stands. Those commercial vehicles include the following:

1. **Village Food Trucks:** The trucks have been permanently stored on the property and make daily rounds to pick-up food donations from various sources.
2. **Salt Dome/Snowplows:** Two large snowplows are stored on the property in addition to the large salt dome in which the salt is stored year-round. Weather dictates frequency of use during the winter months.
3. **Elk Grove Township Bus Program:** Three buses are stored on site and used every day. The buses begin their routes in the morning, return to the property for breaks and lunch, and come back for the evening at the conclusion of daily routes.
4. **Mobile Dental Unit:** The Township's dental unit is parked on the property, within direct sight lines of Arlington Heights Road, 5-6 days per month. The Mobile Dental Unit is equal in size to a large bus.
5. **Meals-On-Wheels Truck:** This truck utilizes the main parking area (facing Arlington Heights Road) several times per week to distribute food for low income residents.
6. **Greater Chicago Food Depository:** Food deliveries are made twice per month via commercial truck.
7. **Standard Deliveries/Garbage Removal:** UPS, FedEx, USPS, Freight, and Garbage Removal all apply.

Plan of Use (Phase I):

Paragon Mechanical hopes, during the first phase of occupancy, to continue utilizing the property in its current form. All daily administrative operations (we have between 4 and 10 total daily office employees) will be run out of the existing structures and commercial vehicle traffic will be significantly reduced immediately upon taking occupancy. Our daily activities within the office consist of building and operating our business. The sales team is working on generating leads, providing estimates to business and closing jobs to be scheduled. The accounting department is working on invoices and payroll. The dispatch is working on filling the schedule for all the field technicians for the following days and weeks.

1. **Personnel:** Our personnel is split between office workers, field service technicians, and field install technicians. We currently have nine (9) total technicians and they are divided as follows:

two (2) Senior Service Technicians, two (2) Residential Service Technicians, one (1) Junior Service Technician, two (2) Installer Helpers, and two (2) Senior Installers. All our technicians have a company vehicle except for the two (2) installer helpers. Anybody with a company vehicle takes that vehicle home at night so they can be dispatched directly from their home each business day. The trucks also go home with the technicians over weekends and holidays and the technicians are all responsible for arranging vehicle maintenance with a 3rd party on their own time.

We currently have a total of six (6) office employees and they are divided as follows: one (1) General Manager, one (1) Operations Manager, one (1) Accounting Manager, one (1) Sales Manager, one (1) Runner, and one (1) Telemarketer.

2. **Trucks:** Our onsite vehicles are limited to the personal vehicles of our office personnel, which fluctuates between 6 and 12 employees, plus a runner vehicle which is a company-owned van. When this vehicle needs to be parked onsite, it can be stored in the enclosed garage or in the rear of the building, out-of-sight from Arlington Heights Road. No other work vehicles are stored onsite as all field technicians are required to take their vehicles home.
3. **Office Use:** Please refer to the included drawing for intended office and property usage, including a parking detail. Our offices are used solely for the purpose of generating new and coordinating existing work for the field technicians. Our previous location taught us that we will not receive many walk-in customers as most of our industry has begun shifting to online and over the phone scheduling. We expect no more than 1 walk-in customer per month.
4. **Property Use:** The property will be utilized for the purpose of housing our office personnel and growing our sales team. The office space is approximately 6,000ft² of which we will occupy 3,000ft² in the 1st phase. The remaining 3,000ft² will remain not be used at first. The training center, which is not included in the above, is approximately 1,500ft². As described above, the Training Center will be used for training and supporting our team. There are four (4) remaining garages of which two (2) will remain empty and the other two near the building will be used for vehicle storage, if needed.

Plan of Use (Phase II):

Once the property has been properly zoned and we have occupied the property for approximately two-years, we will take the necessary steps to create and submit plans to the Arlington Heights Design Commission. The second phase of our plan will include the redevelopment of the entire property to align with the vision southern corridor, as expressed by Arlington Heights. The emphasis of the project will be the beautification and added awareness for both our business and the Village of Arlington Heights alike. For those entering Arlington Heights from the highway and from Elk Grove Village, our property is the most visible property, and the property should simultaneously reflect the high standards of our business and the beauty of Arlington Heights. (See Figure 1)

Request for Re-Zoning:

This property is currently partially zoned for residential use only, a classification for which the property has not been utilized since at least 1960. We are requesting that the property be re-zoned accordingly so we may continue to operate the facility in a similar manner to which it has been utilized for the past 59 years. We will immediately lessen the impact of unsightly commercial vehicles and our future goal is to significantly improve the aesthetic appearance of the property with signage welcoming visitors to Arlington Heights. We feel as though our plans for the property are in-line with the vision of Arlington Heights, and we hope the Board can also see that beautification of this property is as much in our best interest as it is the Village's. The success of our business relies on awareness, visibility and, as a high-end company, it is very important for us to convey the high-quality of our work through the beauty of our headquarters.

Date: January 24, 2020

33 S. Arlington Heights Rd.
Arlington Heights, IL 60005-1403
Mr. Terrence Ennes and Members of
the Plan Commission of the
Village of Arlington Heights



Re: Rezoning for 2400 S. Arlington Heights Rd, Arlington Heights IL 60005 with Variation

Additional Variation Criteria

This letter is written as justification for our Variation Criteria for the rezoning application for 2400 S Arlington Heights Rd, Arlington Heights IL

I. Variation to Chapter 28, Section 5.5-1 Permitted Use Table, to allow a "Contractor Shop," with no storage of raw materials, no manufacturing of any kind, no large equipment storage of any kind, and minimal vehicle traffic and storage to operate under a B-2 zoning designation to avoid a B-4 designation.

1. *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*
 - a. We plan to operate out of the existing building in a similar manner to that which the property has been utilized for the past 59 years. We will significantly reduce the volume of commercial traffic entering, departing, and stored on the property and we are compatible with the nearby B-3 and B-2 zoning. We do not perform manufacturing of any kind, we do not require, store, or utilize any raw materials in our business, and we have no need for large equipment. When the need arises to store a van onsite, we can hide it out-of-side. During standard business hours, our office will only require use of approximately 10 (for employee personal vehicles) out of the available 50 parking spaces.
2. *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*
 - a. The zoning situation is unique because most of the property is currently zoned as B-3, which we could also make work, but we have been informed that the Village prefers this property to be zoned B-2 to avoid unsightly car dealerships and

mechanics, in the event we sell the property in the future. We understand that neither a B-3 nor B-4 designation is desirable to the Village and this property has not been utilized as the partial R-1 zoning since at least 1960, if ever. We feel as though we are truly adaptable to any of the B zoning designations because the only item we would like to have as an option is the ability to have a work van on the property when needed. Our business more closely resembles a "Contractor Office" when compared to a "Contractor Shop."

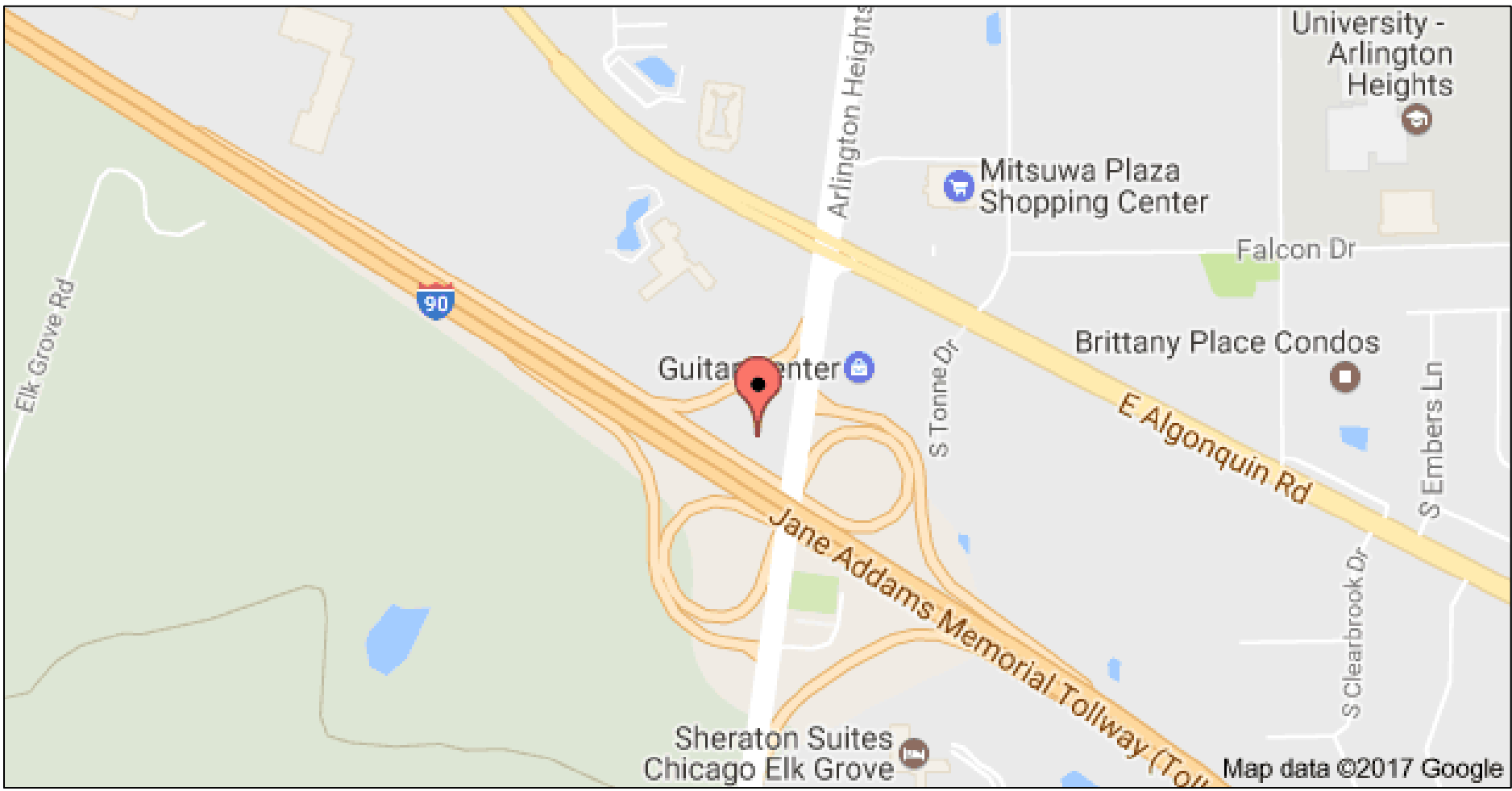
3. *The proposed variation is in harmony with the spirit and intent of this chapter.*
 - a. Our goals and vision for this property are in line with the vision for the Southern corridor. We want our headquarters to reflect the high-quality field work we perform and from a marketing perspective it is very important that we achieve that goal. We also understand that the Village does not want unsightly commercial vehicles or equipment on display, and we agree to abide by this and have no need for either to be visible on the property for extended periods of time.
4. *The variance requested is the minimum variance necessary to allow reasonable use of the property.*
 - a. Our request is the minimum variance necessary when considering the wishes of the Village. The Village has expressed to us a desire that the property be zoned B-2 so, while we do not absolutely require the variance to allow for a vehicle to remain onsite to successfully operation, we would greatly appreciate the flexibility it would afford us. As previously stated, it would not be difficult for us to keep any van out-of-sight from Arlington Heights Road. We hope you agree that our requests are reasonable and we are eager to demonstrate that our presence on the property will result in an immediate improvement upon the reduction of the current high volume of commercial and personal vehicle traffic and storage this property has experienced for the past many years.

II. Variation to waive the requirement for a traffic & parking study.

1. *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*
 - a. The property's main function will be to house a staff of office personnel. On a given day we will need to utilize between 6 and 10 of the available 60 parking spaces. The request to waive a parking study will not affect the character of the locality. The parking study is not necessary.

2. *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*
 - a. This property was publicly listed for sale with no other valid buyers. It is well suited to meet our needs as an office and space for occasional training. There are approximately 60 parking spaces on the property which we will never fill in a single event since our business is conducted away from the property. The Village of Elk Grove has been utilizing the property for far more traffic and vehicle storage than we will ever strive to accomplish. Once the Village of Elk Grove vacates the property the volume of parked cars and traffic will be significantly reduced.
3. *The proposed variation is in harmony with the spirit and intent of this chapter.*
 - a. Our business is not dependent upon traffic, large volume of employees, or customers visiting our offices. We do not require very much when it comes to parking or vehicle storage on the property. We are the ideal fit if the goal for this property is to eliminate vehicles and traffic.
4. *The variance requested is the minimum variance necessary to allow reasonable use of the property.*
 - a. Waiver of the required parking and traffic study is minor and reasonable because it was successfully waived at our previous property for the same reasons. Traffic and vehicle storage is not an issue for our business therefore a study would be a waste of resources.

LOCATION MAP



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS
LAND TITLE SURVEY

OF
PARCEL 1:
THAT PART OF LOT 7 OF AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST HALF OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 FOR A POINT OF BEGINNING, SAID POINT BEING 229.37 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTHERLY AND PERPENDICULAR TO SAID SOUTH LINE OF LOT 7 A DISTANCE OF 160.80 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 44.70 FEET, WHICH FORMS AN ANGLE AT POINT OF TANGENT OF 104° 11' 50" TO THE LEFT OF SAID LAST NORTH LINE EXTENDED; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 123.00 FEET FOR AN ARC DISTANCE OF 182.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 7; THENCE A EASTERLY ALONG THE SOUTH LINE OF LOT 7 A DISTANCE OF 118.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PART OF LOT 7 OF AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 FOR A POINT OF BEGINNING, SAID POINT BEING 229.37 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE CONTINUING EASTWARD ALONG SAID SOUTH LINE FOR A DISTANCE OF 178.01 FEET TO A POINT; THENCE NORTHERLY AND PERPENDICULAR TO SAID SOUTH LINE 166.87 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 179.48 FEET WHICH FORMS AN ANGLE AT A POINT OF TANGENT OF 79° 42' 48" TO THE LEFT OF SAID LAST NORTH LINE EXTENDED; THENCE SOUTHERLY ALONG A LINE, SAID LINE BEING PARALLEL WITH THE LAST DESCRIBED NORTH LINE FOR A DISTANCE OF 160.80 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THAT PART OF LOT 8 (LYING NORTHERLY OF THE NORTHERLY LINE OF THAT PART OF SAID LOT 8 CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED OCTOBER 15, 1956 AS DOCUMENT 16726440) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST HALF OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID LOT 8 THAT PART THEREOF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY WARRANTY DEED RECORDED APRIL 21, 1970 AS DOCUMENT 21139137 AND RECORDED MAY 3, 1970 AS DOCUMENT 21154328, AND ALSO EXCEPTING FROM SAID LOT 8 THAT PART TAKEN BY CONDEMNATION IN CASE 96L50469 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 8 WITH THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST TOLLWAY ACCORDING TO DOCUMENT 16726440; THENCE ON AN ASSUMED BEARING OF NORTH 58 DEGREES 23 MINUTES 56 SECONDS WEST ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST TOLLWAY ACCORDING TO DOCUMENT 16726440 A DISTANCE OF 33.75 FEET; THENCE NORTH 7 DEGREES 44 MINUTES 56 SECONDS EAST 255.25 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE SOUTH 82 DEGREES 56 MINUTES 03 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 8 A DISTANCE OF 27.48 FEET TO THE NORTHEAST CORNER OF LOT 8; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 8 A DISTANCE OF 269.24 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN THE FINAL JUDGMENT ORDER RECORDED MARCH 17, 1999 AS DOCUMENT 99260978) IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF LOT 7 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT 10023115, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 82 DEGREES 56 MINUTES 03 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 27.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 7 DEGREES 44 MINUTES 56 SECONDS EAST, 61.80 FEET; THENCE NORTH 3 DEGREES 56 MINUTES 06 SECONDS EAST, 116.50 FEET; THENCE NORTH 82 DEGREES 15 MINUTES 15 SECONDS WEST, 44.00 FEET; THENCE SOUTH 7 DEGREES 44 MINUTES 45 SECONDS WEST, 7.92 FEET TO A POINT ON A NON TANGENTIAL CURVE, HAVING A RADIUS OF 420.00 FEET, CONCAVE TO THE SOUTHWEST WITH A CENTRAL ANGLE OF 3 DEGREES 33 MINUTES 09 SECONDS, A CHORD LENGTH OF 26.04 FEET AND A CHORD BEARING OF SOUTH 74 DEGREES 25 MINUTES 16 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, 26.04 FEET; THENCE SOUTH 7 DEGREES 03 MINUTES 57 SECONDS WEST, 166.87 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 82 DEGREES 56 MINUTES 03 SECONDS EAST, ALONG SAID SOUTH LINE, 23.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 2400 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005

PERMANENT INDEX NUMBERS:
08 - 16 - 400 - 033 - 0000 (AFFECTS PARCELS 1 & 2)
08 - 16 - 400 - 034 - 0000 (AFFECTS <PLC 4 AND OTHER PROPERTY)
08 - 16 - 400 - 035 - 0000 (AFFECTS PARCEL 3)

AREA SUMMARY:
PARCEL 1
AREA = 15,878 SQ. FT. OR 0.364 ACRE

PARCEL 2
AREA = 30,301 SQ. FT. OR 0.696 ACRE

PARCEL 3
AREA = 52,478 SQ. FT. OR 1.205 ACRE

PARCEL 4
AREA = 4,254 SQ. FT. OR 0.098 ACRE

TOTAL AREA = 102,911 SQ. FT. OR 2.363 ACRES

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	52
HANDICAP	6
TOTAL	58

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- HVAC EQUIPMENT SALES, LLC

- TOWN OF ELK GROVE,
A QUASI MUNICIPAL CORPORATION AS TO PARCELS
1, 2 AND 3 AND ELK GROVE TOWNSHIP, AS TO PARCEL 4

- CHICAGO TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1),7(c), 8, 9,11,14, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 14, 2017.

DATE OF PLAT: DECEMBER 18, 2017

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019



FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031C0211J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170056 0211 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NOTES:

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS S. ARLINGTON HEIGHTS ROAD.
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;
- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

ITEM # 8 FROM TABLE A
-ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.

- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- ITEM # 18 OF TABLE A
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

- ITEM # 20 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO.: 1401 008984077 D2
EFFECTIVE DATE: NOVEMBER 29, 2017

ITEMS CORRESPONDING TO SCHEDULE B :

ITEMS 1 - 12.
NOT SURVEY RELATED.

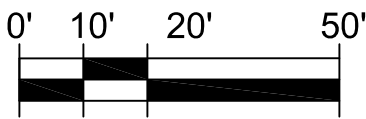
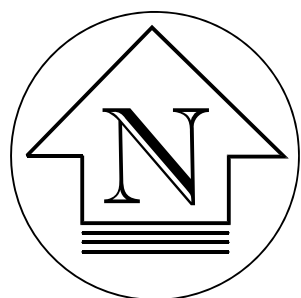
ITEM N 13.
EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT. AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED SEPTEMBER 7, 1966 AS DOCUMENT NO. 19936622.
(AFFECTS THE SOUTHERLY 25 FEET, MEASURED PERPENDICULARLY, OF THAT PART OF LOT 8, LYING NORTHERLY OF THE ILLINOIS STATE TOLL ROAD WHERE THE SAME CROSSES LOT 8 AS CONVEYED IN DOCUMENT 16726440)
(AFFECTS PARCEL 3)

ITEMS 14-15.
NOT SURVEY RELATED.

ITEM Y 16.
ENCROACHMENT OF THE CYCLONE FENCES LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHERLY, WESTERLY AND SOUTHERLY BY VARYING AMOUNTS, AS SHOWN ON PLAT OF SURVEY NUMBER 2017-25095 PREPARED BY UNITED SURVEY SERVICE, LLC DATED JUNE 14, 2017 AND LAST REVISED AUGUST 29, 2017.

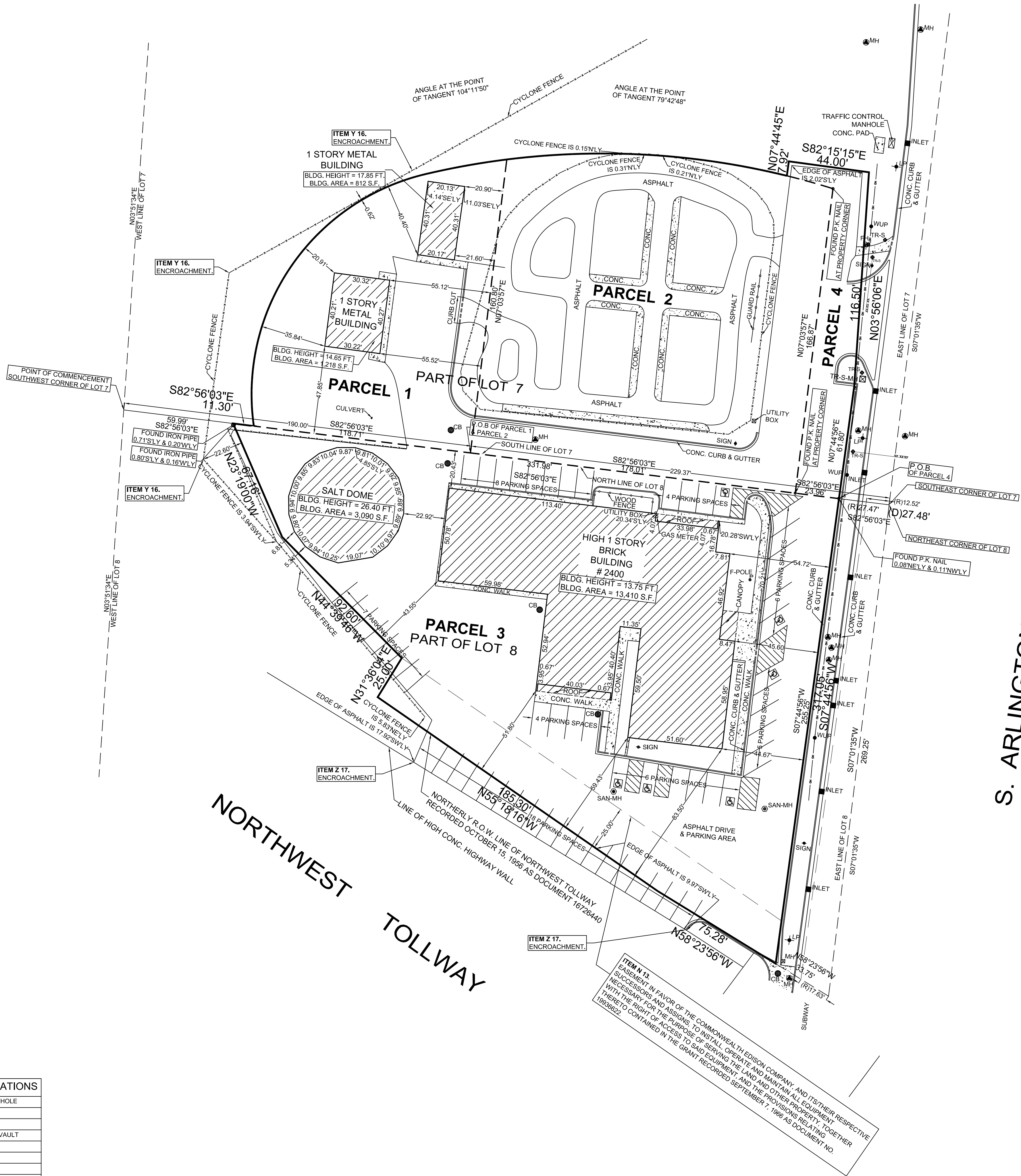
ITEM Z 17.
ENCROACHMENT OF THE ASPHALT LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHERLY AND ADJOINING BY APPROXIMATELY 17.92 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2017-25095 PREPARED BY UNITED SURVEY SERVICE, LLC DATED JUNE 14, 2017 AND LAST REVISED AUGUST 29, 2017.
(PLOTTED ON THE DRAWING)

ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION



UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY



S. ARLINGTON HEIGHTS ROAD
R.O.W. VARIES - HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

LEGEND	ABBREVIATIONS
	SAN-MH
	CATCH BASIN
	INLET
	WV
	FH
	TR-L
	LP
	WUP
	TR-S-MH
	MH
	SIGN
	FF-POLE
	HANDICAPPED PARKING SPACE
	(D)
	(R)
	(M)

ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION



Paragon Mechanical, Inc.

Paragon Mechanical Inc.

WELCOME TO
ARLINGTON
HEIGHTS

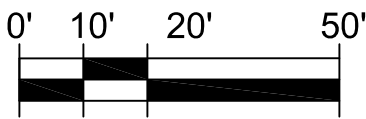
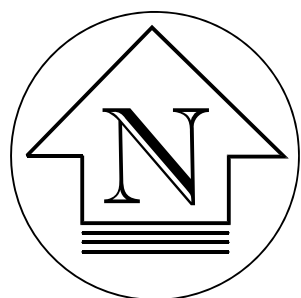


Paragon Mechanical, Inc.









3' Tall Parking Lot Landscape Screen

Landscape Island

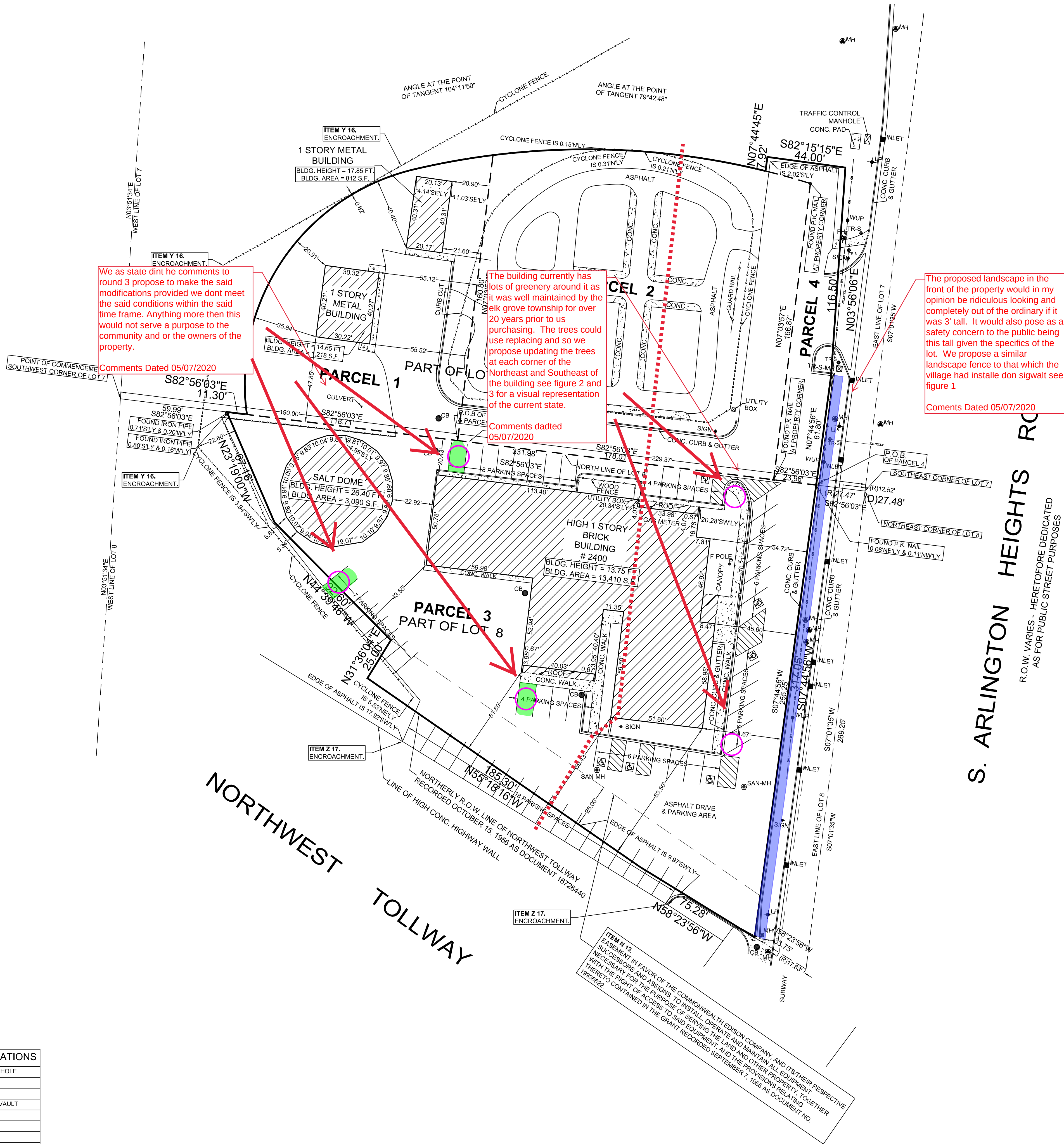
4" Caliper Shade Tree

Phase I/Phase II delineation. Improvements to the east of this line must be installed no later than 24 months from the approval of the rezoning. Items to the west of this line must be installed no later than September 20, 2023 only in the event that a comprehensive plan for redevelopment has not been submitted to the village prior to this date..

UNITED SURVEY SERVICE, LLC

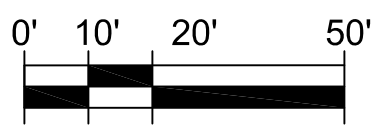
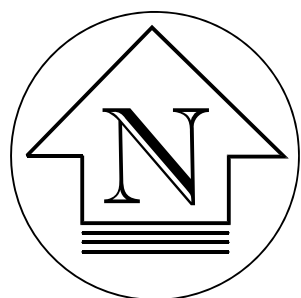
CONSTRUCTION AND LAND SURVEYORS
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ALTA / NSPS LAND TITLE SURVEY



LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	CB CATCH BASIN
	INLET INLET
	WVW WATER VALVE VAULT
	FH FIRE HYDRANT
	TR-L TRAFFIC LIGHT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	TR-S-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	SIGN SIGN
	F-POLE FLAG POLE
	HANDICAPPED PARKING SPACE
	(D) DEED DATA
	(R) RECORD DATA
	(M) MEASURED DATA

ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION



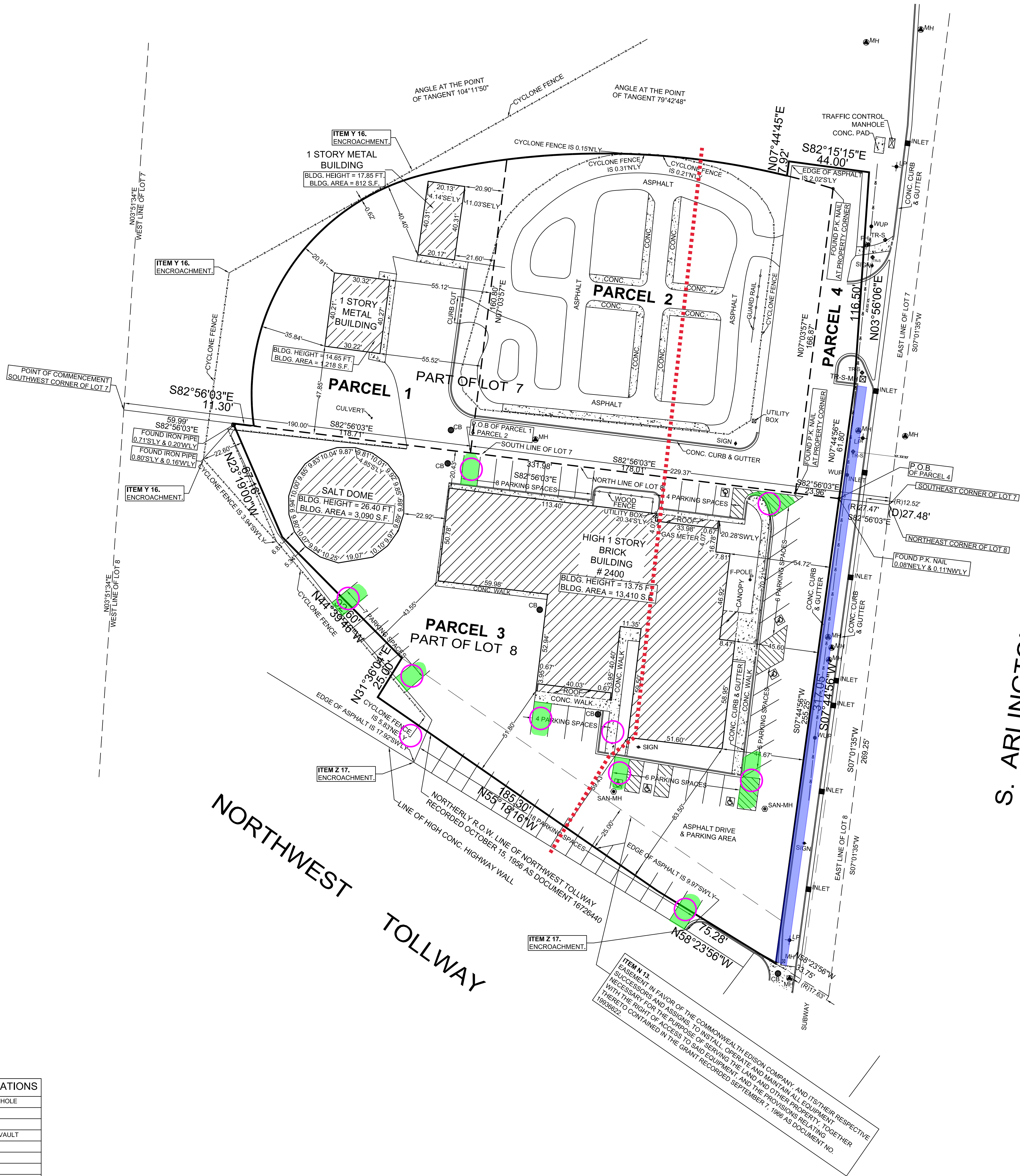
Phased Landscape Plan
Prepared by Village of Arlington Heights
Date: 5-8-2020

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS
LAND TITLE SURVEY

- 3' Tall Parking Lot Landscape Screen
- Landscape Island
- Shade Tree

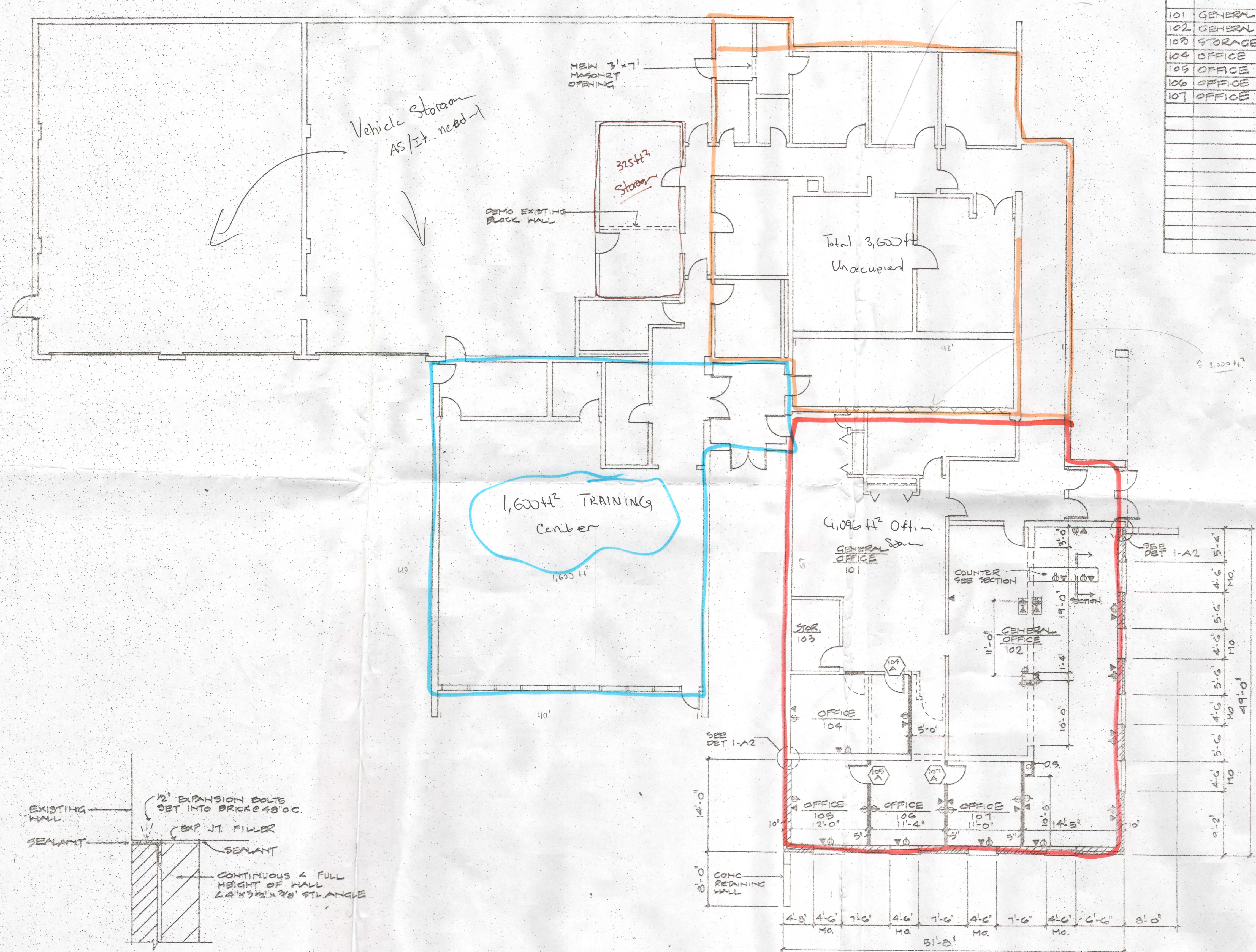
Phase I/Phase II delineation. Improvements to the east of this line must be installed no later than September 30, 2020. Items to the west of this line must be installed no later than September 30, 2022.



S. ARLINGTON HEIGHTS ROAD
R.O.W. VARIES - HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

LEGEND	ABBREVIATIONS
	SAN-MH
	CATCH BASIN
	INLET
	WV
	PH
	TR-L
	LP
	WUP
	TR-S-MH
	MH
	SIGN
	FF-POLE
	HANDICAPPED PARKING SPACE
	(D)
	(R)
	(M)

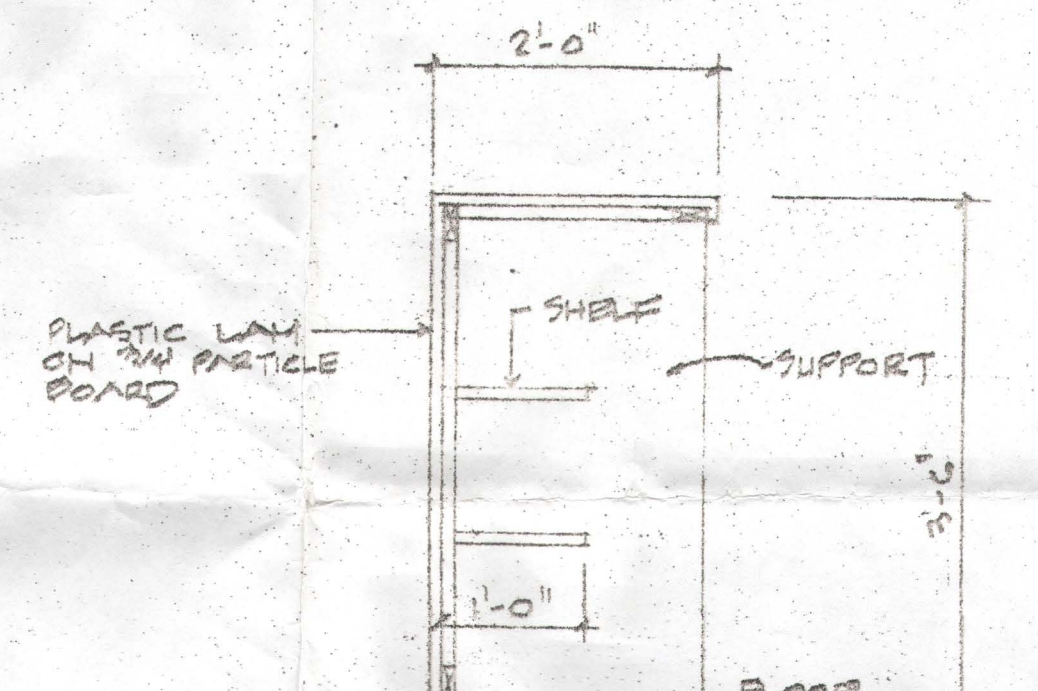
ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION



ROOM FINISH SCHEDULE

NO.	NAME	FLOOR	BASE	WALL	CEILING	HEIGHT	REMARKS
101	GENERAL OFF	VINYL TILE	E	E	2" HIGH VINYL		
102	GENERAL OFF	CARPET	E	E	2" HIGH VINYL		
103	STORAGE	E	E	E	2" HIGH VINYL		
104	OFFICE	E	E	E	2" HIGH VINYL		
105	OFFICE	E	E	E	2" HIGH VINYL		
106	OFFICE	E	E	E	2" HIGH VINYL		
107	OFFICE	E	E	E	2" HIGH VINYL		

- E- EXISTING
1. CARPET - MATCH EXISTING
 2. V.C. - U.C.
 3. VINYL BASE MATCH EXISTING
 4. PAINT MATCH EXISTING COLOR
 5. 2x4 ACT - MATCH EXISTING



SECTION

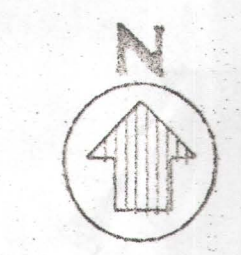
LEGEND

- EXISTING WALL CONSTRUCTION
- EXISTING WALL TO BE REMOVED
- NEW PARTITION SEE S/A
- NEW CMU PARTITION
- ELEC DUPLEX OUTLET
- ELEC QUAD OUTLET
- FLOOR BOX
- PHONE OUTLET

1-A2 DETAIL

FLOOR PLAN

SCALE: 1/8" = 1'-0"



K.F. BRANDEIS ARCHITECTS
 856 TALLGRASS DRIVE
 BARTLETT ILL 60103
 (630)483-3031

ELK GROVE TOWNSHIP ADJUT
 2400 S. ARLINGTON HTS RD
 ARLINGTON HTS, ILL.

RECEIVED
 FEB 04 2020
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

ISSUE	DATE

Sheet No.
A-2



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: Rezoning from R-1 to B-2 to allow a Contractor Shop, Traffic/Parking Study Variation - 2400 S Arlington Heights Rd.
PC#: 20-004– Round 1
Date: February 18, 2020

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any objections to the rezoning or traffic/parking study variation.

RECEIVED
FEB 18 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-004
 Petitioner: Paragon Mechanical, Inc.
2400 S Arlington Heights Rd. Arlington Heights
(847) 321-9428
 Owner: HVAC Equipment Sales LLC
707 W Victoria Ln. Arlington Heights, IL 60005
(847) 321-9428
 Contact Person: Kevin Polka
 Address: 707 W Victoria Ln.
Arlington Heights, IL 60005
 Phone #: (847) 321-9428
 Fax #: _____
 E-Mail: kevin@pmcomfort.com

P.I.N.# 08-16-4000-035-0000
 Location: 2400 S Arlington Heights Rd.
 Rezoning: x Current: R-1 Proposed: B-2
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 102,911 SQ. FT.
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

FIRE PREVENTION

See attached


 Director

2/5/20

Date



**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 2/5/2020

P.C. Number: 20-004 Round 1

Project Name: Paragon Mechanical LUV

Project Location: 2400 S. Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. All currently adopted codes shall apply.
2. A key safe (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
3. Exit signs shall be illuminated at all times and have emergency power backup.
4. Buildings shall have approved address numbers.
5. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
6. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

Date 02-05-20

Reviewed By:

Fire Safety Supervisor/Fire Marshal

RECEIVED

FEB 05 2020

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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 E-Mail: kevin@pmcomfort.com

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 Land Use: _____ Current: _____
 Proposed: _____
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 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

no
Comments


 Director

3-03-20
 Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ NO _____

Sanitary Sewer _____ NO _____

Storm Sewer _____ NO _____

b. Surface Improvement

Pavement _____ NO _____

Curb & Gutter _____ NO _____

Sidewalks _____ NO _____

Street Lighting _____ NO _____

c. Easements

Utility & Drainage _____ NO _____

Access _____ _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____
 4. SITE PLAN ACCEPTABLE? _____
 5. PRELIMINARY PLAT ACCEPTABLE? _____
 6. TRAFFIC STUDY ACCEPTABLE? _____
 7. STORM WATER DETENTION REQUIRED? _____
 8. CONTRIBUTION ORDINANCE EXISTING? _____
 9. FLOOD PLAIN OR FLOODWAY EXISTING? _____
 10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ X _____
 _____ N/A _____
 _____ N/A _____
 _____ SEE COMMENTS _____
 _____ X _____
 _____ X _____
 _____ X _____
 _____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A (NO PLANS)

DATE OF PLANS: 2/14/2020 SUBMITTAL

Michael J. [Signature] Director VILLAGE ENGINEER

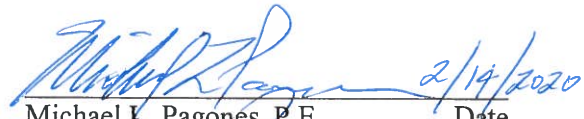
Date 2/14/2020

PLAN COMMISSION PC #20-004
Paragon Mechanical LUV
2400 S Arlington Heights Rd
Round 1

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.

Traffic

12. Please provide additional information on the expected deliveries. How often will deliveries be expected onsite? What vehicles (Single Unit 30' truck, Semi, etc.) will be used to make these deliveries?
13. The property would likely experience a decrease in traffic entering and exiting the site for Phase I. The Engineering Division will not require a parking study for Phase I.
14. The scope of work for Phase II has not been clearly defined. A traffic and parking study may be required prior to permit issuance for the Phase II redevelopment.


Michael L. Pagones, P.E. 2/14/2020
Village Engineer Date

RECEIVED
FEB 14 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Paragon Mechanical LUV
2400 S Arlington Heights Rd

Round 1 Review Comments

02/18/2020

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems and may even reduce vehicle traffic compared to the current occupants of the building.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

A. O' #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. Hay #557
Supervisor's Signature

RECEIVED

FEB 18 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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Owner: HVAC Equipment Sales LLC
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Phone #: (847) 321-9428
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Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 102,911 SQ. FT.
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments from this Department

RECEIVED**FEB 14 2020****PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Jeff Bohner 2/13/20
Environmental Health Officer Date

James McCalister 2/13/20
Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-004
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 Owner: HVAC Equipment Sales LLC
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 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 102, 911 SQ. FT.
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

YES NO

1. _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. _____ COMPLIES WITH THOROUGHFARE PLAN?
3. X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. _____ X _____ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. _____ X _____ SUBDIVISION REQUIRED?
6. _____ X _____ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

Please see attached comments.

Sam H. [Signature]

2-14-20

Date

Planning & Community Development Dept. Review

February 14, 2020



REVIEW ROUND 1

Project: 2400 S. Arlington Heights Rd.
Paragon Mechanical LUV

Case Number: PC 20-004

General:

7. The Plan Commission must review and approve the following actions:
 - a. Rezoning from the R-1 and B-3 Districts into the B-2 District.
 - b. Land Use Variation to allow a Contractor Shop in the B-2 District.
 - c. Variation from Chapter 28 of the Municipal Code, Section 5.1-11, to allow an area of B-2 zoning that is smaller than the 4 acre minimum allowable size for the B-2 District.
 - d. Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.
8. The Comprehensive Plan classifies this site as "Open Space" and the South Arlington Heights Road Corridor Plan outlines that this site is suitable for commercial uses. The proposed contractor shop is not compatible with this land use designation or the Comprehensive Plan.
9. Please be aware that this property is included in the proposed South Arlington Heights Road Tax Increment Financing District and is a gateway for future redevelopment in the area.
10. What are the proposed days and hours of operation for Paragon. Do any "emergency" 24-hour service calls take place?
11. How many total vehicles does Paragon own? Please list total number as well as vehicle type (van, box truck, compartmental truck, etc.). What type of vehicle is the "runner" truck that would be stored on site? Please note that all onsite storage must be located within a building, including the "runner" vehicle and any other vehicle that would be stored onsite overnight. Non-overnight truck parking and loading should occur at the rear of the site.
12. While it is understood that most major parts are manufactured off-site and dropped off directly at a job site, please list the type of materials or tools that would be stored on the site (fittings, furnace, boilers, ignitors, used/spare parts, etc.). Please clarify where these items would be stored.
13. Does Paragon have any trailers?
14. The project narrative had a note about the future "Phase II" plans, which said "See Figure 1". However, there was no figure 1 included in the submittal.
15. Please provide an electronic copy of the legal description for the site.
16. Please outline current and future plans for the accessory improvements on site:
 - a. Accessory garage with 2 overhead doors
 - b. Accessory garage with 1 overhead door
 - c. Salt dome
 - d. Children's area for safety training (will this be open to the public if remaining?)

Building:

17. Certain areas are measuring out to different sizes than as indicated on the plans. What is the overall square footage of the building? Please review the following and clarify the true gross size of each space:
- a. Office Area (left vacant): 2,707 sq. ft.
 - b. Office Area (occupied): 3,412 sq. ft.
 - c. Training Area: 1,122 sq. ft.
 - d. Interior Garage/Storage Area: 5,150 sq. ft.
18. Previous correspondence indicated that the site would have a showroom. However, this is not reflected on the submitted floorplan. Is the showroom a part of the current or future plans?
19. Please note that the existing accessory buildings are non-compliant with regards to zoning requirements (size, height, etc.). Any change to these buildings in the future will likely require special zoning actions.
20. Are there any basement or mezzanine areas not shown on the floorplans?

Site & Landscaping:

21. Approx. 25 of the parking spaces along the southern boundary of the property appear to encroach outside of the property boundaries and onto property under the jurisdiction of the IDOT Tollway. Are there any easements/agreements (formal or informal) that allow for the encroaching parking spaces?
22. Per the Illinois Accessibility Code, only 3 handicap parking stalls are required in parking lots with less than 76 parking spaces. Additionally, handicap parking stalls can now be designed to share an accessibility aisle. Given these new allowances, you could pick up additional parking spaces via minor restriping of the parking lot if needed. The existing size and width of the parking rows/spaces, and parking lot landscaping is likely legal non-conforming. Substantial changes to the parking lot and layout would likely trigger the need for compliance with current regulations or variation must be sought.
23. Should the proposed contractor shop be allowed, certain landscape upgrades would be necessary to comply with current landscape standards and to improve this gateway into Arlington Heights as identified in the South Arlington Heights Road Corridor Plan. See attached landscape comments from Derek Mach. In addition, the existing dumpster is not located within an enclosure area and is visible from the public ROW. A code compliant dumpster enclosure should be constructed as part of this process.

Prepared by:



Paragon Mechanical - LUV
2400 S. Arlington Heights Road
PC #20-004
February 13, 2020

Landscape Comments

- 1) Provide a landscape plan that identifies the existing and proposed landscaping.
- 2) Per Chapter 28, Section 6.15, a 4 inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree at the end of each parking row.
- 3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.

RESPONSE TO VILLAGE OF ARLINGTON HEIGHTS (ROUND 1)

Building Department

Nothing was attached, per the comment.

Building and Life Safety

1) through 6) The building will remain as-is with no changes other than a reduction in parking spaces. Therefore, no new plans require submission. The existing plans have already been inspected and passed. We will remain in compliance with any updated codes.

Engineering Department

11) We are not presenting or submitting any immediate construction plans, and therefore no permits are necessary. When we get to this phase, we will provide plans and will abide by the required construction permitting process.

12) We rarely receive large deliveries at our office. Most equipment is delivered to the jobsite to be installed at a customer's property. UPS trucks come to our location regularly.

13) We will immediately reduce traffic in and out of the facility upon taking over occupancy of the building. We will also reduce the number of available parking spaces to minimize or eliminate the landscaping expense. The Phase II plan is to incorporate an entirely new facility and with new landscaping. All parking spaces will be eliminated and reconfigured during Phase II.

14) We understand that the need for a parking study would need to be re-evaluated when Phase II commences. (Several years away)

Arlington Heights Fire Department

1) through 2) There will not be a change in use of the building other than a reduction of the impact of vehicles on the property. The property is currently incorrectly zoned for residential use but has been treated and inspected as a commercial property for many years. We will continue to abide by safety codes.

Arlington Heights Police Department

- 1) We agree that the character of use is consistent with the area and there is no concern.
- 2) We agree.
- 3) We agree.
- 4) We agree.
- 5) We agree and are eager to help reduce traffic.
- 6) We will provide this information.

Health Services Department

No Comments

Planning and Community Development Department

1 & 2) We share a mutual objective to enhance the appearance of our lot within the corridor, given that we serve a high-end client base and therefore rely on our brand and appearance to reflect the same high standards. Our long-term goal will be to create one of the most visually appealing properties along the Southern Corridor.

3) The only variation we are requesting is to allow our Contractor Office to have two (2) branded midsize work vehicles onsite, out-of-sight, in the rear of the property, at any given time. While this variance request is not vital to the success of our operation, we feel as though it is realistic, and it would afford us some flexibility in unusual situations.

4) No Comment

5) No comment

6) No Comment

7a) The Village has expressed their desire for this property to be zoned as B-2. Our needs seem to conform with the Chapter 28 zoning code for a Contractor's Office within the B-2 district.

7b) We are **not** requesting a variation for a "Contractor Shop." Per the definitions described in Chapter 28 (below), our business falls more closely in line with that of a Contractor Office. We are only requesting a variance to allow two (2) mid-sized service vehicles to remain on site at rear of property to allow for business flexibility. We also do not store large equipment or materials on site, nor do we perform any manufacturing of any kind on our premises.

We are requesting a Land Use Variation to allow for a Contractor's Office to accommodate for no more than two (2) branded work vehicles to be temporarily stored onsite, in the rear of the building, out of site from Arlington Heights Road, overnight when needed.

Chapter 28 Definition 33

"Contractor's Shop: An establishment used for conducting administrative, clerical and general office (business) affairs, indoor repairs, maintenance and/or storage of a contractor's vehicles, equipment and materials, and may include the contractor's the contractor's business office and may include a design showroom. "

Chapter 28 Definition 32

"Contractor's Office: A room or group of rooms used for conducting administrative, clerical and general office affairs but not including design showrooms or any on-site storage of contractor's vehicles, equipment and materials."

We understand that our business is unique and difficult to classify with a broad definition. We do not have a need to permanently store vehicles onsite, we do not perform onsite repairs of any kind, we do not perform onsite maintenance of any kind, and we do not store raw materials of any kind. Our purpose in acquiring this location is the operation of our corporate headquarters. The facility will never house more than our clerical, sales, accounting, marketing, operational, and executive staffs. We believe there is a misconception with the term "contractor." We are not a general contractor and therefore have no need for large equipment and heavy machinery to be stored onsite, nor do we need any onsite storage for raw materials. All our technical work is performed offsite and all the products we sell are ready to sell upon purchase. We are looking to obtain a land use variation to gain the ability to allow for two (2) vehicles to be parked overnight as needed, out of line-of-sight from Arlington Heights Road.

7c) We are only requesting the B-2 zoning at the request of the Village of Arlington Heights. Our Contractor Office is permitted to operate, according to the Chapter 28 zoning regulations, in either a B-2 or the existing B-3 designation. We are happy to oblige whichever zoning preference the Village decides upon. The only logical consideration is that the property is obviously not appropriate for residential use, given it's location inside a highway on-ramp.

7d) There are currently 68 spaces available for parking of which we will never fill more than 15. We will immediately reduce the number of available parking spaces to avoid wasteful landscaping spending in the short-term.

8) The Comprehensive Plan does not classify this property as "Open Space" but rather as a "Government Property." This can be seen on Pg. 6 and Pg. 12 of the Comprehensive Plan. We agree that the site is suitable for commercial use. For the reasons stated previously, we are not a Contractor Shop but rather a Contractor Office. We believe in its current state, the use of the property is in accordance with the Comprehensive Plan. Furthermore, our Phase II goals will add to the beautification of the south corridor entrance. (Refer to rendering)

9) We are aware of the TIF and fully understand the vision for this area. As a high-end service provider, our values reflect the same desire for beauty and visibility. This is a benefit and one of our driving factors behind purchasing this property was its development during Phase II. (Refer to rendering)

10) The hours of operation for the office is Monday through Friday 7am to 5pm. All emergency appointments are resolved remotely and have no impact on the property. On-call technicians are dispatched from their personal residences directly to the jobsite.

11) Please see attached vehicle identification chart.

12) We store high value products at our headquarters like that of a retail store. Smart home products (Nest Thermostats, Smoke Detectors, Smart Locks, Ring Doorbells), some universal igniters and flame sensors, and the most common fittings and filters. Furnaces, boilers, and heaters are ordered for specific jobs as needed and delivered to the jobsite by the supplier. We do not store raw materials of any kind at any point. All our products are stored indoors, with no exceptions.

13) No, Paragon has no need for trailers.

14) We were referring to the "Conceptual Phase II Rendering." (Please see rendering)

15) Please see attached and previous sent to Sam Hubard.

16)

a) No immediate change. Future redevelopment will include the removal of this structure.

b) No immediate change. Future redevelopment will include the removal of this structure.

c) No immediate change. Future redevelopment will include the removal of this structure.

d) No immediate change. Future redevelopment will include the removal of this area. This area will not be open to the public.

17)

a) Office Area (Unoccupied) measured Space based on 1/8th Scale 3,386ft²

b) Office Area (Occupied) measured space based on 1/8th scale 2,886ft²

c) Training Area measured space based on 1/8th scale 2,006ft²

d) Interior Garage / Storage; Storage is 527ft² and Garage is 4,623ft²

18) We hope to incorporate a showroom for smart products and system displays in the second phase of this redevelopment project. The building will remain as-is in the interim.

19) We will likely remove these structures from the property during the second phase of this redevelopment. Please refer to the rendering for a visual representation of our vision.

20) No

21) Yes. Please see the attached plat of survey which outlines these easements.

22) We plan to eliminate most of the parking (handicap and regular spots alike) to match our minimal current parking needs. Given our plans for future redevelopment, we hope to avoid any wasteful landscaping spending as it pertains to parking. As previously stated, we require no more than 15 parking spots for our operation.

23) We would like to do only what is necessary to remain code complaint at this present time. The second phase of this project entails a complete demolition of the property with a new building and parking. Any monies spent in this first phase on landscaping would be lost as everything will be razed during the second phase. We understand that some work will need to be done to incorporate things like an enclosure for the dumpster which we will certainly accommodate.

Landscape Comments

1) We are not proposing any landscaping changes at this time. We will continue to maintain the landscaping which Elk Grove Village has implemented over the years until we proceed with Phase II. We feel with the elimination of parking to suite our immediate needs the only landscaping that is required would be the fencing in of the garbage can which we can and will do but don't need a landscape plan for this.

2) We will eliminate all parking rows subject to this requirement to avoid wasteful spending.

3) We will fulfil this requirement using a fence or a wall to get us by until we are ready to proceed with Phase II. No landscaping modification will be necessary in the immediate future.



**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 3/5/2020

P.C. Number: 20-004 Round 2

Project Name: Paragon Mechanical LUV

Project Location: 2400 S. Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

No additional comments.

Date 03-05-20

Reviewed By:

Fire Safety Supervisor

PLAN COMMISSION PC #20-004
Paragon Mechanical LUV
2400 S Arlington Heights Rd
Round 2

15. The petitioner's response to comment nos. 11 through 14 are acceptable. The Engineering Division has no further comments.

 3/6/2020

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



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-004

Project Name

Paragon Mechanical LUV

Project Location

2400 S. Arlington Heights Road

Planning Department Contact Sam Hubbard

General Comments

Round 2

The Fire Department has no additional comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date March 5, 2020

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Paragon Mechanical LUV
2400 S Arlington Heights Rd

Round 2 Review Comments

03/10/2020

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.

RECEIVED
MAR 10 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. Hays #557

Supervisor's Signature

Planning & Community Development Dept. Review

March 13, 2020



REVIEW ROUND 2

Project: 2400 S. Arlington Heights Rd.
Paragon Mechanical LUV

Case Number: PC 20-004

General:

24. The response to comments #1, #2, #4-#6, #9, #10, #12-#15, #18-#20 are acceptable.
25. The response to comment #3 is noted. However, based on the description of how the site will be used, the proposed use falls under the definition of "Contractor Shop" per the interpretation of the Director of Planning. Therefore, approval of a LUV to allow a "Contractor Office" with a variation to allow vehicle storage is not a viable option since your business falls under the "Contractor Shop" definition.
26. The response to comment #7 is noted. Please see below:
 - a. Regarding 7a: Your response is noted.
 - b. Regarding 7b: Your response is not acceptable. Based on your request to allow Paragon Mechanical to operate on the subject property, Village staff has analyzed your business operations and determined that Paragon is considered a "Contractor Shop" due to the storage of materials and vehicles on the site. Therefore, in order to allow Paragon to operate on the site, a Land Use Variation for a Contractor Shop in the B-2 District is required. If you disagree with this interpretation, you can appeal to the Zoning Board of Appeals.
 - c. Regarding 7c: Your response is noted. The Village believes B-2 zoning to be the most appropriate for the subject property. Therefore, this variation is required. Staff is supportive of this variation.
 - d. Regarding 7d: Your response is noted. Per the recently submitted modified square footage of the uses within the building, a total of 68 parking spaces are required and 70 are provided on the site. Staff supports a variation to waive the traffic and parking requirement for this use. If parking is proposed for removal, please prepare a plan that outlines such.
27. The response to comment #8 is noted. However, the Comprehensive Plan classifies this site as "Open Space". The Comprehensive Plan cut-out on page 6 and 12 of the South Arlington Heights Road Corridor Plan displays the gray "Government" uses as a darker shade of grey. The very light shade of grey on the subject property is meant to correspond with "Open Space" in the legend.
28. The response to comment #11 is noted. Please answer the following: Out of the 9 vehicles owned by Paragon, which two would potentially be parked onsite overnight? Please note that staff is opposed to any contractor vehicle parking that is visible from public streets, either overnight or during standard business day operations. Should this project be approved, staff will likely recommend a condition of approval restricting any contractor vehicle parking (whether during the day or overnight) to occur only behind the building so as to not be visible from Arlington Heights Road or to park within one of the interior parking spaces.
29. The response to comment #16 is noted. It is recommended that you post signs at the entrance to the children's safety training area alerting the public that it is closed.
30. The response to comment #17 is noted. The required parking was updated based on the interior space sizes as outlined in your response.

Prepared by: SANJEEV

Paragon Mechanical - LUV
2400 S. Arlington Heights Road
PC #20-004
March 10, 2020

Landscape Comments

- 1) Provide a landscape plan that identifies the existing and proposed landscaping.
- 2) Per Chapter 28, Section 6.15, a 4 inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree at the end of each parking row.
- 3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.

Response to Round 2

25. The response to comment #3 is noted. However, based on the description of how the site will be used, the proposed use falls under the definition of "Contractor Shop" per the interpretation of the Director of Planning. Therefore, approval of a LUV to allow a "Contractor Office" with a variation to allow vehicle storage is not a viable option since your business falls under the "Contractor Shop" definition.

Response:

I have spoken with Sam and he explained the director's position. While we believe we are more of an office than a "shop," we will proceed with what we perceive to be the path of least resistance. Our goal is to gain occupancy and begin planning for the second phase. Any roadblocks will only result in delays in accomplishing our shared vision for the property.

26. The response to comment #7 is noted. Please see below:

a. Regarding 7a: Your response is noted.

Response:

OK

b. Regarding 7b: Your response is not acceptable. Based on your request to allow Paragon Mechanical to operate on the subject property, Village staff has analyzed your business operations and determined that Paragon is considered a "Contractor Shop" due to the storage of materials and vehicles on the site. Therefore, in order to allow Paragon to operate on the site, a Land Use Variation for a Contractor Shop in the B-2 District is required. If you disagree with this interpretation, you can appeal to the Zoning Board of Appeals.

Response:

Based upon our conversation with Sam, we will take the path of least resistance and will request the LUV as suggested by the Director and staff.

c. Regarding 7c: Your response is noted. The Village believes B-2 zoning to be the most appropriate for the subject property. Therefore, this variation is required. Staff is supportive of this variation.

Response:

OK

d. Regarding 7d: Your response is noted. Per the recently submitted modified square footage of the uses within the building, a total of 68 parking spaces are required and 70 are provided on the site. Staff supports a variation to waive the traffic and parking requirement for this use. If parking is proposed for removal, please prepare a plan that outlines such.

Response:

In talking with Sam from the village, we have come up with a phased plan for the landscape that does not require any parking space removal.

27. The response to comment #8 is noted. However, the Comprehensive Plan classifies this site as "Open Space". The Comprehensive Plan cut-out on page 6 and 12 of the South Arlington Heights Road Corridor Plan displays the gray "Government" uses as a darker shade of grey. The very light shade of grey on the subject property is meant to correspond with "Open Space" in the legend.

Response:

Ok

28. The response to comment #11 is noted. Please answer the following: Out of the 9 vehicle's owned by Paragon, which two would potentially be parked onsite overnight? Please note that staff is opposed to any contractor vehicle parking that is visible from public streets, either overnight or during standard business day operations. Should this project be approved, staff will likely recommend a condition of approval restricting any contractor vehicle parking (whether during the day or overnight) to occur only behind the building so as to not be visible from Arlington Heights Road or to park within one of the interior parking spaces.

Response:

We agree that any branded vehicles parked onsite will not be visible from Arlington Heights Road. The only two vehicles that will remain onsite are the Ford Pick-Up and the Ford Transit Connect.

29. The response to comment #16 is noted. It is recommended that you post signs at the entrance to the children's safety training area alerting the public that it is closed.

Response:

Yes, agreed.

30. The response to comment #17 is noted. The required parking was updated based on the interior space sizes as outlined in your response.

Response:

OK

31. The response to comment #21 is noted. However, there is no evidence of any recorded easement for the encroaching parking spaces on the Plat of Survey.

Response:

These parking spaces have been used for the last 20 years as such. The specific rights to the land, I will have to consult with the lawyer.

32. The response to comment #22 is noted. If you propose to eliminate parking, please provide a plan showing which parking areas will be eliminated and how handicap parking will be striped. Per the recent square footage sizes provided, the amount of onsite parking required is 68 spaces. There are 70 spaces onsite (including interior garage spaces), therefore, you would not be able to eliminate more than 2 parking stalls without requiring a Variation.

Response:

After discussing with Sam, we determined we can leave the parking unchanged and implement a reasonable landscape phased plan. This will keep cost down until we demo the land and begin Phase 2.

33. The response to comment #23 is not acceptable. Please note that staff will require the site landscaping to be upgraded to conform to current requirements as a means to help buffer the proposed use and to comply with the recommendations in the South Arlington Heights Corridor plan. Should you desire to propose a phased installation of the code required landscaping and dumpster enclosure, please provide a plan outlining how this would be accomplished.

Response:

We worked on a landscape plan with Sam and have concluded that we will have the first phase of landscaping completed within 12 months of approval and the second completed within 30 months if plans for phase 2 have not been submitted by that point.

34. Should the Plan Commission wish to make a recommendation of approval of this petition, please be aware that staff is evaluating the recommendation of certain signage restrictions based on the land use, which is not a permitted use within the zoning district.

Response:

Please elaborate on the recommended restriction(s). The existing signage codes are already very limiting.

Landscape Comments

1. Provide landscape plan that identifies the existing and proposed landscaping

Response:

See attached image of the plan which shows the existing and proposed landscape modification.

2. Per chapter 28 section 6.15, a caliper shade tree is required at the end of all parking rows. Please incorporate a tree at the end of each row.

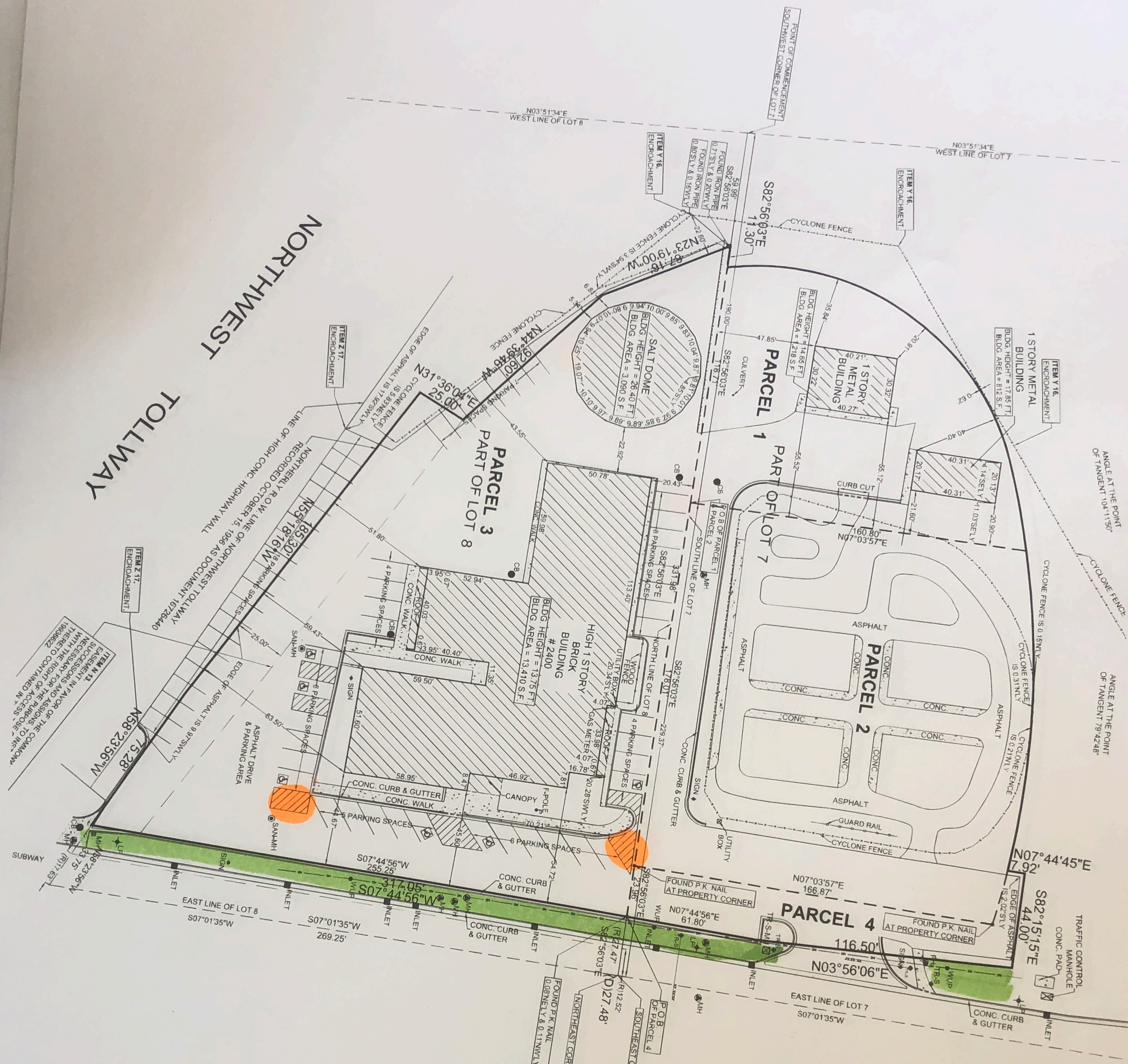
Response:

We feel that given the plan to demo the entire site for the redevelopment it is not cost effective or necessary to excessively install all shade tree's. Given the existing layout it is a safety concern. We propose to add two of the required shade trees at the front of the property.

3. Per chapter 28 section 6.15, a 3' high screen is required between the public right of way and parking area.

Response:

We will have this completed with the first phase of the landscape plan which is within 12 months of approval



S. ARLINGTON HEIGHTS ROAD

R.O.W. VARIES - HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

4" Caliper shade Tree with curb

3' High Landscape Screen

Planning & Community Development Dept. Review

April 28, 2020



REVIEW ROUND 3

Project: 2400 S. Arlington Heights Rd.
Paragon Mechanical LUV

Case Number: PC 20-004

General:

35. The response to comments #25, #27, #29, #31, #4-#6, #9, #10, #12-#15, #18-#20 are acceptable.

36. The response to comment #26 is noted. Please see below:

- a. Regarding 26a: Your response is acceptable.
- b. Regarding 26b: Your response is noted. Please be aware that you may proceed with an application to the Zoning Board of Appeals should you disagree with the determination that your business is a contractor shop.
- c. Regarding 26c: Your response is acceptable.
- d. Regarding 26d: With regards to the proposed phased landscape plan, the Village is recommending that the site be brought into compliance relative to landscape requirements no later than September 30, 2020. However, if a phased approach towards landscaping is acceptable to the Plan Commission or Village Board, staff has drafted an alternative plan (attached). It should be noted that under this alternative plan, certain servicewalks may need to be removed or relocated and certain parking spaces would need to be eliminated. If handicap parking stalls are shifted or eliminated, the site would still need to comply with all applicable Illinois Accessibility Code regulations for handicap stalls and accessible routes. Finally, please note that since certain parking spaces along the southern side of the site encroach onto IDOT Tollway property, some of the required landscape islands and/or shade trees would need permission from the Tollway prior to installation. Additionally, the code required 3' tall landscape screen along Arlington Heights Road must receive IDOT approval prior to installation.

37. The response to comment #28 is noted. Staff continues to note that the Village recommends a condition of approval that would restrict any contractor vehicle (i.e. any vehicle, other than a standard passenger vehicle, that is owned by Paragon whether branded or not) from parking in front of the building. Such vehicles (whether during the day or overnight) will be allowed to park behind the building so as to not be visible from Arlington Heights Road or to park within one of the interior parking spaces.

38. The response to comments #30 is noted. Based on a re-evaluation of the parking requirements, the required parking calculations are shown below:

	Square Area / # of Vehicles	Occupancy/ Employees	Parking Ratio	Parking Required
Office Area	2,886	N/A	1 space / 300 sq. ft.	9.6
Office Area - Vacant (Phase II)	3,386	N/A	1 space / 300 sq. ft.	11.3
Storage/Vehicle Garage Area	5,150	9	1 space / 2 employees	4.5
Training Center	2,006	100	Place of Assembly (30% of Occupancy)**	30.1
Vehicles	2 vehicles		1 space / vehicle	2
Total Required				57
Total Provided				70*
Surplus / (Deficit)				13 spaces

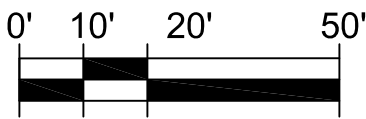
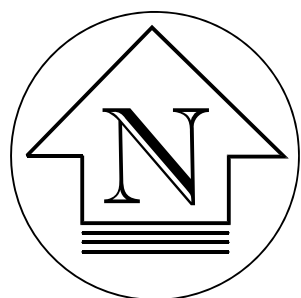
* Includes 13 interior spaces (6 in rear accessory structures, 6 in principal structure, 1 within Salt Dome)

** Classified as "Classroom" per Building Code - 1 occupant per 20 sq. ft.

39. The response to comment #32 is noted. Please see comment #36d.
40. The response to comment #33 is noted. Please see comment #36d. With regards to the dumpster enclosure, the existing salt dome can be used for said enclosure, provided the dumpster can be stored within the salt dome so that it is not visible from the street. Alternatively, should it be helpful, staff can recommend alternative locations to where a newly constructed dumpster enclosure would be viable.
41. The response to comment #34 is noted. Staff is evaluating a condition of approval that would allow only one ground sign (limited to 6' in height) to be installed on the subject property, which ground sign must be located along the Arlington Heights Road frontage and must be a monument style sign. No ground signs would be allowed on the onramp frontage or the tollway frontage. Additionally, wall signage would be restricted to the portion of the principal structure along the Arlington Heights road frontage. No wall signage would be allowed along the onramp frontage or tollway frontage, and no wall signage would be permitted on any of the accessory structures. Please note that these potential conditions of approval have not been finalized and are subject to change.

Prepared by:

A handwritten signature in black ink, appearing to read "Sam J. [unclear]", written over a horizontal line.



3' Tall Parking Lot Landscape Screen

Landscape Island

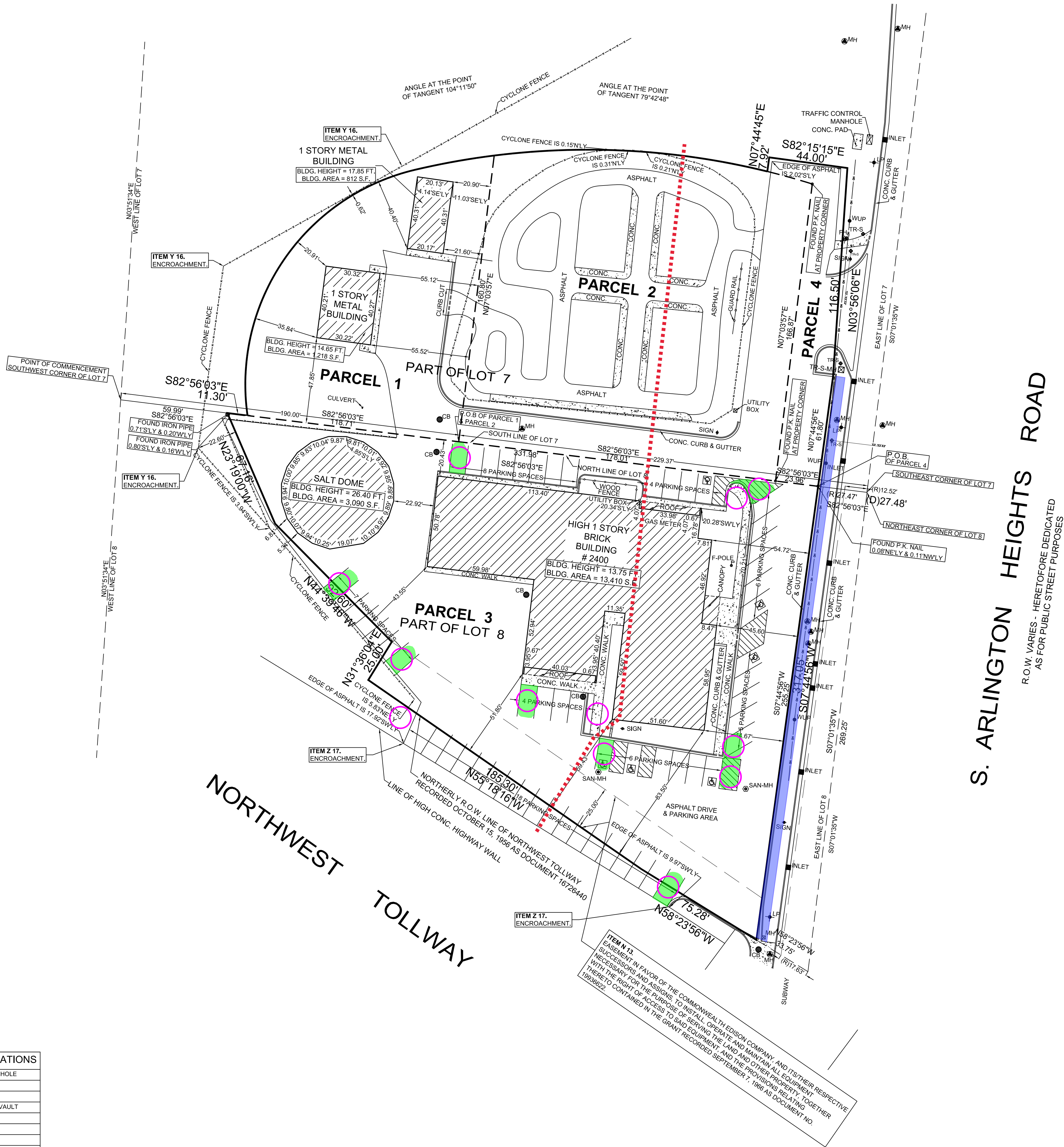
4" Caliper Shade Tree

Phase I/Phase II delineation. Improvements to the east of this line must be installed no later than September 30, 2020. Items to the west of this line must be installed no later than September 30, 2022.

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY



LEGEND	ABBREVIATIONS
	SAN-MH
	CATCH BASIN
	INLET
	WV
	FH
	TR-L
	LP
	WUP
	TR-S-MH
	MH
	SIGN
	FF-POLE
	HANDICAPPED PARKING SPACE
	(D)
	(R)
	(M)

ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION

Paragon Mechanical

PC 20-004

April 28, 2020

1. The responses to comments 1-3 are noted. Should a phased approach be acceptable by the Plan Commission or Village Board, staff has prepared an alternative phasing plan. Per this alternative phasing plan, all Phase 1 landscaping must be completed by September 30, 2020 and Phase 2 landscaping must be completed by September 30, 2022.

Response Letter to Village Comments Round 3

Response to the follow Questions are listed below with pictures for reference

36.

d) The proposed estimate for the suggested landscape of which is mostly behind the building and out of site from the general public will be in excess of \$50,000 as discussed with several landscaping companies (see exhibit A). This type of commitment in time and resources will for sure delay the proposed redevelopment of the property and which is the goal for everyone. This expense would be wasted time and resources that can be better spent in the redevelopment phase of this project. Please see revised proposal for redoing the landscaping which will be phased;

Phase 1

Will be the installing of 18" tall landscape fencing along Arlington heights Rd similar to what was given as an example to me by the village which is in front of the village hall. See attached picture noted as Figure 1. In addition to the landscape fence along Arlington heights road we will replant two new shade trees at both end of the building to replace the current trees that do not look so healthy. See attached figure 2 and figure 3

Figure 1 Below



Figure 2 Below (North East Corner of Building Currently)



Figure 3 below (South East Corner of Building)



It was also brought to my attention that part of the reasoning behind the TREE's and landscape is to lessen the negative impact on the environment from excessive asphalt. Please take note to the green area of the property which we are happy to preserve and previously known as bicycle safety town. See figure 4 for a picture of the current greenery within this area of the property.

Figure 4 Below



Phase II of the landscape would be conditional on the fact that if we do not present to the village a comprehensive plan for redevelopment by September 20, 2023 then we would proceed with the proposed phase II landscape. See attached revised survey with the proposed landscape work. This phase would only be implemented in the event that we do NOT present a comprehensive plan for complete redevelopment by September 20, 2023. In the meantime Phase I will be implemented within 24 months of this approval process.

Please see exhibit B for a representation of the proposed landscape

37)

Our business requires little to no commercial vehicles to be onsite at this location and is very different what you are assuming us to be. We are fine with this request from the village.

38)

Though your requirements for parking are within what we have it is more excessive than we need. The "Training" room would never fit 100 people and could if needed be vacant and depending on the situation may. The point is that we do not want to incur unnecessary expense that would delay the redevelopment of this property as a whole. We would like to not have to redo any sidewalks and or major work until time comes to implement the plans for the redevelopment of the property.

40)

We can work with the village to enclose the dumpster in a manner that is best for the village and suitable for the garbage company.

41)

I do not think it is fair to hold Paragon Mechanical at the proposed location to any other standard other than the current written sign code. We deserve the right to place signage in the same manner as any other business in town and feel that anything less than that will be unconstitutional. See photos from neighbors which have signs figure 5 and 6. we expect to be treated fairly and with the same manner as anyone else would in this area. The sign code language is difficult enough as it currently stands to make it more stringent would be completely unfair and a major problem for us moving forward with any aspect of this project. We respectfully ask that you simply let the signage department deal with the

signage of this property separately from the rezoning of this building. Specifically we should not be governed any different then what is written in the code regarding sign rules and regulations.

Figure 5





Proposal Date: 5/7/2020

Revision Date:

Proposed to: PARAGON MECHANICAL
KEVIN POLKA
2400 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL

Phone: 773-733-1570
E-mail: KEVIN@PMCOMFORT.COM

Work Proposal

Rosario Gambino & Son Landscaping hereby proposes to furnish materials, equipment and labor in accordance with the below specifications:

SCOPE OF WORK	Price
INSTALL (11) 4" SUNSET MAPLES TREES	\$13,500.00
INSTALL (100) 3' DOGWOODS	\$10,000.00
INSTALL 40 YDS OF TOPSOIL TO FILL IN ISLANDS	\$5,000.00
INSTALL 35 YDS OF HARDWOOD SHREDDED MULCH	\$3,500.00
INSTALL 11 ISLANDS WITH CONCRETE CURBS	\$35,000.00

Total Cost	\$67,000.00
-------------------	--------------------

50 % Deposit is required before start of job. Any alteration or deviation from the above specifications will be billed as an extra charge over and above the amount listed on this contract. Full payment is due upon completion of services. A service charge of 2% per month will be added to all balances not paid within thirty days. All costs, including attorney's fees and court costs incurred in collecting overdue accounts shall be paid by the customer.

Jobs are scheduled after receipt of signed contract and deposit. Although all reasonable efforts are made to begin/finish work on schedule, timing may be affected by conditions beyond our control, including but not limited to weather conditions, material availability, and time required to obtain any necessary permits/permissions. This proposal is subject to revision if not accepted within thirty (30) days after proposal date. Please note that any buried cables, wires, sprinkler lines, etc. will be the responsibility of the customer in the case where they may be damaged while Rosario Gambino & Son is carrying out contracted services.

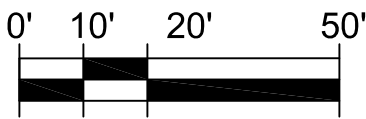
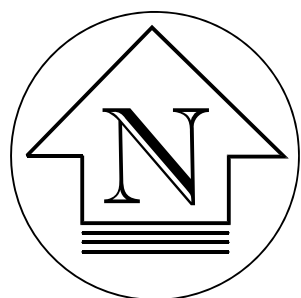
This proposal, if signed, creates a contract between us. Upon acceptance, please sign, date and return to our office with deposit.

Authorized Signature

Date

Customer Signature

Date



3' Tall Parking Lot Landscape Screen

Landscape Island

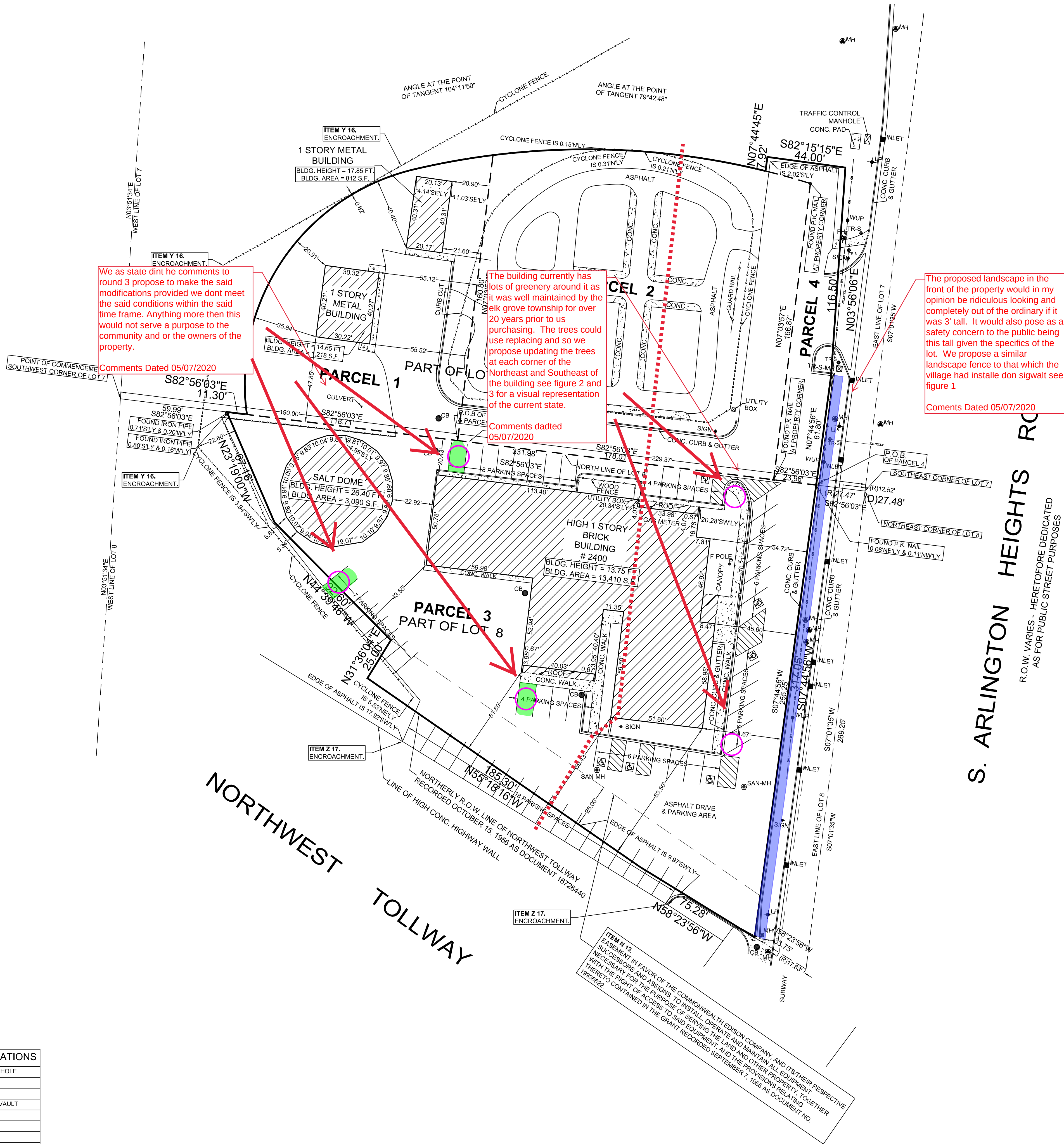
4" Caliper Shade Tree

Phase I/Phase II delineation. Improvements to the east of this line must be installed no later than 24 months from the approval of the rezoning. Items to the west of this line must be installed no later than September 20, 2023 only in the event that a comprehensive plan for redevelopment has not been submitted to the village prior to this date..

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY



LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	CB CATCH BASIN
	INLET INLET
	WVW WATER VALVE VAULT
	FH FIRE HYDRANT
	TR-L TRAFFIC LIGHT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	TR-S-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	SIGN SIGN
	F-POLE FLAG POLE
	HANDICAPPED PARKING SPACE
	(D) DEED DATA
	(R) RECORD DATA
	(M) MEASURED DATA

ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION



Plan Commission 5/13/2020

Item: DPS Automotive - 855 W. University Dr. - PC#20-007

Department: Planning & Community Development Department

Requested Action

Land Use Variation to allow a Motor Vehicle Repair, Minor facility in the M-1 Zoning District.

Variations Required

1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
2. Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off-street parking from 130 spaces to 118 spaces.

Recommendation

The Staff Development Committee has reviewed the requested Land Use Variation to allow a Motor Vehicle Repair, Minor facility within the M-1 District, as well as the requested Zoning Code Variations, and recommends approval of the petition subject to the following conditions:

1. Operations shall take place without creating disturbing influences to the use and occupancy of adjoining properties. Disturbing influences can be, but are not limited to, objectionable odor, dust, smoke, noise, or vibrations.
2. The proposed air compressors shall be located in a sound-attenuating enclosure.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description

Staff Report

Type

Report

CPRC Minutes - 2/26/20 - DRAFT	Minutes
Legal Notice	Correspondence
Aerial	Exhibits
Business Description	Exhibits
Written response to Justification Variation	Correspondence
Neighborhood Meeting Summary	Correspondence
Plat of Survey	Exhibits
Floor Plan	Exhibits
Parking Survey	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence
Department Comments - Round 2	Correspondence
Department Comments - Round 2 - Petitioner Response	Correspondence



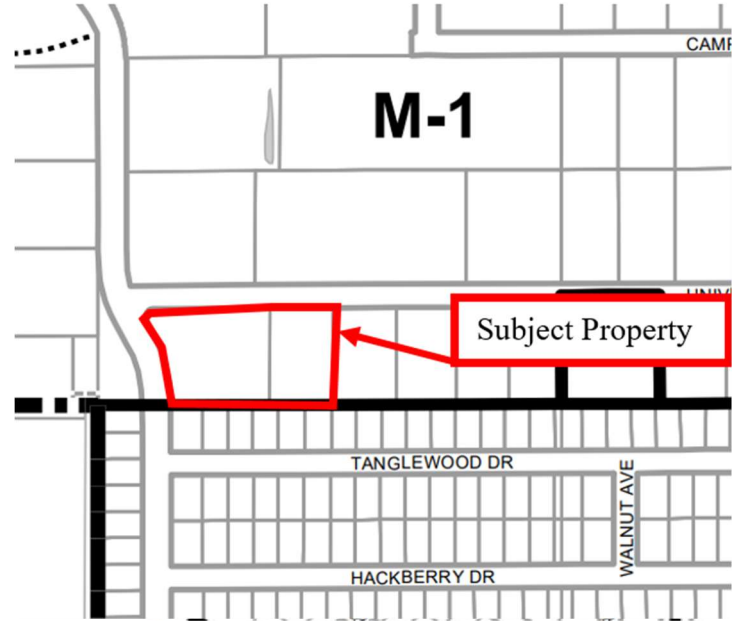
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

PC File Number: 20-007
Project Title: DPS Automotive LUV
Location: 855 W. University Dr.
PIN: 03-07-200-053-1001

To: Plan Commission
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: May 13, 2020
Date Prepared: May 8, 2020

Petitioner: Tom Waitzman
Address: DPS Automotive Group
 100 McHenry Rd,
 Wheeling, IL 60090

Existing Zoning: M-1, Research, Development, and
 Light Manufacturing District
Comprehensive Plan: R&D, Mfg, Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, and Light Manufacturing District	Single Family Homes	R&D, Mfg, Warehouse
South	R-3, One Family Dwelling District	Single Family Homes	Single Family Detached
East	M-1, Research, Development, and Light Manufacturing District	Rand-Berkley Park	R&D, Mfg, Warehouse
West	M-1, Research, Development, and Light Manufacturing District	Single Family Homes, Open Space	R&D, Mfg, Warehouse

Requested Action:

1. Land Use Variation to allow a *Motor Vehicle Repair, Minor* facility in the M-1 Zoning District.

Variations Required:

1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
2. Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off-street parking from 130 spaces to 118 spaces.

Project Background:

The subject site, located at the southeast corner of Kennicott Avenue and University Drive, is approximately 3.11 acres in size and zoned M-1, Research, Development, and Light Manufacturing District. The site is developed with a 63,550 square-foot multi-tenant warehouse building. Three tenants currently occupy the building, those being Okeh Electrical, Factory Motor Parts, and G.S. Floor Designs. Okeh Electrical and Factory Motor Parts are warehouse uses with supplemental office space. G.S. Floor Designs does not have a business license, so the exact internal operations of the space is unknown, however likely it is also a warehouse use with supplemental office space. In 2017, the site received a variation for drive aisle width in order to add additional parking. This variation did not reduce code-required parking; the addition of spaces was to provide supplemental parking for employees. At the time of the variation, information provided indicated the site provided code-required parking.

The petitioner is seeking to relocate their existing business, DPS Automotive, from their present facility in Wheeling into 12,000 square-feet of space within the subject building. This facility serves auto dealers within the Arlington Heights area, installing aftermarket accessories including window tint, paint protection, and mobile entertainment systems. DPS provides only business to business services; accessory installation is not offered to the general public. The business would conduct 60% of work at off-site auto dealers, and 40% of work at the subject site. The business employs 16 individuals, with 12 involved in installation. 5 company vehicles would be stored at the site, used for transportation to and from auto dealerships. The business would operate between 8:00 am and 6:00 pm Monday through Friday. The facility would have 16 internal service bays for installation of accessories, with access to these bays provided by one overhead door on the north façade, and one overhead door on the south façade.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve a Land Use Variation. Motor Vehicle Repair facilities are not permitted in the M-1 Zoning District. As part of any formal application to the Plan Commission, the petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval. The petitioner has provided an adequate written response to these criteria for the Land Use Variation and two requested Zoning Code Variations.

According to the Village's Comprehensive Plan, the subject site is designated for R&D, Manufacturing and Warehouse uses. The proposed use is not compatible with this Comprehensive Plan designation, however the building as a whole does. Other tenants within the building are predominantly warehouse uses with supplemental office space.

Building, Site and Landscaping:

The petitioner is not proposing any changes to the site. The addition of a second overhead door is proposed along the south façade of the building, adjacent to the property line shared with single-family residential properties. During the formal Plan Commission review process, Staff has evaluated existing site landscaping and found that there is no code required 6-foot tall screen along the south property line adjacent to residential properties. Presently, there is a screen consisting of deciduous shrubs between the subject property and adjacent residences to the south. However, code requires a 6-foot tall screen consisting of a fence, wall, or evergreen shrubbery. The site also lacks trash enclosures around the dumpster areas. As the petitioner does not own the building or have control over the rear parking area, these screening issues will need to be addressed by the property owner. If not addressed, these issues will be handled via the code enforcement process. Staff has notified the property owner via email of these screening requirements.

Staff has concerns about the rear overhead doors. Specifically, the concern is that noise generated during installation operations could be objectionable to neighboring tenants and properties. As mentioned previously, there is one loading door on the south façade of the tenant space, with a second door proposed. These doors are adjacent to residential properties. If regularly open, noise could flow openly from the installation areas to these properties. As also mentioned, the other tenants of the building are primarily warehouse uses. The proposed DPS Automotive facility has the potential to generate noise at levels exceeding those of the existing warehouse users. As part of this petition, the applicant has provided details on the tools used in installation, and info on the potential noise that may

be generated. The petitioner has indicated that the primary tools used by the business are hand tools, cordless power tools, heat guns, and steam machines, which have a low potential of generating objectionable noise. A vacuum and air compressor will also be utilized by the business, which have a higher chance of generating objectionable noise. The petitioner has proposed a sound-attenuating enclosure for their air compressor, which will help mitigate the noise generated by the compressor. No additional sound attenuation is proposed for the walls of the tenant space.

The petitioner has indicated that it is necessary to utilize the southern doors for loading and unloading operations, and that these doors will likely be left open in the summer for ventilation. This greatly increases the chances that noise generated by business operations will be audible from the adjacent single-family properties.

A neighborhood meeting was held on May 6th via Zoom. Notification letters were sent to all properties within 250 feet (excluding right-of-ways), giving residents the ability to participate in the meeting by entering the link, or via email by submitting comments, questions, or concerns to the Staff liaison. Per a summary provided by the petitioner, the two residents in attendance were in support of the proposal with the knowledge that the southern overhead doors would remain open. Staff did not receive any correspondence from residents with support or concern for the proposal. As no concerns were raised regarding noise at the neighborhood meeting or via email, Staff does not object to unrestricted use of the southern loading doors.

The petitioner has indicated that customer vehicles will be driven to the site under their own power, and that trucks or trailer transport will not be used. As such, customer vehicle loading and unloading operations do not have significant potential to generate noise beyond that of a normal passenger vehicle.

Parking, Traffic, and Circulation:

With respect to parking, parking demand is based on the collective parking requirement for each of the different uses within the facility (Chapter 28, Section 10.2-6, Collective Provision).

Therefore, a total of 130 parking stalls are required. At this time, the site has a total of 118 parking stalls, including the 16 proposed internal service bays. This results in a code-required parking deficit of 12 parking spaces (see **Table I** below).

Table I: Required Parking

Tenant	Use	Employees	Stored Vehicles	Sq Footage	Parking req'd	Stalls Required
DPS Automotive	Warehouse	12	5	8,785	1 per employees & 1 per stored vehicle	17
	Office	-	-	3,215	1/300	11
	Service	-	16 Bays	N/A	3/1 Bay	48
Okeh Electrical	Warehouse	3	1	9,800	1 per 2 employees & 1 per stored vehicle	3
	Office	-	-	2,200	1/300	7
Factory Motor Parts	Warehouse	12	8	13,650	1 per 2 employees & 1 per stored vehicle	14
	Office	-	-	1,900	1/300	6
G.S. Floor Designs, Inc.	Warehouse	22	4	21,400	1 per 2 employees & 1 per stored vehicle	15
	Office	-	-	2,600	1/300	9
Total:		49	18	63,550	-	130
TOTAL # OF PARKING SPACES PROVIDED ON COMMERCIAL LOT					Number of spaces*:	118
SURPLUS / (DEFICIT)						(12)

*Includes 16 internal service bays

As such, a 12 space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) is necessary to reduce the required off-street parking from 130 spaces to 118 spaces.

To justify the requested variation, the petitioner has provided a survey of parking lot utilization over a period of two-weeks, on 2 days each week, twice per hour during the hours that DPS Automotive would be in operation. The petitioner has also provided an estimate of the number of employee and customer vehicles that will be parked on-site during business operations. The summary of the expected parking utilization for the site is detailed in **Table II** on the next page.

Table II: Expected Parking Generation

Time	Observed Parking					Anticipated Parking			
	Monday 1/27	Wednesday 1/29	Tuesday 2/4	Thursday 2/6	Peak Utilization	Max. Employee Vehicles	Stored Company Vehicles	Max. Customer Vehicles	Max. Parking Demand
6:30 AM	13	18	18	17	18	15	5	20	58
7:00 AM	30	34	33	35	35	15	5	20	75
7:30 AM	49	44	31	41	49	15	5	20	89
8:00 AM	54	44	44	44	54	15	5	20	94
8:30 AM	42	36	47	42	47	15	5	20	87
9:00 AM	43	39	46	46	46	15	5	20	86
9:30 AM	38	35	45	45	45	15	5	20	85
10:00 AM	38	35	45	46	46	15	5	20	86
10:30 AM	42	36	44	46	46	15	5	20	86
11:00 AM	44	41	46	44	46	15	5	20	86
11:30 AM	42	38	45	44	45	15	5	20	85
12:00 PM	37	36	46	43	46	15	5	20	86
12:30 PM	34	31	41	38	41	15	5	20	81
1:00 PM	32	36	43	41	43	15	5	20	83
1:30 PM	29	35	44	39	44	15	5	20	84
2:00 PM	28	40	44	41	44	15	5	20	84
2:30 PM	30	36	43	38	43	15	5	20	83
3:00 PM	32	38	46	40	46	15	5	20	86
3:30 PM	30	34	41	40	41	15	5	20	81
4:00 PM	28	29	37	34	37	15	5	20	77
4:30 PM	25	24	29	28	29	15	5	20	69
5:00 PM	17	21	25	21	25	15	5	20	65
5:30 PM	13	13	13	10	13	15	5	20	53
Max. Anticipated Demand									94
On-Site Spaces*									118
Surplus/Deficit									24

*Includes 16 internal service bays

Peak observed parking occurred on Monday, January 27th, when 54 vehicles were accessing the site. If DPS Automotive was in operation on that day, with 15 employee vehicles, 5 company vehicles, and 20 customer vehicles, there would still be a functional surplus of 24 parking spaces. Bearing this in mind, Staff supports the requested parking variation.

Per section 6.12-1 of Chapter 28 of the Municipal Code, any Plan Commission Application not located along a primary or secondary arterial must include a traffic and parking study from a certified Traffic Engineer. Such study would assess access, on-site circulation, parking, trip generation, and impacts to adjacent roadways. The petitioner is requesting relief from this requirement as well. Staff supports this variation, as the petitioner is not proposing any changes to the site that would impact access or circulation, has provided information on customer vehicle pick-up and drop-off, and has provided the aforementioned parking utilization information.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. The regulations specifically state that bicycle parking spaces are required when “a change in use results in the requirement for additional off-street motor vehicle spaces”. As there is a reduction in the number of required vehicular spaces for the proposed facility from the previous use (The subject unit is presently vacant space, assessed at a ratio of 1 space for every 300 square feet, resulting in a 40 space requirement for the subject unit), provision of additional bicycle parking spaces is not required as part of this petition.

RECOMMENDATION

The Staff Development Committee has reviewed the requested Land Use Variation to allow a Motor Vehicle Repair, Minor facility within the M-1 District, as well as the requested Zoning Code Variations, and recommends **approval** of the petition subject to the following conditions:

1. Operations shall take place without creating disturbing influences to the use and occupancy of adjoining properties. Disturbing influences can be, but are not limited to, objectionable odor, dust, smoke, noise, or vibrations.
2. The proposed air compressors shall be located in a sound-attenuating enclosure.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

May 8, 2020

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 20-007

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

February 26, 2020

Project Title: DPS Automotive LUV
Address: 855 W. University Drive
Arlington Heights, IL 60004

Petitioner: Tom Waitzman
DPS Automotive
100 McHenry Rd,
Wheeling, IL 60090

Requested Action:

1. Land Use Variation to allow a Motor Vehicle Repair, Minor facility in the M-1 Zoning District.

Variations Required:

1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
2. Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off-street parking from 130 spaces to 118 spaces.

Attendees: Tom Waitzman, DPS Automotive
Neil Riffer, DPS Automotive
Robert Belovicz, President of GS Floor Designs
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jake Schmidt, Assistant Planner

Project Summary:

The subject site, located at the southeast corner of Kennicott Avenue and University Drive, is approximately 3.11 acres in size and zoned M-1, Research, Development, and Light Manufacturing District. The site is developed with a 63,550 square-foot multi-tenant warehouse building. Three tenants currently occupy the building, those being Okeh Electrical, Factory Motor Parts, and G.S. Floor Designs. Okeh Electrical and Factory Motor Parts are warehouse uses with supplemental office space. G.S. Floor Designs does not have a business license, so the exact internal operations of the space is unknown, however likely it is also a warehouse use with supplemental office space. In 2017, the site received a variation for drive aisle width in order to add additional parking. This variation did not reduce code-required parking; the addition of spaces was to provide supplemental parking for employees. At the time of the variation, information provided indicated the site provided code-required parking.

The petitioner is seeking to relocate their existing business, DPS Automotive, from their present facility in Wheeling into 12,000 square-feet of space within the subject building. This facility serves auto dealers within the Arlington Heights area, installing aftermarket accessories including window tint, paint protection, and mobile entertainment systems. DPS provides only business to business services; accessory installation is not offered to the general public. The business would conduct 60% of work at off-site auto dealers, and 40% of work at the subject site. The business employs 16 individuals, with 12

involved in installation. 5 company vehicles would be stored at the site, used for transportation to and from auto dealerships. The business would operate between 8:00 am and 6:00 pm Monday through Friday. The facility would have 16 internal service bays for installation of accessories, with access to these bays provided by one overhead door on the north façade, and one overhead door on the south façade.

Meeting Discussion:

Mr. Waitzman began by explaining that DPS Automotive is currently located in Wheeling, and specializes in selling and installing auto accessories, such as window tint, electronics, and add-ons. DPS operates business to business only, and does not sell to the general public. DPS began operations in Arlington Heights, but moved to Wheeling when they needed new space. DPS has grown and now needs additional space, which has led them to lease the space at 855 W. University Drive. However, the site is not zoned for their proposed use, and as such a Land Use Variation is required.

Mr. Schmidt stated the petitioner is seeking a Land Use Variation to allow a Motor Vehicle Repair, Minor, facility in the M-1 District. The petitioner is also seeking a variation to waive the required traffic and parking study, and a variation to reduce code-required parking. The subject property is located at the southeast corner of Kennicott Avenue and University Drive, and is zoned M-1. The site is developed with a 60,500 square-foot multi-tenant warehouse building with supplemental office space. In 2017, the site received a variation for drive aisle width in order to add additional parking. This variation did not reduce code-required parking; the addition of spaces was to provide supplemental parking for employees. At the time of the variation, information provided indicated the site provided code-required parking.

The petitioner is seeking to occupy 12,000 square-feet of the building. DPS Automotive provides auto accessory installation for local auto dealerships. DPS does not offer services to the general public. The business would operate between 8am and 6pm on Monday through Friday, and would have 16 internal service bays for installation work. Access is provided by loading doors on the north and south façade.

The petitioner will need to provide written justification for all variations. The proposed use is not compatible with the underlying Comprehensive Plan Designation of R&D, Warehouse, and Manufacturing, however the building as a whole does. The petitioner is not proposing any changes to the building or site. Staff will evaluate the condition of the parking lot and site landscaping as part of the Plan Commission process.

Staff has concerns that noise generated from installation could be objectionable to single-family properties abutting the subject site to the south. If the south loading doors remain open, noise could easily travel to these single family properties. Other tenants within the building are primarily warehouse uses with office components, and the proposed use could be disruptive to these tenants as well. Staff is requesting that the petitioner provide info on the types of tools used during installation, as well as a statement on whether the southern door is needed for operations. Using only the northern loading door for operations would greatly reduce the impact of noise on adjacent residences. Information on vehicle pick up and drop off will be required as well, in addition to the anticipated peak number of customer vehicles.

A total of 130 parking spaces are required per code for the site as a whole, and 118 spaces are proposed to be provided. As such a parking variation is required. Per code a full traffic and parking study is required as well. The petitioner is seeking a relief from this requirement. The petitioner will have to provide a survey of parking lot utilization to the satisfaction of the Village, which the petitioner has started. Bicycle parking would not be required as part of this petition.

Overall, the Staff Development Committee needs additional information prior to making a recommendation on this petition. Such info would be provision of a scaled floor plan, information on the types of tools used in installation, how loading doors would be used, provision of a parking survey, an estimate of employee parking, and information on customer vehicle pick up and drop off.

Commissioner Jensen asked if the parking survey would be conducted at their existing facility or the subject site.

Mr. Schmidt stated that the survey would be at the subject site. The additional impact of DPS Automotive would be assessed by the stated number of company, employee, and customer vehicles on-site.

Mr. Waitzman stated that the company vehicles are rarely on-site.

Commissioner Jensen asked what the primary concern was regarding the petition.

Mr. Schmidt stated that the primary concern was noise and the impact on adjacent residences.

Commissioner Jensen asked **Mr. Waitzman** how he plans to address the noise concerns.

Mr. Waitzman stated that he would need to use both the north and south loading doors, and wouldn't be able to address noise concerns by discontinuing use of the southern door. However, he believes that the tools used in installation are low impact, and do not have the potential to generate noise. Most work is done by hand, such as window tent and vinyl graphics. Impact tools are not used.

Commissioner Green asked if the business uses air compressors.

Mr. Waitzman stated that the business uses two 80 gallon air compressors. He is willing to enclose the compressors to reduce the noise generated.

Mr. Belovicz stated that his business conducts all loading and unloading operations on the south side of the site. Noise has never been an issue. Approximately 50 vans load between 7am and 9am daily. Machinery is also run within his tenant space, including an air compressor, saw, and forklifts. The only issue is plastic occasionally blowing into the yards of neighboring residences, which is quickly picked up and removed.

Commissioner Jensen asked **Mr. Schmidt** what the petitioner would need to provide to assuage the Village's concerns regarding noise.

Mr. Schmidt stated that the primary concern is with the southern door being left open and allowing for noise to travel to the immediately adjacent properties. If the petitioner agreed to a condition limiting use of the southern door, leaving it closed when not in use, this would help alleviate noise concerns.

Mr. Waitzman stated that he would prefer not to have any conditions limiting his use of the southern door. He said that he would be very conscious of his neighbors and would not cause a problem.

Commissioner Jensen stated that the neighborhood could provide feedback on their concerns with noise.

Mr. Belovicz stated that GS Floor designs has been in operation for 20 years, and leaves their doors open regularly. He has never received a noise complaint. He secures gates around the rear of the property and doesn't allow people into the south portion of the lot before 7am.

Commissioner Sigalos asked if work was also done off-site.

Mr. Waitzman confirmed that work is also done off-site at dealerships. More than half of all work is usually done off-site.

Commissioner Cherwin stated that his primary concern is noise. He stated that obtaining neighborhood feedback would help highlight or alleviate concerns related to noise. He asked what the air compressors would be used for.

Mr. Waitzman stated that the compressors would be used to apply spray-on rubberized coatings and bed liners. Air guns are sometimes used to remove water. On rare occasions air tools are used.

Commissioner Cherwin asked if the spray coating created any fumes or diminished air quality. Air quality is a concern in close proximity to residences.

Mr. Waitzman stated that the spray-on liners are solids and do not generate fumes or VOCs. The liners dry within 5 seconds of application. Undercoatings utilize common chemicals, and do not have an odor outside of the spray booth. DPS is currently looking to switch to a water-based coating instead of a chemical based one.

Commissioner Cherwin asked what type of enclosure would be used for the air compressors.

Mr. Waitzman stated that it would be a plywood framed wall with air filter. He is willing to move the location of the compressor to help diminish noise.

Mr. Belovicz added that GS Floor Designs currently uses an 80-gallon air compressor without an enclosure. The building is all brick which is sound attenuating.

Commissioner Green asked if a filter is used on the spray booth.

Mr. Waitzman stated that he doesn't need a booth to apply spray coatings, but does use a filter to catch any solids.

Commissioner Green stated that his primary concern was the zoning issue. The property is zoned M-1. Residential uses

have always been adjacent to the site. The residences abutting the district should have an awareness that industrial uses may operate next door. He asked **Mr. Schmidt** what the noise standards were for the M-1 District, or what uses are permitted in that district.

Mr. Schmidt stated that he would have to check the Zoning Code to see if there were any specific noise limits. Generally the M-1 District is designed to accommodate light manufacturing, warehouse, and office uses. More intense uses, with higher potential for noise generation, are allowed in the M-2 District.

Commissioner Green stated that there were similar uses to the proposed facility in the M-1 District, and doesn't have any concerns.

Mr. Waitzman added that there is a truck repair use on University Avenue.

Commissioner Cherwin stated that he would have less concern if this property was on the other side of the street or deeper into the M-1 District. Regardless of how long the M-1 District has existed in relation to the single-family homes, the subject site still abuts residences. The proposed business could generate more noise than a warehouse.

Mr. Belovicz stated that he has 15,000 customers a year. All installers load on the south side, and he has a loud trash compactor on the south side of the building. There is a lot of noise during morning loading. He regularly walks through the adjacent neighborhood and asks residents if they have any issues with noise or trash. He has never received a noise complaint. The noise of DPS will be lower than the noise from GS Flooring.

Commissioner Jensen asked if **Mr. Belovicz** believed that neighbors would not voice noise concerns at a neighborhood meeting.

Mr. Belovicz stated that trash has always been a bigger issue than noise. He has received garbage complaints. Factory Motor Parts left the gate open the other day, and an installer was in the back unloading trash. He believes that DPS Automotive will not be as loud as GS Floor Designs.

Commissioner Jensen asked if the petitioner was required to hold a neighborhood meeting.

Mr. Schmidt stated that Staff does request that petitioners hold neighborhood meetings on occasion, but it is not a code requirement.

Commissioner Green stated that the noise of an air compressor can be attenuated. He is not in favor of a condition requiring the door be closed.

Commissioner Cherwin recommended that **Mr. Belovicz** testify at the Plan Commission meeting regarding noise.

Mr. Belovicz states that a good relationship with neighbors, customers, and the Village is important. Noise has never been an issue.

RECOMMENDATION

The Conceptual Plan Review Committee advised the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON MAY 13, 2020, AT 7:30 P.M. to consider Petition No. 20-007, a Land Use Variation to allow "Motor Vehicle Repair, Minor" within the M-1 Zoning District, at the property located at 855 W. University Drive, Arlington Heights, IL. Pursuant to orders issued in response to the COVID-19 pandemic, this Plan Commission hearing is closed to in-person, public attendance. The hearing is being held via Zoom Meeting, which permits the public to fully participate in the virtual Plan Commission hearing via Zoom or their phones. Details on how to access and participate in this online virtual hearing will be available at www.vch.com no later than May 8, 2020.

The legal description is as follows:
LOTS 3 AND 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 10, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

As part of said petition the applicant is requesting the following variations from Chapter 28 of the Municipal Code:

- Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
- Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off-street parking from 130 spaces to 118 spaces.

And other variations as determined necessary by the Plan Commission.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Terry Ennes, Chairman
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald Tuesday, April 28, 2020 (4544201)

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 04/28/2020 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danila Baitz
Authorized Agent

Control # 4544201



Map created on February 4, 2020.

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Address and Parcel for Photo View

Parcel Lines for Photo View



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About DPS

DPS Automotive Group is the premier provider of aftermarket products and services for discerning automotive retailers in the Chicago area. Currently located in Wheeling, Ill., DPS partners with automotive retailers to enhance profitability and increase customer satisfaction. We combine an extensive network of automotive aftermarket suppliers with more than 50 years of expertise to deliver quality enhancements to automotive retailers and their customers.

History and Growth

Tom Waitzman, founder and president of DPS, started the company in 2009. A 14-year career in the aftermarket vehicle technology industry culminated in the opportunity to start a company purely focused on servicing automotive retailers. Building on a reputation of integrity and a dedication to customer satisfaction, DPS has evolved into the most sought-after aftermarket provider in the Chicago area. With 16 dedicated staff members, we have expanded our services to meet the changing needs of automotive retailers, coupling full-vehicle protection and style enhancement with turnkey audio, video, safety and security installation. Our current 6,000 square foot facility and 5 Vehicle fleet allows DPS to consistently service more than 30 dealerships in and around Chicago.

Operation

We operate Monday - Friday from 8AM to 6PM.

We are looking to relocate our facility to 855 W. University Drive to continue our path of growth and success. Our operation consists of 4 main categories, Electronics, Film, Environmental Protection Packages and Accessories. Our building would house an office, warehouse and installation area. Below is a description of the main categories and the tools, equipment and practices involved in them.

We do not plan on making any changes to the building and would like to move in ASAP.

Electronics: This includes remote car starters, safety systems, mobile entertainment and other related accessories.

Tools used: Various hand tools, cordless drills and cordless soldering irons

Film: This includes window tint, clear bra and vinyl wraps.

Tools Used: Various hand tools, razor knife, heat gun and steam machine

Environmental Protection Packages: This includes paint sealant fabric protection, leather protection, rust inhibitor and undercoating.

Tools Used: Spray bottles, towles, vacuum and spray gun

Accessories: This includes leather interiors, step tubes, running boards, tonneau covers, spray in bedliners and trailer hitches.

Tools Used: Various hand tools, cordless power tools, spray gun, heat gun and steam machine

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

Land Use Variation to allow a Motor Vehicle Repair, Minor facility in the M-1 Zoning District.

We need this to allow us to work on vehicles inside the building.

Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.

This is an existing building and we won't be adding to the traffic.

Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off street parking from 130 spaces to 118 spaces.

This building has sufficient parking already.

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

Land Use Variation to allow a Motor Vehicle Repair, Minor facility in the M-1 Zoning District.
This building is perfect for our use.

Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.

Our operation could not create any more traffic or parking than it's already zoned for. We would only have employees parking and a small number of customers vehicles that are waiting to be worked on.

Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off street parking from 130 spaces to 118 spaces.

Our use would only include 20 vehicles between employee and customers vehicles. Provided parking study shows that the building has ample parking available.

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

Land Use Variation to allow a Motor Vehicle Repair, Minor facility in the M-1 Zoning District.

Our use will not have a negative effect, there are already other similar uses in the same area.

Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.

Our use will not affect traffic

Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off street parking from 130 spaces to 118 spaces.

This building has more than sufficient parking.

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

Land Use Variation to allow a Motor Vehicle Repair, Minor facility in the M-1 Zoning District.

This would be the required variation for our use.

Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.

. We would only have employees vehicles and some customer vehicles coming in and out of the property and would not have more than 20 vehicles at a time. Our use will not increase traffic that is already present in the area.

Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off street parking from 130 spaces to 118 spaces.

Submitted parking surveys shows that peak parking now does not exceed $\frac{1}{3}$ of available spots. parking is available. The building has more than enough parking spots so we would never have to seek other parking. We do not have any retail business so we would not have any customers taking up parking spots or adding to the traffic. We also have very minimal delivers, mainly UPS/FEDEX/USPS daily delvers.

Schmidt, Jacob

From: Tom Waitzman
Sent: Thursday, May 7, 2020 10:55 AM
To: Schmidt, Jacob
Subject: Re: Neighborhood Meeting Summary

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Jake,

Below is a summary:

- 4 people attended including myself and the building owner so we only had 2 residents.
- Questions asked
 - Do we have to use the back door, Answer yes as the front door does not have access to the building because it's a depressed loading dock.
 - How many cars will be going in and out of the building, Answer 15-20 per day during peak.
- Both residents were very positive and stated that they will be at the public meeting and will not object to us being in the building.

Regards,

The legal Description noted on this plat is a copy of the order and for accuracy MUST be compared with Deed. For building restrictions refer to your Abstract, Deed or Contract

Time	Mon, Jan 27, 2020			Wed, Jan 29, 2020			Tue, Feb 4, 2020			Thu, Feb 6, 2020		
	Front	Side	Back	Front	Side	Back	Front	Side	Back	Front	Side	Back
# of spots	55	13	31	55	13	31	55	13	31	55	13	31
6:30 AM	3	5	5	6	5	7	4	5	9	5	5	7
7:00 AM	20	5	5	19	5	10	16	5	12	22	5	8
7:30 AM	21	5	23	22	5	17	18	5	8	23	5	13
8:00 AM	32	5	17	25	5	14	28	5	11	29	5	10
8:30 AM	31	5	6	25	5	6	29	5	13	29	5	8
9:00 AM	33	5	5	29	5	5	31	5	10	35	5	6
9:30 AM	30	5	3	29	5	1	31	5	9	34	5	6
10:00 AM	30	5	3	29	5	1	31	5	9	34	5	7
10:30 AM	33	5	4	29	5	2	31	5	8	34	5	7
11:00 AM	35	5	4	30	5	6	31	5	10	33	5	6
11:30 AM	34	5	3	29	5	4	31	5	9	33	5	6
12:00 PM	32	5	0	28	5	3	32	5	9	32	5	6
12:30 PM	29	5	0	24	5	2	27	5	9	26	5	7
1:00 PM	27	5	0	28	5	3	29	5	9	30	5	6
1:30 PM	24	5	0	28	5	2	30	5	9	28	5	6
2:00 PM	23	5	0	31	5	4	30	5	9	29	5	7
2:30 PM	25	5	0	29	5	2	30	5	8	27	5	6
3:00 PM	27	5	0	31	5	2	33	5	8	29	5	6
3:30 PM	25	5	0	27	5	2	28	5	8	29	5	6
4:00 PM	23	5	0	22	5	2	24	5	8	24	5	5
4:30 PM	20	5	0	17	5	2	16	5	8	18	5	5
5:00 PM	12	5	0	14	5	2	12	5	8	11	5	5
5:30 PM	0	5	8	0	5	8	0	5	8	0	5	5

A parking survey of the subject site over a two-week period with counts over two weekdays during each week, shall be required as part of the Plan Commission application. Counts shall commence one half hour before the business opens each day and shall conclude one half hour after the business has closed for the day. Counts shall take place at 30-minute intervals throughout the day.

	TOTAL	Building	Front	Handicap
100	20	5	14	1
200/300	14	5	7	2
400/500	21	6	15	0
Side	13			
Back	31			
TOTAL	99	16	36	3



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jake Schmidt, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 855 W University Drive, LUV to allow Motor Vehicle Repair, Minor in the M-1 District, Traffic/Parking Study Variation and Parking Variation

PC#: 20-007

Date: March 16, 2020

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Jake...

I do not have any comments at this time.

RECEIVED
MAR 17 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL Building & Life Safety Department

Fire Safety Review

Date: 3/3/2020

P.C. Number: 20-007 Round 1

Project Name: LUV to allow Motor Veh Repair

Project Location: 855 W. University Drive

Planning Department Contact: Jake Schmidt, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. What is the current use of the building? Is the building currently vacant? When was it last occupied and what was the last known use of the building?
2. Is any work to be on the outside of the building?
3. All currently adopted codes shall apply.
4. Provide SDS information for any proposed storage of hazardous materials along with the proposed quantities of the materials to be used/stored on-site.
5. Does the building have a sprinkler system or a fire alarm system? If so, provide information stating the last time the systems were tested.
6. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
7. A key safe (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official if there is a fire alarm or fire sprinkler system present.
8. Exit signs shall be illuminated at all times and have emergency power backup.
9. Buildings shall have approved address numbers.
10. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
11. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

Date 03-03-20

Reviewed By:


Fire Safety Supervisor/Fire Marshal

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: March 26, 2020
Subject: 855 W University Dr, PC# 20-007

With regard to the paring variation, I have the following comment:

1. Unless site utility or plumbing plans are going to be submitted, VAHPW has no comments at this time.

If you have any questions, please feel free to contact me.

C. file

RECEIVED
MAR 27 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-007
 Petitioner: DPS Automotive Group

 Owner: Goerge stevenson
847-652-3167

 Contact Person: Tom Waitzman
 Address: 100 Mchenry Rd. Wheeling IL 60090

 Phone #: 847-921-4200
 Fax #: 847-749-3120
 E-Mail: tom@dpsdealers.com

P.I.N.# 03-07-200-053-1001
 Location: 855 West University
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: ☒ For: _____
Motor Vehcile Repair Minor
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 3.11 Acres
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities
 Water _____

ND

Sanitary Sewer _____
 Storm Sewer _____

b. Surface Improvement
 Pavement _____

Curb & Gutter _____

Sidewalks _____

Street Lighting _____

c. Easements
 Utility & Drainage _____

Access _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ b. IDOT _____
 c. ARMY CORP _____ d. IEPA _____
 e. CCHD _____

RECEIVED

MAR 17 2020

PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS? _____
 4. SITE PLAN ACCEPTABLE? _____
 5. PRELIMINARY PLAT ACCEPTABLE? _____
 6. TRAFFIC STUDY ACCEPTABLE? _____
 7. STORM WATER DETENTION REQUIRED? _____
 8. CONTRIBUTION ORDINANCE EXISTING? _____
 9. FLOOD PLAIN OR FLOODWAY EXISTING? _____
 10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ X _____

_____ X _____

_____ X _____

_____ X _____

_____ X _____

_____ X _____

_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A
 DATE OF PLANS: _____

Director

VILLAGE ENGINEER

3/16/2020
 Date

PLAN COMMISSION PC #20-007
DPS Automotive LUV
855 W University Dr
Round 1

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.

Traffic

12. Provide the number of full and part-time employees parking on-site on during hours of operation.
13. Please provide information on customer vehicle drop-off and pick-up. At what hours to drop-off and pick-up operations take place? Do customers typically drop off the night before?
14. Please provide information on the location of drop-off activity. Where will customers leave vehicles? What is the anticipated peak number of customer vehicles present indoors and outdoors?
15. Please provide final survey of parking lot utilization.

 3/16/2020

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



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-007

Project Name

DPS Automotive

Project Location

855 W. University Drive

Planning Department Contact Jake Schmidt

General Comments

Round 1

General Comments:

1) Please confirm that a Knox Box is located at the main front entrance of the building and the correct keys for the new business will be placed into the Knox Box.

RECEIVED
MAR 04 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date March 4, 2020

Reviewed By: LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

DPS Automotive
855 W University Dr
LUV

Round 1 Review Comments

03/10/2020

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

RECEIVED
MAR 10 2020
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

A.O. #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. H. #557
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-07-200-053-1001
Petitioner: <u>DPS Automotive Group</u>	Location: <u>855 West University</u>
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: <u>Goerge stevenson</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>847-652-3167</u>	PUD: _____ For: _____
_____	Special Use: _____ For: _____
Contact Person: <u>Tom Waitzman</u>	Land Use Variation: ☒ For: _____
Address: <u>100 Mchenry Rd. Wheeling IL 60090</u>	<u>Motor Vehcile Repair Minor</u>
_____	Land Use: _____ Current: _____
Phone #: <u>847-921-4200</u>	Proposed: _____
Fax #: <u>847-749-3120</u>	Site Gross Area: <u>3.11 Acres</u>
E-Mail: <u>tom@dpsdealers.com</u>	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

Restrooms must be provided either in the tenant space or in a common area of the building. Show restroom locations on plans submitted for Building Permits.

Sean Freres

Environmental Health Officer

3/10/20

Date

James McCalister

tor

3/10/20

Direc
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

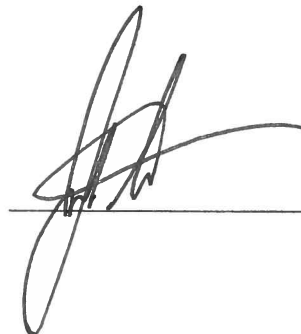
Petition #: P.C. _____	P.I.N.# 03-07-200-053-1001
Petitioner: DPS Automotive Group _____	Location: 855 West University _____
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: Goerge stevenson _____	# of Lots: _____ Current: _____ Proposed: _____
847-652-3167 _____	PUD: _____ For: _____
_____	Special Use: _____ For: _____
Contact Person: Tom Waitzman _____	Land Use Variation: ☒ For: _____
Address: 100 Mchenry Rd. Wheeling IL 60090 _____	Motor Vehcile Repair Minor _____
_____	Land Use: _____ Current: _____
Phone #: 847-921-4200 _____	Proposed: _____
Fax #: 847-749-3120 _____	Site Gross Area: 3.11 Acres _____
E-Mail: tom@dpsdealers.com _____	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

- | | YES | NO | |
|----|-------------------------------------|---|---|
| 1. | ☒ | ☐ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | ☒ | ☐ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | ☒ | ☐ | VARIATIONS NEEDED FROM ZONING REGULATIONS? |
| | | | (See below.) |
| 4. | ☐ | ☒ N/A | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? |
| | | | (See below.) |
| 5. | ☐ | ☒ | SUBDIVISION REQUIRED? |
| 6. | ☐ | ☒ | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? |
| | | | (See below.) |

Comments:

PLEASE SEE ATTACHED



3-17-20

Date

Planning & Community Development Dept. Review

March 17, 2020



REVIEW ROUND 1

Project: 855 W. University Ave.
DPS Automotive LUV

Case Number: PC 20-007

General:

1. The following approval has been requested:
 - a. **Land Use Variation to allow "Motor Vehicle Repair, Minor" in the M-1 Zoning District.**
2. The following variations have been requested:
 - a. **Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.**
 - b. **Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off-street parking from 130 spaces to 118 spaces.**
3. The written response to Land Use Variation Criteria is acceptable.
4. The written response to Zoning Code Variation Criteria is not acceptable. Please provide a more substantial response to Criteria 2 and Criteria 3 for both the Traffic Study and Parking variations.
5. Please provide information on customer vehicle drop-off operations. How will vehicles be delivered to the facility? (i.e. carrier truck, driven, tow, etc.). If delivered via truck, where will vehicles be loaded and unloaded? Will any vehicles be stored outdoors?
6. Please state whether or not the existing and proposed rear (south) loading doors will be left open during vehicle servicing.
7. Due to coronavirus concerns, a preliminary neighborhood meeting is no longer required as part of this petition.
8. The provided parking utilization survey is not adequate. Please provide two additional days of counts. Please also confirm that the survey is of the parking lot at 855 W. University Avenue, and not of your current facility.
9. Please provide an estimate of employee parking. A survey is not required for employee parking; a single number for the maximum number of employee vehicles is sufficient.

Building:

10. It is understood that a sound-attenuating enclosure will be provided around the proposed air compressor. Will any additional sound attenuation be provided between the DPS space and adjacent tenants?

Site:

11. Please provide a site plan showing dumpster enclosures for all existing dumpsters. Multiple dumpsters currently do not have an enclosure. All dumpsters shall be enclosed by a solid or semi-open fence meeting Village design requirements.

Prepared by: _____

 3-17-20

DPS Automotive - LUV
855 W. University Drive
PC #20-007
March 17, 2020

Landscape Comments

- 1) Per Chapter 28, Section 6.15, a solid six foot screen that provides year round opacity is required. There is existing vegetation along the shared property line; however, the screen does not meet code. Provide a plan that addresses the screening requirement for the area near the proposed business. It is recommended that a double row of evergreens such as Arborviate be provided that are a minimum of six feet tall at time of installation.

Village of Arlington Heights answers

Building and Life Safety Department- Fire Safety

1. Building is currently leased by us but empty right now. It was last occupied for office and warehouse use.
2. No work will be done outside.
3. Ok
4. Will will not be storing any hazardous material
5. Yes the building is sprinklered and gets required annual testing
6. Ok
7. Key is in lock box
8. Ok
9. Done
10. Done
11. Done

Engineering Department

11- Acknowledged

12- We have 14 employees

13- We do not have customers dropping vehicles off at our location. We send drivers out to car dealerships to pick up the vehicles.

14- Vehicles that we have onsite will be parked in the rear of the building. Once completed the vehicle will be delivered back to the dealership. The peak of vehicles inside and outside will be 20

15- Attached

Fire Department

1. Knok box is already in place with key inside.

Police Department

6. I don't see the attached form

Health Services Department

1. Done

Planning and Community Development

4. A.. We would only have employees vehicles and some customer vehicles coming in and out of the property and would not have more than 20 vehicles at a time. Our use will not increase traffic that is already present in the area.

4. B. Submitted parking surveys shows that peak parking now does not exceed $\frac{1}{3}$ of available spots. parking is available. The building has more than enough parking spots so we would never have to seek other parking. We do not have any retail business so we would not have any customers taking up parking spots or adding to the traffic. We also have very minimal delivers, mainly UPS/FEDEX/USPS daily delvers.

5. Vehicles are driven from the dealerships to our building. Once they arrive they would typically be pulled inside to be worked on and then delivered back to the dealership. We do not have vehicles delivered via flatbed or tow truck.

6. During summer and spring months we would keep the door open for air circulation.

8. We cannot complete as of now due to coronavirus as most businesses are closed. We will complete asap.

9. The maximum employees parked at our building would be 15.

10. We have decided to move the air compressors to be enclosed behind the spray in bedliner containment area which is 75" away from the overhead door. This location as well as the location would make the sound from the compressor inaudible from the neighbors.

11. This building is an association and I do not have control of this.

Landscape

1. This is out of my control as it is controlled by the association.

Public Works

1. No plans to change and plumbing



**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 4/14/2020

P.C. Number: 20-007 Round 2

Project Name: LUV to allow Motor Veh Repair

Project Location: 855 W. University Drive

Planning Department Contact: Jake Schmidt, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. Any change in the fire alarm and or fire suppression system shall be done under separate permits.
2. A certificate or letter from a Fire Protection Engineer shall be provided stating the fire suppression system is capable of protecting any proposed hazard/use as proposed.

Date 04-14-20

Reviewed By: 

Fire Safety Supervisor/Fire Marshal

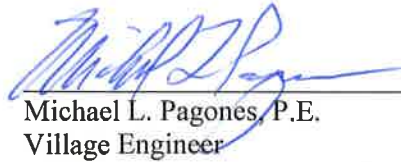
Arlington Heights Fire Department Plan Review Sheet

PLAN COMMISSION PC #20-007
DPS Automotive LUV
855 W University Dr
Round 2

16. The petitioner's response to Comment No. 11 is acceptable.

Traffic

17. The petitioner's response to Comment Nos. 12 and 13 is acceptable.
18. The petitioner's response to Comment No. 14 is noted.
19. The petitioner's response to Comment No. 15 is noted. At the time of this review, the parking lot utilization survey has not been received. Comments will be provided separately once the survey is submitted by the petitioner.


Michael L. Pagones, P.E.
Village Engineer

4/20/2020
Date

Planning & Community Development Dept. Review

April 22, 2020



REVIEW ROUND 2

Project: 855 W. University Drive
DPS Automotive LUV

Case Number: PC 20-007

General:

1. The revised written response to Zoning Code Variation Criteria is acceptable.
2. The response to comments 5 and 6 are acceptable.
3. Per correspondence, it is understood that a virtual neighborhood meeting will be held. Please provide information on any comments or concerns you've received from residents.
4. The response to comment 8 is acceptable. No further parking counts are required.
5. The response to comment 9 is acceptable.

Building:

6. The response to comment 10 is noted.

Site:

7. The response to comment 11 is noted. If unresolved, provision of required dumpster enclosures will be handled separately via the code enforcement process.

Prepared by: _____

DPS Automotive - LUV
855 W. University Drive
PC #20-007
May 5, 2020

Landscape Comments

- 1) Please coordinate with the property owner regarding the code required screen along the south property line. Per Chapter 28, a solid six foot screen that provides year round opacity is required along the south property line adjacent to the residential district.



**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 4/14/2020

P.C. Number: 20-007 Round 2

Project Name: LUV to allow Motor Veh Repair

Project Location: 855 W. University Drive

Planning Department Contact: Jake Schmidt, Planning and Community Development

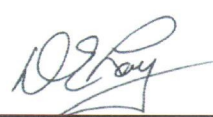
General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. Any change in the fire alarm and or fire suppression system shall be done under separate permits.
2. A certificate or letter from a Fire Protection Engineer shall be provided stating the fire suppression system is capable of protecting any proposed hazard/use as proposed.

Acknowledged

Date 04-14-20

Reviewed By: 

Fire Safety Supervisor/Fire Marshal



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-007

Project Name DPS Automotive

Project Location 855 W. University Drive

Planning Department Contact Jake Schmidt

General Comments

Round 2

The Fire Department has no additional comments at this time.

Acknowledged

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date April 14, 2020

Reviewed By: LT. Mark Aleckson

PLAN COMMISSION PC #20-007
DPS Automotive LUV
855 W University Dr
Round 2

16. The petitioner's response to Comment No. 11 is acceptable.

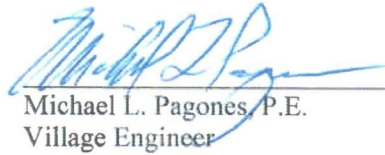
Traffic

17. The petitioner's response to Comment Nos. 12 and 13 is acceptable.

18. The petitioner's response to Comment No. 14 is noted.

19. The petitioner's response to Comment No. 15 is noted. At the time of this review, the parking lot utilization survey has not been received. Comments will be provided separately once the survey is submitted by the petitioner.

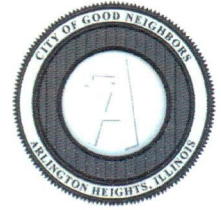
*Understood, per conversation with Jake
no further parking counts are needed.*


Michael L. Pagones, P.E. 4/20/2020
Village Engineer Date

Acknowledged

Planning & Community Development Dept. Review

April 22, 2020



REVIEW ROUND 2

Project: 855 W. University Drive
DPS Automotive LUV

Case Number: PC 20-007

General:

1. The revised written response to Zoning Code Variation Criteria is acceptable.
2. The response to comments 5 and 6 are acceptable.
3. Per correspondence, it is understood that a virtual neighborhood meeting will be held. Please provide information on any comments or concerns you've received from residents.
4. The response to comment 8 is acceptable. No further parking counts are required.
5. The response to comment 9 is acceptable.

Building:

6. The response to comment 10 is noted.

Site:

7. The response to comment 11 is noted. If unresolved, provision of required dumpster enclosures will be handled separately via the code enforcement process.

Prepared by: _____

Acknowledged

DPS Automotive - LUV
855 W. University Drive
PC #20-007
May 5, 2020

Landscape Comments

- 1) Please coordinate with the property owner regarding the code required screen along the south property line. Per Chapter 28, a solid six foot screen that provides year round opacity is required along the south property line adjacent to the residential district.

Acknowledged.